

# Public Land Auction

## Minimum Bid Re-Offer Auction

*September 29th, 2023*

Alcona, Antrim, Calhoun, Charlevoix, Cheboygan, Clinton, Delta, Genesee, Gladwin, Gratiot, Ionia, Isabella, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Leelanau, Luce, Marquette, Mecosta, Monroe, Montcalm, Muskegon, Oakland, Osceola, Ottawa, Presque Isle, Saginaw, Saint Clair, Saint Joseph, Shiawassee, and Tuscola Counties



### ***Location:***

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

### ***Time:***

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

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



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

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

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

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

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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



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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

### ***I. Securing the Property***

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

### ***II. Assessing Potential Contamination***

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# Alcona

Lot #	Lot Information	Address	Min. Bid
109	<b>Parcel ID:</b> 041-266-000-293-00; <b>Legal Description:</b> T25N R9E SEC 15 LOT 293 TIMBERLAKES ESTATES SUB #2 <b>Comments:</b> ~0.33 acres vacant, unimproved, wooded land with ~100 ft road frontage on Indian Creek Dr to the south and a depth of ~165 ft. US-23 and the lake Huron shoreline are about a 1/4 mi to the east. <b>Summer Tax Due:</b> \$6.27	E INDIAN CREEK DR GREENBUSH	\$495.88
111	<b>Parcel ID:</b> 071-009-100-005-05; <b>Legal Description:</b> T27N R8E SEC 9 E1/2 OF NW1/4 OF NE1/4 S178/524 S297/80 <b>Comments:</b> ~19.45 acres with ~650 ft road frontage on Sucker Creek Trl to the north, and a depth of ~1265 ft. Nearly 4 acres of the land is cleared, with the rest remaining naturally wooded. This is very out of the way, some couple of miles down a winding gravel road. A two track signed as Ternes Trl runs north-south to adjoining parcels, and it seems likely this is an easement. Cool little cabin. Somebody was redoing it, and seems to have been doing good work. However, it is very much incomplete. Some materials and tools still inside. Building seems in overall good condition. This place seems like it has potential, and is almost there, and only enhanced by the site. A moderate amount of debris is near the building, as well as a minivan that doesn't look like it's moved in several years. A storage shed and outhouse are nearby. <b>Additional Disclosures:</b> 50; 30; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,096.43	1460 E SUCKER CREEK RD LINCOLN	\$3,481.50

## Antrim

Lot #	Lot Information	Address	Min. Bid
514	<b>Parcel ID:</b> 05-13-150-009-00; <b>Legal Description:</b> LOTS 15, 16 AND 17 PLAT OF VANWERT AND DIBBLE'S 2ND ADD TO THE VILL OF ALBA <b>Comments:</b> ~0.62 acres of improved, relatively flat land, with ~200 ft road frontage on Maplewood Dr to the west. There are numerous mature trees on the property, and is quite overgrown. There are multiple mobile units on the property, none usable. All suffer from some degree of roof collapse. There looks to have been one or two permanent structures that have long since collapsed. There are also a couple of camper trailers, and a school bus. Lots of debris is hiding in the overgrowth, including a large pile of tires. <b>Additional Disclosures:</b> 21; 5; 36; 17 (see key for full text) <b>Summer Tax Due:</b> \$52.27	4195 MAPLEWOOD ST ALBA	\$1,316.22

## Calhoun

Lot #	Lot Information	Address	Min. Bid
1510	<p><b>Parcel ID:</b> 10-160-040-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOT 51 <b>Comments:</b> This house sits on approximately 0.10 acres of land. Unfortunately this house has suffered from a fire causing damage to the side of the home and possibly the roof as well. Its difficult to determine when the fire happened. There is visible fire damage to the basement and first floor walls and there is newer metal roofing above this area. The roof may have been repaired after the fire. The house is in poor shape regardless. The wires and plumbing have been harvested. Floors are broken. Mix of tile, subfloor linoleum. Fenced in backyard. Open and grassy. Some debris. There is a burn pit. Vinyl siding needs repairs. Block foundation looks good from the exterior but the basement area is questionable. Some cracking. The basement was damp. Sliding glass door gives second access to the basement. The support beams are old tree trunks. The breaker box is still present but all the wires have been cut from it. This house will need great deal of work before its back in good living condition. Be prepared. <b>Additional Disclosures:</b> 34; 48; 5; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$77.99</p>	18 SHIRLEY AVE. BATTLE CREEK	\$3,293.58
1544	<p><b>Parcel ID:</b> 51-000-786-00; <b>Legal Description:</b> ALBION CITY, ORIGINAL PLAT BLK 47 BEG ON W LINE OF BERRIEN ST EXT OVER CENTER ST 48 FT S OF SE COR OF LOT 6, BLK 47 &amp; 226 FT N OF N LINE OF PORTER S W 132 FT, N 110.6 FT TO MCRR R/W, SELY ON R/W 150 FT TO BERRIEN ST, S ON W LINE OF BERRIEN ST 39.2 FT TO BEG EXCEPT THE WEST 33 FT <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. Property runs along some railroad tracks. Someone has been dumping garbage bags and other debris on the the property. Driveway entrance at the road. Remains of an old sidewalk lead into the property from the road. A few large trees on the North portion. Backs up against a commercial building. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. In the Albion public school district. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$46.93</p>	202 S BERRIEN ST ALBION	\$939.48

