

# Public Land Auction

Oakland

*August 31st, 2023*

Oakland County



***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

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

### 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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

#### B. Starting Bid Price

The starting bid prices are shown 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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- 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.
- The person did not directly or indirectly hold more than a minimal legal interest in any property that was previously subject to tax-foreclosure pursuant to MCL 211.78k in Oakland County.

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info) unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

#### G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online 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 or 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

- **Live On-Site Bidders**
  - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
  - **NO CASH** will be accepted.
  - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
  - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
    - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
    - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
  - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
  - **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.
  - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. 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 upon payment. 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 [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

### 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. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, 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 printable 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.**

# Oakland

Lot #	Lot Information	Address	Min. Bid
7200	<p><b>Parcel ID:</b> 19-11-476-004; <b>Legal Description:</b> T2N R10E SEC 11 PART OF SE 1/4 BEG AT PT DIST N 01-43-35 W 714.32 FT FROM SE SEC COR TH N 75-59-25 W 612.95 FT TH N 21-32-50 E 265.47 FT TO S LI OF E LONG LAKE RD TH S 76-02-10 E 518.68 FT ALG SD RD LINE TO E SEC LINE TH S 01-43-35 E 273.83 FT TO BEG. 3.44 A <b>Comments:</b> This is a vacant parcel with no observed structures. Approximately 3.44 acres. Wet land indicators. The ground slopes down from the road but levels out the further you enter the property. Thick vegetation. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Bloomfield Hills School District. Land Cover - Developed Open Space: 0.76ac (65.2%), Developed Low Intensity: 0.21ac (18.0%), Developed Medium Intensity: 0.19ac (16.8%) <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$4,017.14</p>		\$23,563.00
7201	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 25-26-452-026; <b>Legal Description:</b> T1N R11E SEC 26 FORDMOUNT PARK SUB LOTS 397 &amp; 398 <b>Comments:</b> The house sits on approximately 0.20 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting the property in person. The house appears to be in fair/good condition. There was a dog on the premises on last visit. Did enter the fenced in property. Paved driveway leads to a detached two car garage. The garage has some noticeable rot on the fascia/soffit. Mix of stone and vinyl siding looks good but a good portion is covered in thick vegetation. Shingled roof looks fairly new. Good size yard on the South side of the lot. Personal property throughout. Nice neighborhood. The house is in good condition. Owner occupied. City School District. <b>Additional Disclosures:</b> 6; 33; 45; 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 25-26-452-031; <b>Legal Description:</b> T1N R11E SEC 26 FORDMOUNT PARK SUB LOT 399 7/18/85 FR 001 <b>Comments:</b> This is a vacant parcel with no observed structures. Approximately 0.10 acres of land. Personal property. Fenced in with adjacent house to the South. There was a dog on the property. Could not get in the back of the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. In the Hazel Park City School District. <b>Additional Disclosures:</b> 23; 44; 45 (see key for full text)  <b>Summer Tax Due:</b> \$7,491.34</p>	2138 ALMONT ST;	\$56,312.00
7204	<p><b>Parcel ID:</b> 25-33-480-019; <b>Legal Description:</b> T1N R11E SEC 33 KENILWORTH SUB N 26.59 FT FRONT &amp; N 23 FT REAR OF LOT 4 ALSO ALL OF LOT 5 2-22-95 FR 015 &amp; 016 <b>Comments:</b> This is a vacant parcel with no observed structures. On the corner of 8 Mile Rd and Kensington Ave, with high traffic. No curb cut for driveway, with a bus stop at the roadside. An auto repair shop sits to the west. Approximately 0.13 acres. Commercial land use code 202. In the Ferndale Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$551.56</p>		\$3,074.00
7206	<p><b>Parcel ID:</b> 25-36-478-010; <b>Legal Description:</b> T1N R11E SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 64 <b>Comments:</b> This is a vacant parcel with no observed structures. Approximately 0.10 acres. Fenced by chain link with gate, and the lawn has been recently mowed. Located in a nice neighborhood with generally well maintained properties. Additional Comment: People on the property behind lot have knocked down the fence and built a shed on the lot. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. In the Hazel Park City School District. <b>Additional Disclosures:</b> 23; 39 (see key for full text)  <b>Summer Tax Due:</b> \$188.58</p>		\$6,705.00

7211	<p><b>Parcel ID:</b> 25-31-103-031; <b>Legal Description:</b> T1N R11E SEC 31 MARTIN'S POLO HEIGHTS SUB N 39 FT OF LOT 215 &amp; S 12.50 FT OF LOT 216 <b>Comments:</b> The house sits on approximately 0.15 acres of land. Unfortunately this nice little home has an uninhabitable notice posted on the front door (fire damage and interior condition as of DEC 2022). This house is going to require some work. It appears the last occupant was in the middle of a renovation. The work that has been done is of questionable quality. The house looks fairly nice from the exterior. Mix of brick, stone, and wood siding is in decent shape. There was some brick mortar deterioration but it looks to be focused on the back side of the house around the rear entrance. Enclosed back porch area is full of renovation debris. Single roof is older, looks decent but is nearing the end of its life. There is some soffit/fascia rot in certain areas that will need to be addressed as well as portions of the gutters. The basement is water damaged. Unable to determine if it is from water leaking into the home or from pipes. There is mold forming on the drywall and other areas of the basement. Mostly located in the basement bathroom. The basement has studs installed along the walls and looks like it was in the process of being finished out. Furnace and water heater are still present. Water heater looks questionable. Lots of rust has formed. The furnace was last inspected in 2010. Old fuse box. Two bedroom Two bathroom. Mix of wood and tile floors. It appears there was a small fire in the kitchen. A very small amount of charring on one of the trusses. This does not look like it would be an issue. The house is dirty and needs to have a major cleaning. Poured foundation looked solid throughout. Cement driveway runs along the side of the home and leads to a grassy back yard. There is a small cement slab in the North West corner. This house is in rough shape but there is a lot of potential here. The work that has been done could easily be changed. This would be a great fixer upper for someone willing to get their hands dirty. After a renovation this would be a cute house in a nice neighborhood. Residential land use code 401. In the Oak Park City School District. <b>Additional Disclosures:</b> 50; 21; 11; 32 (see key for full text) <b>Summer Tax Due:</b> \$3,161.98</p>	22031 HARDING AVE	\$29,110.00
7212	<p><b>Parcel ID:</b> 14-07-429-002; <b>Legal Description:</b> T3N R10E SEC 7 ASSESSOR'S PLAT NO 154 LOTS 47 &amp; 48 ALSO 1/2 VAC ALLEY ADJ TO SAME <b>Comments:</b> This is a vacant parcel with no observed structures. Sits between Charleston Ave and Telegraph Drive. Approximately 0.28 acres. It is on a platted subdivision road but the road has not been constructed. Able to gain access by walking on grassy undeveloped road. Legal road frontage on Trenton Ave in the Assessors Plat No.154 Subdivision. Plat map is provided in the photos. Wooded. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. In the Pontiac City School District <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$185.05</p>		\$1,108.00
7213	<p><b>Parcel ID:</b> 14-07-476-023; <b>Legal Description:</b> T3N R10E SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB LOTS 523 &amp; 524 11-22-96 FR 001 <b>Comments:</b> House sits on approximately 0.26 acres of land. The home looks to be in overall good shape except for the standing water in the basement. The house has been completely cleared out and is in the middle of a renovation. Block foundation looks solid. Vinyl siding is in good shape. Shingled roof looks fairly new but there is a build up of vegetation from the overhanging trees. Grassy front yard. Cement driveway entrance at the road. Gravel/dirt driveway runs along the side of the home and leads to a gated chain link fence. The backyard is chain link fenced in. Small wooden shed in the back yard. Nice tall trees provide ample shade in the back. Large wood back porch. The back porch has renovation debris neatly piled up on it. Gas meter and electric meter are still connected but do not appear to be active. Small wood front porch. Marsh land across the street from the home. The main level of the house has three bedrooms and one bathroom. The Wooden floors have been sanded to be refinished. Kitchen area is down to the subfloor. This looks like a fairly new building. Its very unfortunate that there is standing water in the basement which is about a foot deep. Water heater and furnace look fairly new but they're sitting in water. The basement appears to be clean. Its a real shame the water level is this high. No mold has formed yet but if left in this state for too long it is bound to start. Cement floor and block foundation means the water hasn't damaged the structure yet. Unable to determine where the water is coming from. Did not see any leaks from the roof. City water line did not look like it was leaking. May be due to the water table and not having a sump pump running. This is a nice house and if the water issue is addressed soon it can be saved. Nice quiet area. Residential land use code 401. In the Pontiac City School District. <b>Summer Tax Due:</b> \$2,215.76</p>	379 W BROOKLYN AVE	\$13,496.00