# Charlevoix

Lot #	Lot Information	Address	Min. Bid
1701	<b>Parcel ID:</b> 007-270-036-00; <b>Legal Description:</b> BAY SHORE WEST LOT 36 <b>Comments:</b> ~0.44 acres of vacant, unimproved, wooded land, with ~250 ft of road frontage on Bay Shore Dr West to the south and east. Bay Shore Drive is a closed circle, modern subdivision near US-31, slightly more than 1/2 mile south of Lake Michigan. <b>Summer Tax Due:</b> \$182.57	BAY SHORE WEST DR CHARLEVOIX	\$1,541.46

## Cheboygan

Lot #	Lot Information	Address	Min. Bid
1825	<b>Parcel ID:</b> 251-W21-000-178-00; <b>Legal Description:</b> WILDWOOD VALLEY SUB'N NO 1, LOT 178. (SEC 21, T33N,R2W) <b>Comments:</b> ~0.78 acre vacant lot with ~140 ft road frontage on Lance Lake Rd and a depth of ~350 ft. Located within the Wildwood Lakes POA. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$27.18		\$800.00



## Clinton

Lot #	Lot Information	Address	Min. Bid
2101	<b>Parcel ID:</b> 050-035-300-025-60; <b>Legal Description:</b> BEG 975 FT S OF THE W 1/4 COR SEC 35, T5NR2W, & 333 FT E ALONG S ROW LN OF GLENN RD TO POB OF THIS DESC; TH E 500 FT, TH S 71 DEG E 253.06 FT, E 171.78 FT S 120 FT, W 911.6 FT, TH N 200 FT TO POB. FROM 035-300-010-03, 035-300-025-00 035-300-010-04, & 1.239 AC FROM 035-300-010-00 COMBINED FOR 2007 ROLL. <b>Comments:</b> Large commercial building consisting of a "pole barn" style structure (metal roof and siding) and what looks to be an addition on the front (2 story brick). There is an excessive amount of debris and automobiles and parts strewn all about. Looks like we have some tanks and other industrial equipment (indicating possible other clean-up needed). Did I mention this one is occupied? Could not get any pic of the inside. From the outside: Building itself is in generally decent shape and is very big (roughly a 175' x 90' L-shape). Lots to clean up, property is roughly 3.65 acres! Lots of potential here! <b>Additional Disclosures:</b> 13; 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$6,633.48	2122 GLENN RD LANSING	\$43,039.02
9992101	<b>Parcel ID:</b> 050-035-300-025-60; <b>Legal Description:</b> BEG 975 FT S OF THE W 1/4 COR SEC 35, T5NR2W, & 333 FT E ALONG S ROW LN OF GLENN RD TO POB OF THIS DESC; TH E 500 FT, TH S 71 DEG E 253.06 FT, E 171.78 FT S 120 FT, W 911.6 FT, TH N 200 FT TO POB. FROM 035-300-010-03, 035-300-025-00 035-300-010-04, & 1.239 AC FROM 035-300-010-00 COMBINED FOR 2007 ROLL. <b>Comments:</b> Large commercial building consisting of a "pole barn" style structure (metal roof and siding) and what looks to be an addition on the front (2 story brick). There is an excessive amount of debris and automobiles and parts strewn all about. Looks like we have some tanks and other industrial equipment (indicating possible other clean-up needed). Did I mention this one is occupied? Could not get any pic of the inside. From the outside: Building itself is in generally decent shape and is very big (roughly a 175' x 90' L-shape). Lots to clean up, property is roughly 3.65 acres! Lots of potential here! <b>Additional Disclosures:</b> 33; 13; 21; 6 (see key for full text) <b>Summer Tax Due:</b> TBA	2122 GLENN RD LANSING	\$43,039.02

## Delta

Lot #	Lot Information	Address	Min. Bid
2204	<p><b>Parcel ID:</b> 051-100-2931-259-005; <b>Legal Description:</b> S 50 FT OF LOT 2 OF BLK 41 OF CAMPBELLS ADDITION NO. 2 <b>Comments:</b> Not far from the Golf &amp; Country Club on the far south end of Escanaba, this two story home with attached garage is incomplete and cluttered. At one time this was likely a finished mid-century home. Then someone decided they needed to rearrange a few things. Now it's almost difficult to tell the difference between the garage and the house inside. Many of the interior walls have been removed or gutted to framing. There is wiring and plumbing just hanging out of strange places. Most of the floor coverings have been removed and it's down to bare subfloor planking. The exterior has vinyl on three sides and the garage, and the fourth/front side is a strange plastic faux brick panel. There are some odd framing changes in the living room ceiling area that should be studied before relying on them. Much of the house is loaded with rummage sale grade clutter that will need to be removed before this can be properly assessed. Could be a great project in the hands of a talented rehabber. It's the worst house in a great neighborhood. That's flipper rule #1. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,728.67</p>	1220 S 15TH ST ESCANABA	\$5,853.03