7214	<b>Parcel ID:</b> 14-17-251-010; <b>Legal Description:</b> T3N R10E SEC 17 DUPONT HEIGHTS SUB LOT 268 & N 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> This is a vacant parcel with no observed structures. Approximately 0.12 acres. Property is occupied by neighbors at 66 e Hopkins. Lot fenced in and personals on it. Above ground pool in the rear section of the lot. Open grassy area with a couple trees along the West border. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. In the Pontiac City School District. <b>Additional Disclosures:</b> 23; 44; 21 (see key for full text) <b>Summer Tax Due:</b> \$98.24		\$3,502.00
7216	<b>Parcel ID:</b> 14-19-207-017; <b>Legal Description:</b> T3N R10E SEC 19 DIXIELAND SUBDIVISION LOT 213 <b>Comments:</b> The garage sits on approximately 0.11 acres of land. The garage is chain link fenced in with the adjacent house to the North. Cement parking area on the East section of the property. There was a vehicle parked on the property. Grassy open area to the West. Volley ball net installed. Some small vegetation and saplings. The garage appears to be in overall fair shape. Wood siding. Cement slab foundation looks solid. Large garage door. There is electric running into the garage. Garage appears to be full of personal property and debris. Shingled roof looks older but no major damage seen. Residential land use code 401. In the Bloomfield Hills School District <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$272.50		\$1,588.00
7217	<b>Parcel ID:</b> 14-20-107-022; <b>Legal Description:</b> T3N R10E SEC 20 CIVIC IMPROVEMENT COMPANY'S MERRIMAC SUB LOT 47 ALSO 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> The house sits on approximately 0.09 acres of land. Across the street from Terry Lake. The house looks to be in overall fair shape. Block foundation looks solid with some minor cracking. There were multiple animal borrows seen around the home. Vinyl siding looks ok but there is a section missing on the back of the home. Shingled roof looks fairly new but there were couple spots that are sunken in. Gas and electric meter are still hooked up. Electric meter is NOT active. Small grassy backyard with some overgrown vegetation. Wood back porch. Small wood shed behind home is in below average shape. Security doors on the front and back. Front has been removed. The house was being used to grow "plants". The interior of the home has been retrofitted with duct work and lighting. The wood floors have popped and bowed up in certain areas due to excess moisture. The addition on the back of the home is showing some small signs of leaking. Possibly due to the missing vinyl siding or from the sagging section of shingles. Small amount of mold is forming on the drywall in the back room. The back room has a slab foundation. Two bedroom one bathroom. The bathroom sink has been removed. 100 amp breaker box. Furnace and water heater still present. There was writing on the wall that says "roof leaks in 6 spots". Cement driveway entrance at road. Dirt driveway. This house will need some repairs but its not a loss yet. This would be a good fixer upper for someone looking for a small house project. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 50; 5; 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$454.20	148 N MERRIMAC ST	\$5,927.00
7218	<b>Parcel ID:</b> 14-20-334-023; <b>Legal Description:</b> T3N R10E SEC 20 TACOMA COURT LOT 4 <b>Additional Disclosures:</b> 64 (see key for full text) <b>Summer Tax Due:</b> \$431.26	18 TACOMA CT	\$9,161.00
7219	<b>Parcel ID:</b> 14-20-406-017; <b>Legal Description:</b> T3N R10E SEC 20 OAKHURST ADDITION LOT 23 <b>Comments:</b> The house sits on approximately 0.19 acres. The house appears to be in overall fair shape but needs some immediate repairs before they damage the house further. The shingled roof is the main issue. The shingles are peeling and look very old. There were a few visible leaks on the second story ceiling. There are "three" rooms on the second floor but they are currently set up as two bedrooms. Two of the rooms have been connected through a closet. You could easily renovate this area and make it three separate bedrooms in total. One full bath that is in poor looking shape. Multiple windows have been removed from the second story. Open to elements. The house is full of old tires but for the most part has been cleared out. Wood floors throughout with linoleum in the kitchen. They look like they can be sanded and refinished. Breaker box has been removed but all wiring is still intact. Furnace and water heater are still present. Block foundation looks solid however the front and back porch blocks may need attention soon. This house will need a lot of work but it feels solid. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$607.89	71 HAMILTON ST	\$5,647.00

7220	<p><b>Parcel ID:</b> 14-20-479-009; <b>Legal Description:</b> T3N R10E SEC 20 MODERN HOUSING CORP ADD LOT 78 ALSO 1/2 OF VAC LOT 601 (ALLEY) ADJ TO SAME <b>Comments:</b> The house sits on approximately 0.10 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall fair shape. The shingled roof doesn't look terrible but there are missing tiles that will need to be replaced. Some of the gutters have fallen off. Block foundation looks solid. Smooth stucco exterior has cracking and a few areas that could use some attention. Enclosed front porch mud room. Cement driveway runs along the East side of the house and leads to a one car garage. There is a large amount of debris in the driveway. The garage door is broken and the garage is full of debris. Shingled roof on garage looks ok but there is vegetation build up. Small chain linked fenced in back yard with large trees that provide ample shading. Electric and gas meter are hooked up and active. Nice looking neighborhood. The house will need some work but it looks like it has potential. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$691.32</p>	110 KEMP ST	\$7,061.00
7221	<p><b>Parcel ID:</b> 14-22-102-010; <b>Legal Description:</b> T3N R10E SEC 22 PERRY PARK LOT 88 <b>Comments:</b> The house sits on approximately 0.13 acre. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall fair/good shape. Block foundation looks solid. Vinyl siding looked good. The shingled roof looks fairly new however there was a visible sagging section above the front porch and a section on the rear of the home only showing underlayment or flat roof shingle roll. The gutters look like they need to be cleaned out but otherwise look fine. Gravel driveway runs along the North side of the house and leads to the dirt backyard. Privacy fences surrounds the property. Gas and electric meter were still hooked up and are active. Adjacent to gas station to the North. Some crumbling on front cement steps. This house looks taken care of. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 21; 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$867.88</p>	845 SCOTTWOOD ST	\$7,871.00
7222	<p><b>Parcel ID:</b> 14-28-414-015; <b>Legal Description:</b> T3N R10E SEC 28 WAVERLEY ADDITION LOT 48 &amp; E 1/2 OF VAC ALLEY LYING ADJ <b>Comments:</b> House sits on approximately 0.12 acres. The house appears to have suffered from a fire. There is visible charring near the peak of the roof on the front of the home. No evidence of fire from the interior. Shingled roof looks like there are issues. It is wavy and sagging in spots and there is also soffit/fascia damage. Wood front porch is unstable. Block foundation has had repairs done. The North side of the house has all new block foundation. There is some minor cracking in other areas. Paved driveway runs along the North side of the house and leads to a detached two car garage. The garage is in poor shape. The shingled roof is old, has holes and there is soffit/fascia rot. The garage door is missing. Vinyl siding looks fair on the home. Gas meter is located inside the home in the basement. Electric meter is hooked up but not active. One bedroom one bathroom on the main level with a loft bedroom on the second story. The second story ceilings have been redone poorly and I suspect they are hiding some fire damage. Most of the flooring in the house is down to subfloors. The second story floor felt soft. It looks like there was a handy man living here that did most of the renovations. The work is of questionable quality. Furnace has been detached. Water heater still hooked up. 100 amp break box is open but looks complete. The house is full of personal property. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 21; 5; 50; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,213.53</p>	27 N SANFORD ST	\$9,078.00
7223	<p><b>Parcel ID:</b> 14-28-431-018; <b>Legal Description:</b> T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 298 <b>Comments:</b> House sits on approximately 0.11 acres. Unfortunately the house has suffered from a major fire. The second floor is the most damaged. Ceiling has caved in on the main floor. There is most likely damage to the trusses. Second story windows are burned out and open to the elements. Two bedroom one bathroom. Block foundation looks solid. Water heater and furnace still present. 100 amp breaker box. Vinyl siding looks ok but there are portions that have melted due to the fire. Nice cement driveway leads to detached one car garage that is leaning. The garage has vegetation growing up over it. Gas meter still hooked up. Electric meter has been removed. Small wood back porch and small back yard. Gas and electric are still connected. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 21; 36; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$499.33</p>	61 N FRANCIS AVE	\$11,802.00

7224	<p><b>Parcel ID:</b> 14-29-204-004; <b>Legal Description:</b> T3N R10E SEC 29 STOCKWELL &amp; TREGENT'S ADDITION E 64 FT OF LOT 16 BLK 1 <b>Comments:</b> The house sits on approximately 0.09 acres. On the corner of Tregent St and N Saginaw St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall fair shape but much of the home is covered in vegetation so its difficult to get a good view of everything. Shingled roof looks old with visible peeling and cracking. This will need to be addressed soon. There was a section of the roof with new shingles. Its possible the former owners were in the process of repairing. Block foundation looked solid where visible. There was hose running on the side of the home during the visit. For reasons unknown. Metal siding look ok needing a few minor repairs. Cement driveway runs along the South side of the home. Multiple vehicles were parked on the driveway at the time of last visit. Enclosed front porch area. There was a dog inside the house but did not seem threatening. Residential land use code 401. In the Pontiac City School District. We believe the parcel is occupied based upon the following indicators: vehicles on site, personal property present. <b>Additional Disclosures:</b> 6; 45; 33; 21; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$789.02</p>	421 N SAGINAW ST	\$13,358.00
7225	<p><b>Parcel ID:</b> 14-29-234-028; <b>Legal Description:</b> T3N R10E SEC 29 ASSESSOR'S PLAT NO. 26 LOT 5 EXC THAT PART LYING SELY OF NWLY LINE OF PERRY ST AS NOW LAID OUT &amp; EST <b>Additional Disclosures:</b> 6; 47; 11; 18; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,585.52</p>	307 N PERRY ST	\$17,854.00
7226	<p><b>Parcel ID:</b> 14-29-302-024; <b>Legal Description:</b> T3N R10E SEC 29 ASSESSOR'S PLAT NO 135 SELY 1/2 OF LOT 75 <b>Comments:</b> The house sits on approximately 0.08 acres. Sits on the corner of State St and Steinbaugh Ct. Small gravel parking area behind the home accessible from Steinbaugh Ct. The house appears to be in overall fair condition. The block foundation appears to be solid for the most part but there is some visible separation and cracking in certain areas. Shingled roof looks older but no major damage seen. Did not see any leaking in the attic. Some sections of the soffit are showing rot. Thick vines are growing up the side of the home and onto the roof. Small paved driveway on the West side of the home with a vehicle. The vehicle has 2024 registration so it hasn't been sitting for to long. There was fresh vegetables in planter boxes on the front cement porch. Possibly from the adjacent neighbor. Mix of faux brick, wood and metal siding is in below average shape and will need some repairs. There was cat food dishes surrounding the home. Cats were seen running into a small hole on the side of the home. Animals living in basement. Gas meter and electric meter are still hooked up. The electric meter is showing nothing on it. Disconnected from main lines. Four bedroom two bathroom. The bathroom on the main level is in disrepair and will need to be put back together. The house was for the most part cleared out but there is a great deal of debris and personal property in the basement. Thick spiderwebs in the basement lead me to believe the house has been abandoned for some time. Four bedrooms on the second story. Third floor access in one of the bedrooms. The attic is not finished but there is plenty of storage space and it was dry. Wood floors throughout the home. Linoleum in the Kitchen area. The house feels very solid walking through it. Nice oak wood trim throughout. I believe this would be a good fixer upper. Once the house is cleared out and cleaned I don't expect any major repairs are needed. This house would be a great starter home for someone looking to renovate. Lots of potential hear. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 66; 21; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,046.16</p>	186 STATE ST	\$4,732.00
7227	<p><b>Parcel ID:</b> 14-29-358-008; <b>Legal Description:</b> T3N R10E SEC 29 FOREST LAWN ADDITION N 80 FT OF LOT 33 <b>Comments:</b> The house sits on approximately 0.09 acres. Large brick building set up for 4 apartments. Shared entryway on the front of the home. 4 gas meters still present. 5 electric meters are still hooked up 3 are showing that they are shut off. Small parking area on the South side of the property. Wood siding looks decent with minor paint peeling. The Shingled roof looks fairly new but there is moisture issue inside the building. Was not able to determine what is causing the moisture. Wood floors are bowing and popping on the main level. Portions of the ceiling are collapsing. Mold has begun to form. There are individual water heaters and furnaces for each of the apartments. 100 amp breakers for each apartment. The basement was damp. Large basement with areas for all apartments. Front and rear entryways. Paint is peeling throughout most of the building. One bedroom one bathroom floor plans for each apartment. The building will require a good deal of work to get it back in good living condition but the bones of the house feel solid. Its a shame this house has been left unattended. At one point in time this was a nice building. This could be a good income opportunity for someone willing to put in the work. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 21; 32; 18; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,517.45</p>	27 PALMER ST	\$29,307.00



7228	<p><b>Parcel ID:</b> 14-30-328-020; <b>Legal Description:</b> T3N R10E SEC 30 INDIAN VILLAGE LOTS 274 &amp; 275 <b>Comments:</b> The house sits on approximately 0.27 acres. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house will need some work but looks to be in overall fair condition. Block foundation has some separation that will need to be addressed. Shingled roof looked good for the most part. No major damage seen. Vegetation is growing up over most of the house. Wood porch on the back of the home has collapsed. Wood siding is peeling and was recently been painted. There is overspray on a good portion of the home. Utilities active. Shared cement driveway leads to a detached one car garage. Small front and back yard. The garage door is broken. The garage is in poor shape. This house will need some work but there is potential. Nice neighborhood. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 21; 33; 34; 6 (see key for full text)  <b>Summer Tax Due:</b> \$1,898.64</p>	8 NEOME DR	\$26,060.00
7230	<p><b>Parcel ID:</b> 14-31-154-012; <b>Legal Description:</b> T3N R10E SEC 31 VOORHEIS ADDITION NO. 2 LOT 84 <b>Comments:</b> Home sits on approximately 0.17 acres of land. The house is in overall poor/fair shape. The house is packed full of garbage and personal property. The stone foundation on the front addition of the home has cracking and crumbling. There is a large animal tunnel leading underneath this section of foundation. The rest of the foundation looks solid but much of it is covered in thick vegetation. Vinyl siding is in decent shape where visible but could use a few repairs. Shingled roof doesn't look very old but the West side of the roof has a large tree limb on it. Could not see if there is any damage. Did not see leaks inside. The bathroom had a water leak but was going into the drain. The interior of the home is in terrible shape and will need an intense cleaning before its suitable for habitation. One bedroom one bathroom. Small basement with dirt floor. Furnace looked to be in good shape. 100 amp breaker box was open but looked functioning. Electric meter was hooked up and active. Gas meter. The back yard has been overtaken by thick vegetation. Two track driveway runs along the side of the home. There was an abandoned vehicle parked on the drive. Registration from 2021. Newer windows on the home. Its difficult to judge the condition due to the amount of debris inside the home. Once its cleaned out and a few repairs are made this could be a decent home. Fairly close to a Dawsons Millpond.. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 34; 66; 63; 21; 32 (see key for full text)  <b>Summer Tax Due:</b> \$1,030.14</p>	11 HAZEL AVE	\$5,225.00
7232	<p><b>Parcel ID:</b> 14-32-303-012; <b>Legal Description:</b> T3N R10E SEC 32 CROSS ADDITION NO. 2 LOT 52 <b>Comments:</b> The home sits on approximately 0.14 acres of land. The house is in overall poor shape. The roof is in bad shape with visible holes on the rear side of the home. The rear wall is bowing out substantially. Animal borrows along the North and East sides of the house. One of the borrows is very large. Foundation issues are likely. Block foundation appears to be solid from the exterior but once inside the home you can tell it is settling from the animal activity. Unable to open interior doors because the walls are uneven and sagging. The interior of the home is in poor shape. Wet in most of the rooms. Unable to access the basement. Debris and personal property throughout the home but it is for the most part cleared out. Small roofed in front porch feels unsafe. The wood boards sag when stepped on. Large tree directly in front of porch. Electric meter still hooked up. Gas meter has been removed. Paved driveway runs along the West side of the home and has a vehicle parked on it. The vehicle appears to be abandoned. Registration from 2020. Vinyl siding looks fine but needs a few minor repairs. Many of the windows have been boarded. Small grassy back yard. This house will need a substantial amount of work before its back in good living condition. Please be prepared. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 46; 32; 5; 21; 63; 22; 34 (see key for full text)  <b>Summer Tax Due:</b> \$544.48</p>	60 GILLESPIE AVE	\$20,861.00

7233	<p><b>Parcel ID:</b> 14-33-133-012; <b>Legal Description:</b> T3N R10E SEC 33 MC CONNELL ADDITION N 140 FT OF LOTS 91 &amp; 92 <b>Comments:</b> House sits on approximately 0.32 acres of land. On the Corner of S Jessie St and Whittmore St. Gas meter and electric meter are still hooked up and active. Chain link fence surrounds the property but has an opening at the driveway. The house looks to be in overall fair/good shape. Shingled roof looks good. Block foundation looks solid. However the front porch cement slab has sunken down about a foot and has cracked. The back side of the home has newer poured concrete foundation. All of the windows on the back side of the home have interior security bars. Wood siding is older and could use a sanding/scraping and a fresh coat of paint but otherwise looks fine. Nice grassy front and back yard with some trees that provide ample shade. Cement driveway leads to the attached one car garage. There is some debris on the outside of the home. The interior of the home is full of personal property and debris. Hoarder. Two bedroom one bathroom. Old forced air furnace. Newer water heater. The old one that was replaced is still in the basement. The basement was damp and full of clothes and other personal items. Some of the personal property has begun to form mold. There was a running dehumidifier in the basement. Peeling paint is falling off some parts of the ceiling on the main level. Some areas near the ceiling corners is cracking. This house has a lot potential. After it is cleared out and cleaned it will be a nice home. Plenty of space in a nice neighborhood. Would be a great starter home. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,353.54</p>	290 WHITTEMORE ST	\$9,005.00
7234	<p><b>Parcel ID:</b> 14-33-231-012; <b>Legal Description:</b> T3N R10E SEC 33 OSMUN GARDENS NO. 2 LOT 111 <b>Comments:</b> Home sits on approximately 0.11 acres of land. Residential land use code 401. This house is in overall poor condition. The windows have been boarded. Did not enter because the South exterior wall and roof look like they are about to collapse. Dangerous building. The metal siding is falling off most of the house. Block foundation look generally solid but had some missing mortar here and there. Wood front porch felt unstable. Grassy open back yard. Small cement driveway runs along the North side of the home. There is a vehicle parked in the driveway with Tennessee plates registered in 2022. This house will need a great deal of structural work before its safe to live in. Be prepared. In the Pontiac City School District. <b>Additional Disclosures:</b> 46; 5; 22; 36 (see key for full text) <b>Summer Tax Due:</b> \$607.30</p>	233 S EDITH ST	\$4,525.00
7235	<p><b>Parcel ID:</b> 14-33-258-010; <b>Legal Description:</b> T3N R10E SEC 33 ASSESSOR'S PLAT NO. 56 LOT 13 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. No observed structures. Open grassy lot with a few trees on the South border. Driveway entrance at the road. Fallen tree limb on the West border. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$81.08</p>	384 OSMUN ST	\$4,860.00
7236	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 14-34-106-001; <b>Legal Description:</b> T3N R10E SEC 34 EAST SIDE PARK LOT 110 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land, bundled with neighboring lot for a total of ~0.34 acres. No observed structures. On the corner of Whittmore St and Seward Street. Driveway entrance on Whittmore Street. Partial chain link fence surrounds the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 30; 23 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 14-34-106-002; <b>Legal Description:</b> T3N R10E SEC 34 EAST SIDE PARK LOT 111 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. No observed structures. Partial chain link fence surrounds the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$157.58</p>	193 SEWARD ST;	\$8,334.00
7238	<p><b>Parcel ID:</b> 19-04-134-016; <b>Legal Description:</b> T2N R10E SEC 04 WOODWARD ESTATES SUB LOT 400 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. No observed structures. Open grassy lot. Shared driveway entrance at road. Residential land use code 401. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$84.49</p>	200 CEDARDALE AVE	\$5,515.00