## Genesee

Lot #	Lot Information	Address	Min. Bid
7928	<b>Parcel ID:</b> 11-19-503-246; <b>Legal Description:</b> LOTS 286 THRU 289 NORTHGATE (81) <b>Additional Disclosures:</b> 33; 81 (see key for full text) <b>Summer Tax Due:</b> \$309.67	5346 N SAGINAW ST FLINT	\$5,886.85
7965	<b>Parcel ID:</b> 40-01-377-001; <b>Legal Description:</b> STONE-MACDONALD-KAUFMANN ADDITION LOT 143 AND W 10 FT OF LOT 144 <b>Additional Disclosures:</b> 33; 81 (see key for full text) <b>Summer Tax Due:</b> \$707.57	239 ODETTE ST FLINT	\$2,037.68
7972	<b>Parcel ID:</b> 40-11-233-029; <b>Legal Description:</b> MODERN HOUSING CORPORATION ADDITION NO. 3 LOT 4 BLK 85 <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$954.61	1509 N CHEVROLET AVE FLINT	\$4,060.58
7981	<b>Parcel ID:</b> 40-14-203-010; <b>Legal Description:</b> MODERN HOUSING CORPORATION ADDITION NO. 1 LOT 9 BLK 67 <b>Additional Disclosures:</b> 33; 81 (see key for full text) <b>Summer Tax Due:</b> \$1,085.01	2217 JOLIET ST FLINT	\$4,411.56
8001	<b>Parcel ID:</b> 41-07-452-008; <b>Legal Description:</b> E.H. THOMSON'S ADDITION NLY 43 FT OF ELY 66.75 FT OF WLY 116.75 FT OF LOT 9 <b>Additional Disclosures:</b> 33; 18; 81 (see key for full text) <b>Summer Tax Due:</b> \$1,351.47	523 THOMSON ST FLINT	\$5,305.42
8018	<b>Parcel ID:</b> 46-35-127-036; <b>Legal Description:</b> MANLEY VILLAGE LOT 188. <b>Additional Disclosures:</b> 33; 81 (see key for full text) <b>Summer Tax Due:</b> \$892.94	1810 ROSELAWN DR FLINT	\$3,708.10
8028	<b>Parcel ID:</b> 47-29-201-028; <b>Legal Description:</b> PURZYCKI PLAT NO. 1 LOT 54 <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$626.06	6907 ROSEANNA DR FLINT	\$2,627.81
8053	<b>Parcel ID:</b> 59-32-552-273; <b>Legal Description:</b> LOT 529 STRATMOOR <b>Comments:</b> ~0.10 Acres with Single Story house on E Maple Ave in Burton. Adjacent to Lot 8052. <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$4,826.29	2263 E MAPLE AVE BURTON	\$10,694.25

## Gladwin

Lot #	Lot Information	Address	Min. Bid
2504	<p><b>Parcel ID:</b> 030-040-000-032-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 32 <b>Comments:</b> ~1.19 acres of vacant, unimproved land with ~165 ft road frontage on Denton Creek Rd to the southeast and an average depth of ~315 ft. Land is almost all wooded, save for the small patch near the roadside with the PVC elbow coming out of it. Nearby private roads are in terrible shape. <b>** PLEASE NOTE **</b> This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule.</p> <p><b>Summer Tax Due:</b> \$117.50</p>	1325 DENTON CREEK BEAVERTON	\$4,131.91
2546	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p><i>(1 of 4)</i> <b>Parcel ID:</b> 140-080-000-047-01; <b>Legal Description:</b> 20 2W GRASS LAKE ESTATES LOT 47 <b>Comments:</b> These four parcels combine to ~1.54 acres of vacant land, with ~250 ft road frontage on Parkwood Dr to the west. Somebody has been having fun ripping ATVs through here, with trails cutting through some of the property. There is quasi-waterfront to the east. It's not listed as a lake on any map, but it's probably good for a rowboat and a fishing pole. There's a small storage hut on the south parcel with an electric service pole. Lot #2550 is adjacent. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><i>(2 of 4)</i> <b>Parcel ID:</b> 140-080-000-048-00; <b>Legal Description:</b> 20 2W GRASS LAKE ESTATES LOT 48 <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><i>(3 of 4)</i> <b>Parcel ID:</b> 140-080-000-049-00; <b>Legal Description:</b> 20 2W GRASS LAKE ESTATES LOT 49 <b>Comments:</b> ~0.29 acres vacant land with ~75 ft road frontage on Parkwood Drive to the west, and a depth of ~210 ft</p> <p><i>(4 of 4)</i> <b>Parcel ID:</b> 140-080-000-050-00; <b>Legal Description:</b> 20 2W GRASS LAKE ESTATES LOT 50 <b>Comments:</b> ~0.29 acres vacant land with ~80 ft road frontage on Parkwood Drive to the west, and an average depth of ~195 ft</p> <p><b>Summer Tax Due:</b> \$70.69</p>	PARKWOOD DR GLADWIN;  PARKWOOD DR GLADWIN;  PARKWOOD DR GLADWIN;  PARKWOOD DR GLADWIN	\$4,902.57

## Gratiot

Lot #	Lot Information	Address	Min. Bid
2808	<b>Parcel ID:</b> 51-031-810-00; <b>Legal Description:</b> RIVERVIEW ADDITION, LOTS 19 & 20. <b>Comments:</b> Located in Alma, Michigan, on vibrant State Street, this small house has some cute little curb appeal! Step inside and embark on a unique journey, as the missing flooring reveals glimpses of the underlying charm. With its potential for two-ish bedrooms, this house presents an opportunity to create an extraordinary rental space that will leave tenants both entertained and inspired. Bring your tools and get ready for a rehab! <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$2,540.66	212 S STATE ST ALMA	\$13,188.82

# Ionia

Lot #	Lot Information	Address	Min. Bid
3100	<b>Parcel ID:</b> 051-010-000-020-02; <b>Legal Description:</b> COM 1867.72FT W OF E 1/4 COR OF SEC; TH W 125 FT, N 450 FT, E 125 FT, S 450 FT TO POB SEC 10-7-7 <b>Comments:</b> This mobile home has seen better days. Not much worth salvaging. The yard is a decent size and the garage may be worth saving. Animal damage and feces, holes in the roof, very very pungent mold, and mildew smells and trash galore! This one has it all! Lots of trash in the yard so get a dumpster. Road is paved and quiet, just a few houses around here all well kept. ~1.28 Acres. <b>Additional Disclosures:</b> 21; 63; 66; 5; 32; 17 (see key for full text) <b>Summer Tax Due:</b> \$417.57	2366 DILDINE RD IONIA	\$5,005.59

# Isabella

Lot #	Lot Information	Address	Min. Bid
7101	<p><b>Parcel ID:</b> 02-008-10-003-07; <b>Legal Description:</b> A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8 T.14 N.-R.3 W. CHIPPEWA TOWNSHIP ISABELLA COUNTY MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S.88°-11'-58E. ON AND ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION AS PREVIOUSLY SURVEYED AND MONUMENTED 528.01 FEET; THENCE N.01°-31'-45W. 82.50 FEET; THENCE N.28°-45'-30W. 56.94 FEET; THENCE N.88°-11'-58W. 151.28 FEET; THENCE N.01°-39'-33E. 116.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.01°-39'-33E. 252.49 FEET TO A POINT ON THE SOUTHERLY LINE OF AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE S.88°-12'-40E. ON AND ALONG SAID SOUTHERLY EASEMENT LINE 139.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 92.59 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.71°-50'-46E. 90.73 FEET TO SAID POINT OF TANGENCY; THENCE N.51°-54'-13E. ON AND ALONG SAID EASEMENT LINE 5.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 27.80 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.42°-19'-23E. 27.68 FEET TO SAID POINT OF TANGENCY; THENCE N.32°-42'-34E. ON AND ALONG SAID EASEMENT LINE 17.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 89.66 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.62°-13'-58E. 85.74 FEET TO SAID POINT OF TANGENCY; THENCE S.88°-14'-39E. ON AND ALONG SAID EASEMENT LINE 25.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 40.18 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING S.71°-03'-44E. 39.58 FEET TO SAID POINT OF TANGENCY; THENCE S.53°-52'-50E. ON AND ALONG SAID EASEMENT LINE 119.30 FEET; THENCE S.47°-50'-01W. 300.67 FEET; THENCE S.72°-58'-11W. 132.02 FEET; THENCE N88°-11'-58W. 203.66 FEET BACK TO THE POINT OF BEGINNING CONTAINING 2.93 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS RESTRICTIONS OR RIGHTS OF WAY OF RECORD AND ALSO BEING TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: (REFER TO INGRESS/EGRESS AND UTILITY EASEMENT IN THIS SURVEY DOCUMENT) PARCEL #2 2.93 A M/L. <b>Comments:</b> Half log home on ~1.72 acres with a pond. I'm gonna say it. This one is nice. LOTS of potential. Little bit of clean-up and some very minor repairs. Mostly newer updates throughout home however we've been told that the appliances that are pictured have now been removed. Detached three-car garage (attached by covered outdoor breezeway) and its own pond in the front yard. Built on a crawl, nice bathrooms, nice kitchen and "great" room area. One of the bedrooms needs flooring, but that's about it. Garage has a lot of garbage inside piled up.</p> <p><b>Summer Tax Due:</b> \$792.96</p>	7104 RIVER RUN DR MT PLEASANT MI	\$12,768.65
7103	<p><b>Parcel ID:</b> 02-070-00-003-00; <b>Legal Description:</b> FLORY ACRES LOT #3 <b>Comments:</b> This is an occupied home on Rosemary. Single-story, vinyl siding, attached garage. Looks like a small garage in the back yard. Better pics not available due to occupancy. Neighborhood is pretty decent and quiet. ~0.38 Acres. <b>Additional Disclosures:</b> 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$494.55</p>	2535 ROSEMARY LN MOUNT PLEASANT MI	\$10,719.04