7239	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 19-04-151-004; <b>Legal Description:</b> T2N R10E SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 6 &amp; 7 <b>Comments:</b> Bundle of two apartment buildings on approximately 0.64 total acres of land. Please note the parking lot between these two buildings is a separate parcel and NOT included in the auction. This apartment complex was occupied on last visit. Please use caution and be respectful if visiting the property in person. 4 unit apartment complex. 3 electric and gas meters are still hooked up and are running. Window AC unit was running. Brick siding is in decent shape but there are areas that need some attention. The singled roof is in poor shape. Sagging along the trusses. Soffit and fascia rot visible. Most of the roof has shingle patches where it has been repaired. Will most likely require a new roof in the near future. Paved parking lot on the South portion of the property. Vehicles were parked on the property. There is debris outside some of the entrances. Metal chimneys. The North side of the property has a grassy yard with a few trees. Cement slab surrounds the home. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 18; 33; 5; 6 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 19-04-151-006; <b>Legal Description:</b> T2N R10E SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 9 &amp; 10 <b>Comments:</b> Building sits on approximately 0.31 acres of land. On the corner of Luther Ave and Franklin Rd. The building looks to be in overall poor condition. All gas and electric meters have been removed. 4 unit apartment complex with paved parking area on the North portion of the property. There are multiple vehicles parked on the parking lot. They look to have been here for a fair amount of time. Rust on the rotors and old registration. The parking area is cracking with vegetation growing up through it. Shingled roof looks to be in fair shape but there is noticeable sagging in certain areas. The soffit and fascia has visible rot. Gutters are falling off the building. Brick siding is in decent shape. There is a section of the wall on the North side that is slightly bowing out. Small hole on the North east corner of the brick wall. Many of the windows are broken and have been boarded. Some have not been boarded. The building is full of debris. It appears that most of the apartments are abandoned. The interior of the building was in bad shape and the floors looked like they were ready to collapse. This building will need a great deal of work before its back in good living condition. Please be prepared. Residential land use code 401. In the Pontiac City School District. <b>Additional Disclosures:</b> 6; 33; 22; 18; 5 (see key for full text)  <b>Summer Tax Due:</b> \$2,286.56</p>	555 FRANKLIN RD;  567 FRANKLIN RD	\$111,933.00
7241	<p><b>Parcel ID:</b> 19-04-151-016; <b>Legal Description:</b> T2N R10E SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 12 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. No observed structures. Partial chain link fence. Thick vegetation growing up over the fence. Some smaller trees along the North border. Flat level ground. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Adjacent to LOT#7240 to the West. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$108.49</p>		\$3,047.00
7242	<p><b>Parcel ID:</b> 19-05-231-018; <b>Legal Description:</b> T2N R10E SEC 05 CRYSTAL LAKE BLOOMFIELD SUB LOT 46 <b>Comments:</b> House sits on approximately 0.12 acres of land. The house is in overall poor shape. The shingled roof is in bad shape. There are large holes in the middle of the home and above the garage. The ceiling has collapsed throughout most of the home. The holes have allowed rain to enter the building which has cause mold to form. The wood floors are buckling and popping in many areas. Water damage throughout the home. The roof is collapsing over the garage. Unable to enter garage due to debris blocking the doors. Car port above portion of driveway. Garage full of debris and personal property. Water heater and furnace are still present. Older fuse box in the basement. Cement driveway leads to an attached one car garage. Cement slab back porch area. There is a vehicle parked in the driveway but it appears to have been abandoned. Registration is from 2017. Mix of brick and vinyl siding looks ok but there are areas that need repair. Poured concrete foundation appears to be solid. Partial chain link fence. The house is fenced in with the vacant lot to the East but this is not part of the sale. Its a shame the roof failed on this property because this was a nice home at one point in time. The house will require a large amount of work to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 21; 5; 32 (see key for full text)  <b>Summer Tax Due:</b> \$586.87</p>	510 CALIFORNIA AVE	\$12,922.00

7245	<p><b>Parcel ID:</b> 24-13-478-011; <b>Legal Description:</b> T1N R10E SEC 13 OAKLAND GARDENS SUB LOT 367 EXC S 10 FT LYING WITHIN VAC ALLEY ALSO S 11 FT OF LOT 368</p> <p><b>Comments:</b> House sits on approximately 0.17 acres. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall good condition. Nice neighborhood. Brick exterior is in good shape with some minor cracks here and there. Cement driveway in good shape with some minor cracks as well. Poured concrete foundation looks solid with only spot that may need a small repair. Shingled roof looked good with only one overturned shingle on the garage. Slight crumbling near the chimney cap. Partially fenced in back yard. Gas and electric meter are hooked up and appear active. From an exterior inspection this looks like a nice house that would make a great starter home. Residential land use code 401. Located in the Southfield Public School District <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4,952.09</p>	27036 FAIRFAX ST	\$22,595.00
7246	<p><b>Parcel ID:</b> 24-19-301-039; <b>Legal Description:</b> T1N R10E SEC 19 OAKLAND COUNTY CONDOMINIUM PLAN NO 1389 PARKVIEW OF SOUTHFIELD UNIT 6</p> <p><b>Comments:</b> This vacant lot is approximately ~0.46 acres of vacant, wooded land. No observed structures. Located on a very small roundabout. Properties in this subdivision look very pricy. Residential land use code 406. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District <b>Additional Disclosures:</b> 68; 23; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,275.13</p>	27302 OXFORD DR	\$6,468.00
7247	<p><b>Parcel ID:</b> 24-20-177-017; <b>Legal Description:</b> T1NR10ESEC 20 23 OAKWOOD HILLS SUBDIVISION LOT 23</p> <p><b>Comments:</b> The house sits on approximately 0.30 acres of land. The property was occupied on last visit (Renters). Please use caution and be respectful if visiting property in person. The home looks to be in overall good shape. Mix of vinyl, wood and brick siding. Paint peeling. Gutter on the West side of the house is partially falling off. The brick siding is in fair/good shape with a bit of cracking and crumbling but looks good for the most part. Shingle roof is older but looks fine. Appears there was a recent repair done around the sewer stack. Slight soffit and fascia wood rot on the addition. Cement driveway leads to an attached two car garage. Vehicle was parked in the driveway. Gas meter and electric meter are connected and appear to be active. Back yard is surrounded by chain link privacy fencing. This is a nice looking house in a cute neighborhood. Don't miss your opportunity to purchase this home. Residential land use code 401. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,410.61</p>	25274 KILDARE ST	\$16,957.00
7248	<p><b>Parcel ID:</b> 24-22-351-078; <b>Legal Description:</b> T1N R10E SEC 22 OAKLAND COUNTY CONDOMINIUM PLAN NO 108 MATTERHORN OFFICE CONDO BLDG C SUITE 113</p> <p><b>Comments:</b> Complex Unit C113. This is one unit inside of a large brick building. Common entry way on the North side of the building. City utilities are active. The building is still in use. Unable to determine if Unit C113 is occupied. Please use caution and be respectful if visiting the property in person. Possible association fees. Paved parking lot wraps around the building. The exterior of the building is not the best maintained. Some weeds and vegetation overgrowth. Some of the light poles in the parking lot are leaning. Paved parking lot is crumbling. Note: This is an OFFICE condo. Please understand and investigate what that means. This unit may not be designed for, or allow, residential use. <b>Additional Disclosures:</b> 6; 15; 33; 68; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,760.05</p>	25140 LAHSER RD	\$23,986.00
7250	<p><b>Parcel ID:</b> 24-27-277-077; <b>Legal Description:</b> T1N R10E SEC 27 PART OF NE 1/4 BEG AT PT DIST S 00-30-00 W 2005 FT &amp; N 89-16-00 W 545 FT FROM NE SEC COR TH S 00-30-00 W 330 FT TH N 89-16-00 W 125 FT TH N 00-30-00 E 330 FT TH S 89-16-00 E 125 FT TO BEG. 0.95 A</p> <p><b>Comments:</b> This vacant lot is approximately 0.95 acres of land. No observed structures. Property is overgrown and wooded, although it seems likely it was cleared at one point. There may have been a driveway cut in, but it's hard to tell from the overgrowth. The homes in this area look really nice. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,436.72</p>		\$8,907.00