9997101	<p><b>Parcel ID:</b> 02-008-10-003-07; <b>Legal Description:</b> A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8 T.14 N.-R.3 W. CHIPPEWA TOWNSHIP ISABELLA COUNTY MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S.88°-11'-58E. ON AND ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION AS PREVIOUSLY SURVEYED AND MONUMENTED 528.01 FEET; THENCE N.01°-31'-45W. 82.50 FEET; THENCE N.28°-45'-30W. 56.94 FEET; THENCE N.88°-11'-58W. 151.28 FEET; THENCE N.01°-39'-33E. 116.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.01°-39'-33E. 252.49 FEET TO A POINT ON THE SOUTHERLY LINE OF AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE S.88°-12'-40E. ON AND ALONG SAID SOUTHERLY EASEMENT LINE 139.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 92.59 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.71°-50'-46E. 90.73 FEET TO SAID POINT OF TANGENCY; THENCE N.51°-54'-13E. ON AND ALONG SAID EASEMENT LINE 5.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 27.80 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.42°-19'-23E. 27.68 FEET TO SAID POINT OF TANGENCY; THENCE N.32°-42'-34E. ON AND ALONG SAID EASEMENT LINE 17.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 89.66 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.62°-13'-58E. 85.74 FEET TO SAID POINT OF TANGENCY; THENCE S.88°-14'-39E. ON AND ALONG SAID EASEMENT LINE 25.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 40.18 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING S.71°-03'-44E. 39.58 FEET TO SAID POINT OF TANGENCY; THENCE S.53°-52'-50E. ON AND ALONG SAID EASEMENT LINE 119.30 FEET; THENCE S.47°-50'-01W. 300.67 FEET; THENCE S.72°-58'-11W. 132.02 FEET; THENCE N.88°-11'-58W. 203.66 FEET BACK TO THE POINT OF BEGINNING CONTAINING 2.93 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS RESTRICTIONS OR RIGHTS OF WAY OF RECORD AND ALSO BEING TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: (REFER TO INGRESS/EGRESS AND UTILITY EASEMENT IN THIS SURVEY DOCUMENT) PARCEL #2 2.93 A M/L. <b>Comments:</b> Half log home on ~1.72 acres with a pond. I'm gonna say it. This one is nice. LOTS of potential. Little bit of clean-up and some very minor repairs. Mostly newer updates throughout home however we've been told that the appliances that are pictured have now been removed. Detached three-car garage (attached by covered outdoor breezeway) and its own pond in the front yard. Built on a crawl, nice bathrooms, nice kitchen and "great" room area. One of the bedrooms needs flooring, but that's about it. Garage has a lot of garbage inside piled up.</p> <p><b>Summer Tax Due:</b> TBA</p>	7104 RIVER RUN DR MT PLEASANT MI	\$12,768.65
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# Jackson

Lot #	Lot Information	Address	Min. Bid
3411	<p><b>Parcel ID:</b> 000-08-17-393-004-00; <b>Legal Description:</b> LOT 89 NORTHWEST MOBILE HOMES EXTENSION NO. 2 <b>Comments:</b> This house sits on approximately 0.20 acres of land. Unfortunately the trailer and garage are in poor shape. The electrical and plumbing have been harvested. There is graffiti and vandalism in the home. Multiple sections of the exterior wall have been ripped off. The garage door is broken and has been boarded. Many of the windows have been boarded as well. The trailer is sitting on a mobile home pad. It looks like there was a DIY addition built to connect the trailer to the garage. Many of the walls have holes and some of the floors do as well. Could not find a breaker box or a water heater in the house. Furnace is still present but its condition is unknown. The garage is full of debris and the broken door is still there. There are two electrical break boxes in the garage. Gas meter and electric meter still connected. There were two vehicles in poor shape parked on the side of the garage. Many piles of garbage and debris have been dumped behind the building. There is a small metal shed behind the home as well. Paved driveway leads to the two car garage with additional parking on the North section. Flat roof on trailer with shingle on the garage. The shingles are showing their age peeling and cracking. This property will need work be prepared. In the Northwest School District. <b>Additional Disclosures:</b> 21; 17; 47; 46; 48 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$262.76</p>	4073 GARLAND DR JACKSON	\$6,591.48
3455	<p><b>Parcel ID:</b> 5-006300000; <b>Legal Description:</b> S 34 FT OF N 1/2 OF LOT 5 EX W 48 FT B3S R2E OF ORIGINAL PLAT OF VILLAGE OF JACKSONBURG <b>Comments:</b> This building sits on approximately 0.06 acres of land. The building is in fair shape. Repairs are needed but I believe it is manageable. Brick interior and exterior. Commercial window front on street side. There are four doors on the rear of the building and 3 doors on the front of the building. The drain pipes are broken on the second floor and it appears there is a hole in the roof near this location. There is evidence of leaking. The basement is wet, the wood floors on the main floor are in poor shape near the leak and the second story wood floors are showing damage as well. Flat roof. The main floor is sectioned in half by wood framing down the middle. These two areas have there own entry ways. Access to the second floor is only on the South side section. Some of the wood flooring looks like it can be salvaged. Sky lights on the second floor provide great lighting. Some of the windows have been broken and are now boarded up. Nine spots for electric meters on the back of the building. There is only one electric meter still present. Gas meter is located in the basement. The cement foundation has a few cracks in the basement. There is a section of brick with a significant crack spanning from the floor up to the ceiling on the South East corner (see photos). The South side of the building has had metal siding installed by the owners of the parking lot. This is a really cool building that deserves to be renovated. There are many possibilities for a building like this and the location is great too. If you are a commercial business owner looking for a building and don't mind getting you hands dirty this is a great opportunity. In the Jackson Public School District. Property is connected to LOT#3456 which includes the parking area behind the home. Consider purchasing both if you need all of the building and the parking. <b>Additional Disclosures:</b> 5; 34; 22; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,663.60</p>	304 S MARTIN LUTHER KING JR DR JACKSON	\$17,261.18
3460	<p><b>Parcel ID:</b> 5-073700000; <b>Legal Description:</b> LOT 5 BLK A MOORE'S ADD <b>Comments:</b> This house sits on approximately 0.20 acres of land. Unfortunately this house is in poor condition. The windows and doors have been boarded shut and there is debris piled up around them. The inside of the home looks to be in poor shape. Visible paint and ceiling collapse. Unsafe/Condemned notice posted on the front entrance. There is a Uninhabitable Dangerous building notice posted as well. Do your homework on this one before building. The building is set up as a duplex. Partial cement driveway runs along the side of the home and leads to a nice open grassy back yard. There is vegetation growing up around the home. Some of the trees are growing into the building. There are three gas meters and two electric meters. The shingled roof is old showing peeling and cracking. Block foundation looks solid. Vinyl siding is in decent shape. Enclosed front porch area. This property is going to need a great deal of work and the code violations fixed before it habitable and back in good living condition. Be prepared. In the Jackson Public School District. <b>Additional Disclosures:</b> 18; 5; 31; 46 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$661.71</p>	108 MOORE ST JACKSON	\$26,734.94

# Kalamazoo

Lot #	Lot Information	Address	Min. Bid
3732	<p><b>Parcel ID:</b> 06-26-100-003; <b>Legal Description:</b> BEG ON S LI OF REED ST 137.5 FT E OF E LI OF LOT 675 REV PLAT OF HAYS PARK S 130FT E 44FT N 130FT TO SD S LI W ON SD S LI 44 FT TO BEG <b>Comments:</b> This house sits on approximately 0.13 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. The house appears to be in overall decent shape. Shingled roof looks fairly new. Stone foundation looks solid. Mix of vinyl and metal siding is in good shape. The house looks like it is full of debris. Some of the windows are broken. There is a large pile of debris on the side of the home blocking the way to the back yard. Nice cement driveway runs along the side of the home and leads to a detached two car garage. There was a large build up of vegetation on the shingled garage roof. There is a truck parked in the back. Small grassy back yard with a couple trees. Electric meter and gas meter are still hooked up and appear active. The chimney on the roof looks short possibly missing a section. This house will need some repairs and most likely cleaning on the inside but overall doesn't look to bad. Could be a good fixer upper depending on the shape of the interior. In the Kalamazoo Public School District. <b>Additional Disclosures:</b> 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,787.36</p>	844 REED AVE KALAMAZOO	\$13,637.56

## Kalkaska

Lot #	Lot Information	Address	Min. Bid
7001	<b>Parcel ID:</b> 003-027-021-00; <b>Legal Description:</b> THAT PART OF W 1/2 OF SE 1/4 OF SE 1/4 SEC 27 T26N-R8W LY S OF COUNTY RD <b>Comments:</b> ~0.3 acres of vacant, unimproved land. ~383 ft road frontage on Woodman Rd to the north. The west end terminates near a driveway for the parcel to the south. This is long semi-triangular piece, with a maximum depth of ~110 ft at the east. Land coverage is wooded land and grades down sharply from the roadside. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$8.02	Vacant- Small Triangular Piece	\$900.00