7251	<b>Parcel ID:</b> 24-27-302-033; <b>Legal Description:</b> T1NR10ESEC 27 44A SUPERVISORS PLAT NO. 12 S 1/2 OF LOT 44 <b>Comments:</b> This vacant lot is approximately 0.91 acres of land. No observed structures. There was previously a structure on this property but it has been removed. All that remains is a circle driveway and shed. This is a nice large lot in what appears to be a very nice neighborhood, and may make a great development project. Due the structure no longer being on the lot the SEV may not accurately represent the current value of the property. Residential land use code 401. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 42; 23 (see key for full text) <b>Summer Tax Due:</b> \$948.81	21340 DUNS SCOTUS ST	\$39,552.00
7252	<b>Parcel ID:</b> 24-28-101-010; <b>Legal Description:</b> T1N R10E SEC 28 PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST S 88-08-50 E 498.90 FT & S 02-15-10 W 1147.02 FT FROM NW SEC COR TH S 88-54-30 E 108.76 FT TH S 01-56-10 W 181.52 FT TH N 88-54-30 W 109.76 FT TH N 02-15-10 E 182.52 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.45 acres of land. No observed structures. This is an unimproved, wooded lot. The only nearby access is on Walden Ct, which is located within an apartment complex and may not be public. The property sits behind brick half wall at Walden. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. Additional Comment: Open lot sits behind 24592 Berg. <b>Additional Disclosures:</b> 23; 7 (see key for full text) <b>Summer Tax Due:</b> \$335.81		\$2,041.00
7256	<b>Parcel ID:</b> 24-35-351-010; <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 852 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 vacant lot is approximately 0.57 acres of land. No observed structures. Thickly overgrown and wooded, with no curb cut for driveway. Next to a DTE facility to the South. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$217.24		\$1,231.00
7257	<b>Parcel ID:</b> 24-36-127-156; <b>Legal Description:</b> T1N R10E SEC 36 OAKLAND COUNTY CONDOMINIUM PLAN NO 304 NORTH PARK PLACE UNIT 25 (FORMERLY KNOWN AS UNIT 156) <b>Comments:</b> The property may be occupied. Please use caution and be respectful if visiting property in person. Common entry way with digital key pass. Security lobby on main floor. Brick exterior. Large parking with what looks like additional covered parking. Possible association fees. Well maintained exterior. Good location if working near the city. Small convenience store on ground level. Phone number for North Park Place Apartments 248-423-1115. Residential land use code 405. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 6; 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$1,126.71	16400 N PARK DR	\$4,580.00
7258	<b>Parcel ID:</b> 24-36-451-010; <b>Legal Description:</b> T1N R10E SEC 36 PART OF SW 1/4 OF SE 1/4 BEG AT PT DIST N 89-43-20 E 513.75 FT & N 00-09-40 W 708 FT FROM S 1/4 COR TH N 00-16-40 W 255 FT TH N 78-00-51 E 220.98 FT TH N 76-44-52 E 273.92 FT TH S 33-06-10 E 358.58 FT TH ALG CURVE TO RIGHT RAD 32.41 FT CHORD BEARS S 18-56-39 W 51.11 FT DIST OF 58.88 FT TH ALG CURVE TO RIGHT RAD 221.91 FT CHORD BEARS S 80-21-24 W 72.22 FT DIST OF 72.55 FT TH S 89-43-20 W 589.55 FT TO BEG EXC NELY PART TAKEN FOR RD. 3.52 A <b>Additional Disclosures:</b> 47; 48 (see key for full text) <b>Summer Tax Due:</b> \$22,007.70	16200 NORTHLAND DR	\$65,130.00
7260	<b>Parcel ID:</b> 19-02-302-098; <b>Legal Description:</b> T2N R10E SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 314 BLOOMFIELD CLUB CONDOMINIUM UNIT 95 BLDG L L 10164 P 208 <b>Comments:</b> This sale includes Apartment 654 only. The building is in overall good condition from the exterior inspection. Gas meters connected. Electric meters were not on the exterior of the building. Parking lot area. The apartment appears to be occupied but we are unable to guarantee occupancy. Common entry way on the front and back of the building did not allow us to gain entry into the apartment. Brick exterior looks nice. Shingled roof looks fairly new. Shared pool in the court yard. Nice neighborhood. Association fees are highly likely. This property looks nice. The grounds of the property are very well maintained. We don't get these very often. Don't miss your chance! For more information contact the Bloomfield Club Condominium Association. Residential land use code 405. In the Bloomfield Hills School District. <b>Additional Disclosures:</b> 6; 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$487.14	654 E FOX HILLS DR	\$4,327.00

7261	<p><b>Parcel ID:</b> 03-03-226-009; <b>Legal Description:</b> T5N R9E SEC 3 PART OF NE 1/4 BEG AT PT DIST N 1901.30 FT &amp; W 32.39 FT FROM E 1/4 COR TH W 110.11 FT TH S 66-50-00 W 99.81 FT TH N 18-25-01 W 178.96 FT TH S 89-59-48 W 227.64 FT TH N 155 FT TH E 178.95 FT TH N 00-04-40 E 308 FT TH W 231 FT TH N 00-04-40 E 20 FT TH E 340.61 FT TH S 00-04-40 W 425.33 FT TH S 46-23-50 E 272.89 FT TO BEG. 2.54 A <b>Comments:</b> This vacant lot is approximately 2.55 acres of land. No observed structures. Partially wooded. The North section of the property is in Davison Lake. Wet land indicators. The South portion of the lot is dry but as it slopes down toward the lake wet land indicators begin to show. There is a trailer with personal property parked on the East edge of the property. Most likely from a neighbor. There is also a pile of lumbar and some minor debris. Residential land use code 404. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. Adjacent to Lot 7262. <b>Additional Disclosures:</b> 41; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$322.97</p>		\$5,674.00
7262	<p><b>Parcel ID:</b> 03-03-226-010; <b>Legal Description:</b> T5N R9E SEC 3 PART OF NE 1/4 BEG AT PT DIST N 1901.30 FT &amp; W 142.50 FT &amp; S 66-50-00 W 99.81 FT FROM E 1/4 COR TH S 66-50-00 W 249.09 FT TH ALG CURVE TO RIGHT RAD 110.10 FT CHORD BEARS N 61-00-12 W 173.92 FT DIST OF 200.50 FT TH N 08-50-00 W 342.53 FT TH E 149.55 FT TH S 155 FT TH N 89-59-48 E 227.64 FT TH S 18-25-01 E 178.96 FT TO BEG. 2.50 A <b>Comments:</b> This vacant lot is approximately 2.49 acres of land. No observed structures. Partially wooded. The North section of the property leads toward Davison Lake. Wet land indicators throughout. Residential land use code 404. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. Adjacent to parcel 7261 <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$338.53</p>		\$5,878.00
7263	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 03-19-453-004; <b>Legal Description:</b> T5N R9E SEC 19 BELLE-ANN FALLS ESTATES LOT 72 <b>Comments:</b> Three adjacent vacant lots, each lot is approximately 0.20 acres for a total of ~0.60 acres. No observed structures. Partially wooded. Adjacent property to the West have a row of pine trees the separated their property from this lot. There are two trailers parked on the South section of the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. <b>Additional Disclosures:</b> 21; 30 (see key for full text)</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 03-19-453-005; <b>Legal Description:</b> T5N R9E SEC 19 BELLE-ANN FALLS ESTATES LOT 71 <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. No observed structures. Wooded with thick vegetation throughout. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 03-19-453-006; <b>Legal Description:</b> T5N R9E SEC 19 BELLE-ANN FALLS ESTATES LOT 70 <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. No observed structures. Wooded with thick vegetation throughout. The ground is a bit terrain challenged but nothing major. Just a few areas where the ground is sunken in. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. Adjacent to LOT#7264 to the West. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$256.74</p>		\$5,970.00