## Kent

Lot #	Lot Information	Address	Min. Bid
3602	<b>Parcel ID:</b> 41-06-12-477-003; <b>Legal Description:</b> THAT PART OF N 460 FT OF E 330 FT OF S 1/2 SE 1/4 LYING SLY OF A LINE COM 745.91 FT N 00D 00M 18S W ALONG E SEC LINE FROM SE COR OF SEC TH N 55D 02M 42.5 S W 253.60 FT TH S 74D 56M 01S W 300.0 FT TO PT OF ENDING * SEC 12 T9N R11W 0.05 A. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> TBA	4778 14 MILE RD NE ROCKFORD	\$807.85
3605	<b>Parcel ID:</b> 41-09-02-426-009; <b>Legal Description:</b> N 2.5 FT OF S 530.5 FT OF THAT PART OF NE 1/4 SE 1/4 LYING E OF E LINE OF W 15 A. OF NE 1/4 SE 1/4 * SEC 2 T8N R12W 0.04 A. <b>Comments:</b> 2.5 x 825 strip of land between two rural residential parcels. Would be a good addon for adjacent properties. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$3.03	7835 ALPINE AVE NW SPARTA	\$729.17

## Lake

Lot #	Lot Information	Address	Min. Bid
3825	<p><b>Parcel ID:</b> 13-189-001-00; <b>Legal Description:</b> LOTS 1 TO 4 INC &amp; LOTS 46 TO 50 INC BLK 89 CHAIN O LAKES <b>Comments:</b> ~0.51 acres with ~100 ft of road frontage and a depth of ~220 ft. Good tree coverage providing plenty of shade. The two structures on the property are a roofed over mobile home with addition and garage. The garage looks to be in good shape in and out, with the exception of some soffit rot. No water stains visible on the decking from within. The mobile unit is in rougher shape, with some obvious problems with the roof. Some localized water leaks can be seen in the mobile home. The interior is in surprisingly good shape given the age and roof condition. <b>Additional Disclosures:</b> 5; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$119.95</p>	9618 S MARIGOLD AVE BALDWIN	\$1,527.00

# Leelanau

Lot #	Lot Information	Address	Min. Bid
4000	<p><b>Parcel ID:</b> 004-124-003-53; <b>Legal Description:</b> PARCEL C PRT NW 1/4 SEC 24 COM @ NW COR SD SEC TH N 88D 25' 50" E ALG N LN SD SEC 527.34 FT TO C/L PRIVATE RD EASEMENT TH S 17D 53' 40" E ALG SD C/L 328.24 FT TH S 08D 46' 10" E CONT ALG SD C/L 421.05 FT TH S 17D 54' 00" W CONT ALG SD C/L 61.84 FT TH S 17D 54' 00" W CONT ALG SD C/L 291.03 FT TH S 30D 57' 21" W CONT ALG SD C/L 183.17 FT TO POB TH S 30D 57' 21" W CONT ALG SD C/L 100 FT TH N 74D 42' 59" W 369.51 FT TH N 17D 01' 04" E 138.72 FT TH N 79D 24' 23" E 145.57 FT TH S 14D 30' 08" W 27 FT TH S 44D 49' 40" E 158.36 FT TH S 74D 42' 59" E 123.68 FT TO POB TOGETHER WITH &amp; SUBJECT TO EASEMENT SEC 24 T28N R12W 1.2 A M/L <b>Comments:</b> This is "parcel C" of a division of unplatted lands in the former TimberLee ski resort property about ten miles NW of Traverse City. The property is irregular in shape, but is roughly 3/4 acre, which should be large enough to support a home. Roads here are private, and we assume there are deed restrictions and association fees that you will want to investigate prior to bidding. There is new construction happening in this part of the development, which is still very sparsely populated. We would advise checking with local zoning folks on buildability. There IS a local private water system in this area, however we are unsure whether it extends to this area. You may wish to investigate that also ... <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$88.16</p>	S COTTONWOOD DR TRAVERSE CITY	\$1,145.38

## Luce

Lot #	Lot Information	Address	Min. Bid
4203	<b>Parcel ID:</b> 041-003-250-8700; <b>Legal Description:</b> SEC 25 T46N R10W BEG 432' S & 580' E OF SE COR OF BLK 2 OF THIRD ADD TO VILLAGE OF NEWBERRY, TH S 130', TH E 60', TH N 130' TH W 60' TO POB. <b>Comments:</b> This one is beyond any rational repair. The value here is in the land and utility improvements. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$421.44	530 E AVE A NEWBERRY	\$2,444.18
4206	<b>Parcel ID:</b> 041-206-130-1000; <b>Legal Description:</b> LOT 10 BLK 13 FIFTH ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> Older mobile home on a small lot in Newberry. Detached two car garage. The unit is generally solid, but cosmetically challenged. May be freeze damage to plumbing. Natural gas forced air heat. Three bedrooms, 1.5 baths. Garage is loaded with rummage sale grade castoff. Roof is merchantable. We think the tongue is still attached to the front. Wood frame addition to the east side is largest bedroom. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$565.25	310 W AVE C NEWBERRY	\$3,239.79
9994206	<b>Parcel ID:</b> 041-206-130-1000; <b>Legal Description:</b> LOT 10 BLK 13 FIFTH ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> Older mobile home on a small lot in Newberry. Detached two car garage. The unit is generally solid, but cosmetically challenged. May be freeze damage to plumbing. Natural gas forced air heat. Three bedrooms, 1.5 baths. Garage is loaded with rummage sale grade castoff. Roof is merchantable. We think the tongue is still attached to the front. Wood frame addition to the east side is largest bedroom. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> TBA	310 W AVE C NEWBERRY	\$3,239.79