7266	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 03-21-426-013; <b>Legal Description:</b> T5N R9E SEC 21 PERRY LAKE HEIGHTS LOTS 14 &amp; 15 BLK 24 <b>Comments:</b> Two adjacent vacant lots, each lot is ~0.13 acres for a total of ~0.26 acres. No observed structures. Partially wooded. Easily traversable. Across the street from marsh lands. This lot is dry but it is very close to wet lands. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 03-21-426-014; <b>Legal Description:</b> T5N R9E SEC 21 PERRY LAKE HEIGHTS LOTS 12 &amp; 13 BLK 24 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. No observed structures. Wooded. Slightly terrain challenged. Ground slopes up North East. Easily traversable land. Across the street from marsh land. This lot is dry but wet land indicators are close by. Electric, Phone, and Gas are near by but not established on this portion of the road. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 49; 41 (see key for full text)  <b>Summer Tax Due:</b> \$369.36</p>		\$4,172.00
7269	<p><b>Parcel ID:</b> 17-10-427-016; <b>Legal Description:</b> T2N R8E SEC 10 VILLAGE OF COMMERCE PART OF LOTS 11 TO 14 INCL BLK 23 ALL DESC AS BEG AT PT DIST S 89-51-30 W 33 FT &amp; S 00-03-07 E 495 FT FROM E 1/4 COR TH S 00-03-07 E 84.52 FT TH W 95.26 FT TH N 64-35-46 W 132.87 FT TH N 00-01-17 W 28.05 FT TH S 89-51-30 E 215.22 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.33 acres of land. No observed structures. Partially wooded. Some or all of the driveway for the parcel to the north is on this lot. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 39 (see key for full text)  <b>Summer Tax Due:</b> \$399.93</p>		\$2,541.00
7270	<p><b>Parcel ID:</b> 17-25-101-011; <b>Legal Description:</b> T2N R8E SEC 25 PONTIAC TRAIL ACRES LOT 11 <b>Comments:</b> This vacant lot is approximately 0.72 acres of overgrown and wooded land. A liquor store borders to the south, and a home to the north. No observed structures. Wooded. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District.  <b>Summer Tax Due:</b> \$958.04</p>		\$5,324.00
7271	<p><b>Parcel ID:</b> 17-27-330-010; <b>Legal Description:</b> T2N R8E SEC 27 ANNEX TO SCHULTE-HOFFMAN SPRING PARK SUB LOT 92 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. No observed structures. Land is clear, flat, and well maintained, with a few mature trees. Winghampton streets runs along the east border of the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 44 (see key for full text)  <b>Summer Tax Due:</b> \$332.29</p>		\$2,598.00
7272	<p><b>Parcel ID:</b> 11-12-330-020; <b>Legal Description:</b> T3N R7E SEC 12 DUCK LAKE SUB W 50.0 FT OF N 200.0 FT OF LOT 67 ALSO E 25.0 FT OF N 200.0 FT OF LOT 68 <b>Comments:</b> This vacant lot is approximately 0.37 acres of land. Wooded lot. Sits between two houses. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District.  <b>Summer Tax Due:</b> \$191.89</p>		\$3,270.00
7273	<p><b>Parcel ID:</b> 11-12-378-004; <b>Legal Description:</b> T3N R7E SEC 12 PART OF SE 1/4 OF SW 1/4 BEG AT S 1/4 COR TH N 132.00 FT TH N 77-00-00 W 677.36 FT TH SLY TO S SEC LINE TH ELY ALG SD LINE TO BEG. 3.15 A <b>Comments:</b> This vacant lot is approximately 3.26 acres of land. No observed structures. Roughly across from the Venice Dr intersection. Land is wooded with incredibly dense vegetation. Portions may be swampy. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$198.43</p>		\$2,558.00

7274	<b>Parcel ID:</b> 08-12-302-018; <b>Legal Description:</b> T4N R9E SEC 12 THENDARA PARK COUNTRY CLUB LOT 38 BLK 10 <b>Comments:</b> This vacant lot is approximately 0.16 acres of land. No observed structures. Wooded. Terrain challenged. The land slopes up from the road and doesn't stop till the end of the property line. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,679.00
7275	<b>Parcel ID:</b> 16-08-104-008; <b>Legal Description:</b> T2N R7E SEC 8 NEEDEL'S OAK PARK SUB NO. 1 LOT 254 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. No observed structures. Land is wooded, and grades up from Rustic Circle towards N Hickory Ridge Trail. Parcel shape and grade may make this a difficult spot to build on . Near Sears Lake. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District. <b>Additional Disclosures:</b> 9 ; 49 (see key for full text) <b>Summer Tax Due:</b> \$380.11		\$5,826.00
7276	<b>Parcel ID:</b> 09-01-139-031; <b>Legal Description:</b> T4N R10E SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 1 LOTS 4 & 5 BLK 21 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. No observed structures. Wooded with some vegetation but easily accessible. On a steep dirt/gravel road. Terrain challenged. Just North of Long Lake. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lake Orion Community School District. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$165.41		\$4,310.00
7277	<b>Parcel ID:</b> 09-16-228-048; <b>Legal Description:</b> T4N R10E SEC 16 SUPERVISOR'S PLAT OF RANDALL BEACH PARK ADDITION LOTS 12 13 & 14 <b>Comments:</b> This vacant lot is approximately 1.10 acres of land. No observed structures. Wooded. Thick vegetation throughout. Appears to be for the most part level. Across the street from Tommys Lake. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lake Orion Community School District. <b>Summer Tax Due:</b> \$880.62	1096 BEACH DR	\$4,956.00
7278	<b>Parcel ID:</b> 09-18-300-006; <b>Legal Description:</b> T4N R10E SEC 18 E 7 ACRES OF N 27 ACRES OF S 42 ACRES OF E FRC 1/2 OF SW FRC 1/4. 7 A <b>Comments:</b> This vacant lot is approximately 6.88 acres of land. Was unable to access the property. There may be an easement to the property but it is not in the legal description. There is phone and electric in the area but it doesn't look like it has been developed on the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lake Orion Community School District. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$191.71		\$1,477.00
7279	<b>Parcel ID:</b> 06-18-400-023; <b>Legal Description:</b> T4N R7E SEC 18 PART OF SE 1/4 BEG AT PT DIST W 997.73 FT FROM SE SEC COR TH N 00-01-32 E 302.90 FT TH W 331.37 FT TH S 00-01-32 W 302.90 FT TH E 331.37 FT TO BEG. 2.30 A <b>Comments:</b> This vacant lot is approximately 2.30 acres of land. Land is well wooded, with some clearings and an overgrown driveway. A wrought iron fence runs along the roadside, with an opening for vehicle access. There are numerous boats tucked back in the woods, as well as a couple of trailers, tires, etc. A dilapidated storage shed sits near all that. Neighbors may also be using a portion of this property to store a cargo trailer and work truck. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Fenton Area Public School District. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$532.47	1465 W ROSE CENTER RD	\$11,137.00



7280	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 06-32-452-013; <b>Legal Description:</b> T4N R7E SEC 32 SUPERVISOR'S PLAT NO 1 LOT 132 <b>Comments:</b> Bundle of two ~0.17 acre vacant lots for a total of approximately 0.34 acres of land. No observed structures. Heavily wooded. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 06-32-452-014; <b>Legal Description:</b> T4N R7E SEC 32 SUPERVISOR'S PLAT NO 1 LOT 131 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. No observed structures. Heavily wooded. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District.</p> <p><b>Summer Tax Due:</b> \$765.46</p>		\$4,210.00
7282	<p><b>Parcel ID:</b> 06-32-452-016; <b>Legal Description:</b> T4N R7E SEC 32 SUPERVISOR'S PLAT NO 1 LOT 129 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. No observed structures. Wooded. Chained metal gate at the north corner. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District. LOT# 7280 and 7281 located just North of this property.</p> <p><b>Summer Tax Due:</b> \$382.73</p>		\$3,468.00
7283	<p><b>Parcel ID:</b> 25-32-427-003; <b>Legal Description:</b> T1N R11E SEC 32 WYOMING PARK SUB N 10 FT OF LOT 401 &amp; ALL OF LOT 402 <b>Comments:</b> The house sits on approximately 0.14 acres of land. On the corner of Bates St and Majestic. Unfortunately this house is in poor shape. It looks to have been abandoned for some time. There is a great deal of vegetation growing up over the house and the garage. The shingled roof is failing in multiple areas allowing rain to leak inside the home. Ceiling has caved in multiple areas as well. Three bedroom one bathroom. Basement is very wet. All of the moisture has caused mold to form. The house is full of debris and personal property that is most likely ruined due to mold. This house needs a new roof and to be cleared/cleaned. Its a shame because this house was probably a nice home at one point in time. Brick siding looks good where visible. Gas meter connected. Electric meter is covered in vines. Chain link fenced in yard on the East portion by the garage. Paved driveway leads to a two car garage. This house is going to need a great deal of work. Please be prepared. Residential land use code 401. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 21; 5; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,163.48</p>	21406 MAJESTIC AVE	\$14,158.00
7284	<p><b>Parcel ID:</b> 25-33-305-040; <b>Legal Description:</b> T1N R11E SEC 33 FOREST GROVE SUB LOTS 1 &amp; 2 <b>Comments:</b> House sits on approximately 0.25 acres of land. Unfortunately this house has suffered from a major fire. There was a condemned notice posted to the front of the home. Poured concrete foundation. Cement driveway with multiple vehicles. Some look like they have been abandoned. The house was nice at one time but is now in a state of disrepair. The interior of the home has fire damage throughout. There are holes in the roof and walls. Rain is able to enter the home. Soot throughout. Sanitation issues. Foul smell. Multiple water heaters and furnace still present. This house is in very poor shape and will need a major renovation if not a complete rebuild. Residential land use code 401. Located in the Ferndale Public School District. <b>Additional Disclosures:</b> 21; 11; 66; 5; 31; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,843.09</p>	21433 WESTVIEW AVE	\$97,205.00
7287	<p><b>Parcel ID:</b> 25-33-359-039; <b>Legal Description:</b> T1N R11E SEC 33 FOREST GROVE SUB NO 1 LOT 247 <b>Additional Disclosures:</b> 64 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$66.02</p>	20766 GARDEN LN	\$11,240.00
7288	<p><b>Parcel ID:</b> 25-33-382-029; <b>Legal Description:</b> T1N R11E SEC 33 DETROYAL PARK LOT 8 5 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. No observed structures. Sits in-between two homes. Level ground. Grassy lot with a large pine and some overgrown brush. Fenced in with chain link, with no visible gate. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Ferndale Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$86.38</p>		\$4,288.00

7289	<p><b>Parcel ID:</b> 13-10-437-011; <b>Legal Description:</b> T3N R9E SEC 10 SUPERVISOR'S PLAT NO 22 LOT 41 EXC THAT PART INCL IN PARC DESC AS BEG AT SE COR LOT 41 TH N 70-27-00 W 358 FT TH N 00-02-20 E 409.45 FT TH ALG CEN LINE OF CLINTON RIVER S 75-42-00 E 97.24 FT &amp; S 64-38-30 E 269.03 FT TH S 00-02-20 W 390 FT TO BEG ALSO EXC BEG AT PT DIST N 70-27-00 W 758 FT FROM SE LOT COR TH N 70-27-00 W 159.92 FT TH ALG CURVE TO RIGHT RAD 238.72 FT CHORD BEARS N 62-26-53 W 66.46 FT DIST 66.68 FT TH N 46-29-00 E ALG WLY LOT LINE 289.32 FT TH S 00-02-20 W 283.47 FT TO BEG. <b>Comments:</b> Previously the "Best 4 Less RV Sales" Building sits on approximately 2.65 acres of land. Around 380 feet of waterfront on Loon Lake. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large paved parking area on the South section of the property. Wheel chair accessible ramp on front of building. The parking lot is full of modular homes on trailers, RVs, and multiple vehicles that are not included in the sale of this property. The main building is two double wide modular homes that have been connected. They are sitting on cinder blocks on dirt. Gas and electric meters are still hooked up and active. Window AC and main AC on back of the building are running. Vinyl siding is in good shape with a few areas needing minor repair. Shingled roof section on the front looks fine. The rest of the roof is flat top. Some of the gutters are damaged. Wooden privacy fence separates the parking lot from the grassy back yard area. Row of trees lines the waters edge. Additional gas line and electric meter near the East border. Small billboard/sign along the roadside. This is a large property that has a lot of potential. Good location. Commercial land use code 201. In the Waterford School District. <b>Additional Disclosures:</b> 17; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$7,527.85</p>	4080 DIXIE HWY	\$37,746.00
7290	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 13-14-476-041; <b>Legal Description:</b> T3N R9E SEC 14 WINDCROFT LOT 41 <b>Comments:</b> Bundle of two vacant lots that are each ~0.26 acres of land, for a total of ~0.52 acres. No observed structures. Open grassy lot with a wooded portion on the West side. There is a 4 foot brick wall separating the lot from the parking lot. Level ground. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 13-14-476-042; <b>Legal Description:</b> T3N R9E SEC 14 WINDCROFT LOT 40 <b>Comments:</b> This vacant lot is approximately 0.26 acres of land. No observed structures. Open grassy lot with a wooded portion to the West. Level ground. Dirt/gravel driveway entrance at the road. There was previously a house on this property. There is a water main in the middle of the open area. There is also a pipe sticking out of the ground. Small bit of remains from the previous building. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$941.18</p>	1761 SCOTT LAKE RD	\$22,795.00
7292	<p><b>Parcel ID:</b> 13-23-426-002; <b>Legal Description:</b> T3N R9E SEC 23 SUPERVISORS PLAT NO 66 LOT 2 <b>Comments:</b> The house sits on approximately 1.17 acres of land. The house is in overall poor shape. The majority of the South section is wooded. Partially chain link fenced in back yard. Paved driveways has cracks and vegetation growing through it. Driveway leads to an attached one car garage. Block foundation looked for the most part solid but there was some separation near the garage section. Poured cement garage floor. The inside of the home has been animal damaged but what looks like racoons. There are holes in the ceilings where the animals have gotten inside. Feces throughout the home. Two bedroom one bathroom on the main floor with a third loft style bedroom on the second floor. Wood floors on the main level are in mixed condition. Some bowing and popping in the main area. One of the rooms has paper covering the floor to protect it. It looks like this house was being renovated at some point. Stack of drywall in the garage. The basement was very damp. Mold it beginning to form. Water heater and furnace were still present but are not in great condition due to the excess moisture. 100 amp breaker box. Sump pump hole. Duct work is rusting. Shingled roof is in poor shape although the shingles themselves don't look to old. Visible holes near the plumbing work that go through the roof. The wood around the window frames and the roof soffit is deteriorating and will need to be addressed. The metal siding is not in good shape. There is a section on the rear of the home that is missing and the "repair" looks subpar with bare plywood showing. There were a couple trees that Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 5; 32; 63 (see key for full text) <b>Summer Tax Due:</b> \$1,592.69</p>	3179 PONTIAC LAKE RD	\$61,352.00

7294	<p><b>Parcel ID:</b> 13-26-278-027; <b>Legal Description:</b> T3N R9E SEC 26 JEFFREY MANOR LOT 26</p> <p><b>Comments:</b> The house sits on approximately 0.10 acres. The house appears to be in overall fair condition. The house needs work but the bones are good. Two bedrooms with one bathroom on the main floor. It appears the former residents had a bed bug issue. Powder bug repellent has been laid out through most of the house. Wood floors on the main level look like they could be salvaged with a good sanding. The second floor has a loft bedroom with generous amount of storage space along the walls. Some of the ceilings have large holes where animals have most likely gotten in. The house has been for the most part cleared out with a handful of things left behind like couches and beds. Poured concrete foundation looks solid. Furnace and water heater are still present. The basement was slightly damp. The sheet board walls have had the lower section removed. Possibly due to water damage. There is a sump pump that has water in it. 100 amp breaker in good shape. Additional toilet in the basement. Metal siding was in fair shape but could use a good wash. The diamond shingle roof is old and is beginning to peel and crack. The previous green shingle roof underneath is beginning to show. This will need to be addressed soon. Small roofed front porch area is hidden by tall bushes. Chain link fenced in back yard that has a couple trees. Brick pad back porch. Some of the doors have been boarded shut. Wide sidewalk runs along the East border. Cement driveway leads to an attached one car garage. Gas meter has been removed. Electric meter is still hooked up but is not active. Residential land use code 401. Located in the Waterford School District.</p> <p><b>Additional Disclosures:</b> 46; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,311.24</p>	171 SCOTT LAKE RD	\$23,876.00
7295	<p><b>Parcel ID:</b> 13-36-128-014; <b>Legal Description:</b> T3N R9E SEC 36 SYLVAN SHORES LOT 221</p> <p><b>Comments:</b> This vacant lot is approximately 0.10 acres of land. No observed structures. Cement slab. Driveway entrance at road. Chain link fence in with the adjacent house to the West. There is a large travel trailer parked on the property. Brick fire pit. A few trees. Flat level ground. Open grassy lot with a couple trees. Chain link fenced surrounds the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$294.82</p>		\$4,065.00
7297	<p><b>Parcel ID:</b> 18-05-156-038; <b>Legal Description:</b> T2N R9E SEC 5 UNION-SCOTCH LAKE SUB SWLY 1/2 OF LOT 195 &amp; ALL OF LOT 196</p> <p><b>Comments:</b> This vacant lot is approximately 0.22 acres of land. No observed structures. The South portion of the lot is on Cross Lake. Land is low lying and generally damp, with mucky soils and standing water some 20-30 ft from the roadside. Residential land use code 404. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$135.93</p>		\$1,888.00
7298	<p><b>Parcel ID:</b> 18-06-205-060; <b>Legal Description:</b> T2N R9E SEC 6 SANDY BEACH GROVE ESTATES S 75 FT OF LOT 11 ALSO ALL OF LOT 12 10-04-05 FR 035 &amp; 036</p> <p><b>Comments:</b> This vacant lot is approximately 0.46 acres of land. No observed structures. Land is wooded with dense undergrowth. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$677.02</p>		\$10,566.00
7299	<p><b>Parcel ID:</b> 18-17-157-026; <b>Legal Description:</b> T2N R9E SEC 17 &amp; 20 TWIN BEACH COUNTRY CLUB LOT 8 BLK 35</p> <p><b>Comments:</b> This vacant lot is approximately 0.08 acres of land. No observed structures. A small portion near the road is mowed grass, with the rest being overgrown and a few large trees. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the West Bloomfield School District. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$493.29</p>		\$3,368.00
7300	<p><b>Parcel ID:</b> 18-17-326-027; <b>Legal Description:</b> T2N R9E SEC 17 &amp; 20 TWIN BEACH COUNTRY CLUB LOT 27 BLK 28</p> <p><b>Comments:</b> This vacant lot is approximately 0.09 acres of wooded land. The portion near the roadside has been used for street parking. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the West Bloomfield School District.</p> <p><b>Summer Tax Due:</b> \$606.23</p>		\$11,190.00

7301	<b>Parcel ID:</b> 18-18-479-033; <b>Legal Description:</b> T2N R9E SEC 18 TWIN BEACH GOLF AND COUNTRY CLUB LOTS 18 TO 20 INCL BLK 16 6-2-86 FR 009 010 & 011 <b>Comments:</b> This vacant lot is approximately 0.34 acres of land. No observed structures. Fairly well wooded, with thick undergrowth. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$1,343.42		\$11,425.00
7302	<b>Parcel ID:</b> 12-35-427-029; <b>Legal Description:</b> T3N R8E SEC 35 NEEDLES SIX LAKES SUB NO 1 LOT 1 & E 20 FT OF LOT 2 BLK 7 <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. No observed structures. Open grassy lot. Fenced alongside the roadside. A lone pine sits near the center, with a small swingset and a firepit nearby. This appears to be the sideyard for the house to the west. Road wraps around the North, East, and West border of the property. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School. <b>Additional Comment:</b> Open lot fenced in by neighbors at 9050 park. <b>Additional Disclosures:</b> 21; 39; 44 (see key for full text) <b>Summer Tax Due:</b> \$538.80		\$3,441.00
9997211	<b>Parcel ID:</b> 25-31-103-031; <b>Legal Description:</b> T1N R11E SEC 31 MARTIN'S POLO HEIGHTS SUB N 39 FT OF LOT 215 & S 12.50 FT OF LOT 216 <b>Comments:</b> The house sits on approximately 0.15 acres of land. Unfortunately this nice little home has an uninhabitable notice posted on the front door (fire damage and interior condition as of DEC 2022). This house is going to require some work. It appears the last occupant was in the middle of a renovation. The work that has been done is of questionable quality. The house looks fairly nice from the exterior. Mix of brick, stone, and wood siding is in decent shape. There was some brick mortar deterioration but it looks to be focused on the back side of the house around the rear entrance. Enclosed back porch area is full of renovation debris. Single roof is older, looks decent but is nearing the end of its life. There is some soffit/fascia rot in certain areas that will need to be addressed as well as portions of the gutters. The basement is water damaged. Unable to determine if it is from water leaking into the home or from pipes. There is mold forming on the drywall and other areas of the basement. Mostly located in the basement bathroom. The basement has studs installed along the walls and looks like it was in the process of being finished out. Furnace and water heater are still present. Water heater looks questionable. Lots of rust has formed. The furnace was last inspected in 2010. Old fuse box. Two bedroom Two bathroom. Mix of wood and tile floors. It appears there was a small fire in the kitchen. A very small amount of charring on one of the trusses. This does not look like it would be an issue. The house is dirty and needs to have a major cleaning. Poured foundation looked solid throughout. Cement driveway runs along the side of the home and leads to a grassy back yard. There is a small cement slab in the North West corner. This house is in rough shape but there is a lot of potential here. The work that has been done could easily be changed. This would be a great fixer upper for someone willing to get their hands dirty. After a renovation this would be a cute house in a nice neighborhood. Residential land use code 401. In the Oak Park City School District. <b>Additional Disclosures:</b> 21; 11; 32; 50 (see key for full text) <b>Summer Tax Due:</b> TBA	22031 HARDING AVE	\$29,110.00
9997245	<b>Parcel ID:</b> 24-13-478-011; <b>Legal Description:</b> T1N R10E SEC 13 OAKLAND GARDENS SUB LOT 367 EXC S 10 FT LYING WITHIN VAC ALLEY ALSO S 11 FT OF LOT 368 <b>Comments:</b> House sits on approximately 0.17 acres. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall good condition. Nice neighborhood. Brick exterior is in good shape with some minor cracks here and there. Cement driveway in good shape with some minor cracks as well. Poured concrete foundation looks solid with only spot that may need a small repair. Shingled roof looked good with only one overturned shingle on the garage. Slight crumbling near the chimney cap. Partially fenced in back yard. Gas and electric meter are hooked up and appear active. From an exterior inspection this looks like a nice house that would make a great starter home. Residential land use code 401. Located in the Southfield Public School District <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	27036 FAIRFAX ST	\$22,595.00
9997256	<b>Parcel ID:</b> 24-35-351-010; <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 852 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 vacant lot is approximately 0.57 acres of land. No observed structures. Thickly overgrown and wooded, with no curb cut for driveway. Next to a DTE facility to the South. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 30; 23 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,231.00

9997257	<b>Parcel ID:</b> 24-36-127-156; <b>Legal Description:</b> T1N R10E SEC 36 OAKLAND COUNTY CONDOMINIUM PLAN NO 304 NORTH PARK PLACE UNIT 25 (FORMERLY KNOWN AS UNIT 156) <b>Comments:</b> The property may be occupied. Please use caution and be respectful if visiting property in person. Common entry way with digital key pass. Security lobby on main floor. Brick exterior. Large parking with what looks like additional covered parking. Possible association fees. Well maintained exterior. Good location if working near the city. Small convenience store on ground level. Phone number for North Park Place Apartments 248-423-1115. Residential land use code 405. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 68; 16; 6 (see key for full text) <b>Summer Tax Due:</b> TBA	16400 N PARK DR	\$4,580.00
9997262	<b>Parcel ID:</b> 03-03-226-010; <b>Legal Description:</b> T5N R9E SEC 3 PART OF NE 1/4 BEG AT PT DIST N 1901.30 FT & W 142.50 FT & S 66-50-00 W 99.81 FT FROM E 1/4 COR TH S 66-50-00 W 249.09 FT TH ALG CURVE TO RIGHT RAD 110.10 FT CHORD BEARS N 61-00-12 W 173.92 FT DIST OF 200.50 FT TH N 08-50-00 W 342.53 FT TH E 149.55 FT TH S 155 FT TH N 89-59-48 E 227.64 FT TH S 18-25-01 E 178.96 FT TO BEG. 2.50 A <b>Comments:</b> This vacant lot is approximately 2.49 acres of land. No observed structures. Partially wooded. The North section of the property leads toward Davison Lake. Wet land indicators throughout. Residential land use code 404. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. Adjacent to parcel 7261 <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA		\$5,878.00
9997273	<b>Parcel ID:</b> 11-12-378-004; <b>Legal Description:</b> T3N R7E SEC 12 PART OF SE 1/4 OF SW 1/4 BEG AT S 1/4 COR TH N 132.00 FT TH N 77-00-00 W 677.36 FT TH SLY TO S SEC LINE TH ELY ALG SD LINE TO BEG. 3.15 A <b>Comments:</b> This vacant lot is approximately 3.26 acres of land. No observed structures. Roughly across from the Venice Dr intersection. Land is wooded with incredibly dense vegetation. Portions may be swampy. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,558.00
9997283	<b>Parcel ID:</b> 25-32-427-003; <b>Legal Description:</b> T1N R11E SEC 32 WYOMING PARK SUB N 10 FT OF LOT 401 & ALL OF LOT 402 <b>Comments:</b> The house sits on approximately 0.14 acres of land. On the corner of Bates St and Majestic. Unfortunately this house is in poor shape. It looks to have been abandoned for some time. There is a great deal of vegetation growing up over the house and the garage. The shingled roof is failing in multiple areas allowing rain to leak inside the home. Ceiling has caved in multiple areas as well. Three bedroom one bathroom. Basement is very wet. All of the moisture has caused mold to form. The house is full of debris and personal property that is most likely ruined due to mold. This house needs a new roof and to be cleared/cleaned. Its a shame because this house was probably a nice home at one point in time. Brick siding looks good where visible. Gas meter connected. Electric meter is covered in vines. Chain link fenced in yard on the East portion by the garage. Paved driveway leads to a two car garage. This house is going to need a great deal of work. Please be prepared. Residential land use code 401. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 21; 5; 32 (see key for full text) <b>Summer Tax Due:</b> TBA	21406 MAJESTIC AVE	\$14,158.00

9997289	<p><b>Parcel ID:</b> 13-10-437-011; <b>Legal Description:</b> T3N R9E SEC 10 SUPERVISOR'S PLAT NO 22 LOT 41 EXC THAT PART INCL IN PARC DESC AS BEG AT SE COR LOT 41 TH N 70-27-00 W 358 FT TH N 00-02-20 E 409.45 FT TH ALG CEN LINE OF CLINTON RIVER S 75-42-00 E 97.24 FT &amp; S 64-38-30 E 269.03 FT TH S 00-02-20 W 390 FT TO BEG ALSO EXC BEG AT PT DIST N 70-27-00 W 758 FT FROM SE LOT COR TH N 70-27-00 W 159.92 FT TH ALG CURVE TO RIGHT RAD 238.72 FT CHORD BEARS N 62-26-53 W 66.46 FT DIST 66.68 FT TH N 46-29-00 E ALG WLY LOT LINE 289.32 FT TH S 00-02-20 W 283.47 FT TO BEG. <b>Comments:</b> Previously the "Best 4 Less RV Sales" Building sits on approximately 2.65 acres of land. Around 380 feet of waterfront on Loon Lake. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large paved parking area on the South section of the property. Wheel chair accessible ramp on front of building. The parking lot is full of modular homes on trailers, RVs, and multiple vehicles that are not included in the sale of this property. The main building is two double wide modular homes that have been connected. They are sitting on cinder blocks on dirt. Gas and electric meters are still hooked up and active. Window AC and main AC on back of the building are running. Vinyl siding is in good shape with a few areas needing minor repair. Shingled roof section on the front looks fine. The rest of the roof is flat top. Some of the gutters are damaged. Wooden privacy fence separates the parking lot from the grassy back yard area. Row of trees lines the waters edge. Additional gas line and electric meter near the East border. Small billboard/sign along the roadside. This is a large property that has a lot of potential. Good location. Commercial land use code 201. In the Waterford School District.</p> <p><b>Additional Disclosures:</b> 17; 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	4080 DIXIE HWY	\$37,746.00
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## 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.

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

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

**15:** This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

**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.

**30:** This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

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

**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.

**39:** This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

**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**.

**44:** This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

**45:** Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please **exercise caution** if you choose to assess this property in person.

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



**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 doorjamb, 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.

**48:** This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

**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 considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

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

**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.

**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**.