## Marquette

Lot #	Lot Information	Address	Min. Bid
4411	<b>Parcel ID:</b> 52-11-159-012-30; <b>Legal Description:</b> SEC 9 T51N R27W W 387' OF E 987' OF NW 1/4 OF SW 1/4 LYING E'LY OF CO RD KK <b>Comments:</b> Great little summer cottage north of Big Bay. On an open crawlspace ... would be difficult to heat in the winter but does have a wood stove. Cozy, efficient, modern construction. 1.45 acre wooded lot in an area of similar camps. There is a 100A electric service here, and we see a septic line but did not find the well. 2BR/1BA. Cute little spot .... this will be a popular property! <b>Summer Tax Due:</b> \$822.14	Huron Mountain Club Rd / County Road KK	\$2,996.85
4422	<b>Parcel ID:</b> 52-18-412-016-00; <b>Legal Description:</b> SEC 12 T42N R26W 40 AC NW 1/4 OF SE 1/4. <b>Comments:</b> This is a square 40 (39.78 acres) that fronts on County Road 426 in Wells Township. There is a rather spartan camp type building in the center of the parcel, down a long, gated drive. There are two or three ponds. There is power service to the building. It is located on a paven County Road just west of Arnold. The land is low at the roadfront, and rises about twenty feet to the rear. A great camp property! We did notice recent tire tracks inside the gate, indicating that someone with the key to the lock has been there fairly recently. So there may still be some claim to possession. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$684.94	CO RD 426	\$4,106.96



## Mecosta

Lot #	Lot Information	Address	Min. Bid
4655	<b>Parcel ID:</b> 13 891 054 000; <b>Legal Description:</b> SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 13 LOT 8 AND S 10 FT LOT 5 <b>Comments:</b> ~0.21 acres with ~60 ft road frontage to the east and a depth of ~150 ft. Right near the center of Morley Village. Property also has access from an alley to the west. Structure has a ~1184 sq ft footprint. Extensive fire damage, almost entirely burnt down. There are also a couple of storage sheds, neither in good condition, one sans roof. <b>Additional Disclosures:</b> 36; 42; 11 (see key for full text) <b>Summer Tax Due:</b> \$439.26	163 N SCOTT ST MORLEY	\$2,563.25

## Monroe

Lot #	Lot Information	Address	Min. Bid
4912	<b>Parcel ID:</b> 12 215 053 00; <b>Legal Description:</b> MAP 18 SOUTH MONROE BLOCK D LOT 8 <b>Comments:</b> Behind its charming vinyl siding, this house presents a captivating exterior with a driveway adorned by roses. However, let's just say the inside holds a surprise that even the bravest mold spore enthusiasts would be impressed by. While pictures were not taken to preserve the mystique, it's safe to say that a gas mask might just be your best accessory for this moldy adventure. Basement appears to be full of water. After mass sporicide this place may have some decent potential as the neighboring houses are kept up generally well and neighborhood is nice. <b>Additional Disclosures:</b> 32; 33; 66 (see key for full text) <b>Summer Tax Due:</b> \$557.87	5925 OAKWOOD DR MONROE	\$10,615.51
4920	<b>Parcel ID:</b> 55 49 00061 000; <b>Legal Description:</b> GEORGE W BURKHARTS PLAT LOT 62 <b>Comments:</b> 2 story, 2 unit home on the corner of Almyra and E Third St. Downstairs unit is pretty trashed and has a lot to clean up. 2 bedrooms and 1 bathroom there. Outside up the back stairs to the upstairs unit. Be careful here, stairs need to be redone or repaired at least. 2 bedrooms and 1 bath up here as well. This unit is in better shape than below. No signs of any real structural or major roof issues. Did not go below or locate breakers. <b>Additional Disclosures:</b> 21; 18 (see key for full text) <b>Summer Tax Due:</b> \$452.07	230 ALMYRA AVE MONROE	\$6,763.44
4924	<b>Parcel ID:</b> 55 49 01031 000; <b>Legal Description:</b> STEWART PLAT W 18.75 FT OF E 27.25 FT OF LOT 53 & THAT PT OF VAC ALLEY BEING 8 FT N & S AND 18.75 FT E & W <b>Comments:</b> Small 2 story home on Front St. Hoyse sits close to the road and has a smaller yard for easy maintenance. Inside there are some issues. Roof leakage seen all throughout home. Shownig signs of mold heading to the basement. Smaller size will make gutting and remodel costs a little slimmer. Upstairs is pretty close quarters with coved ceilings in both bedrooms. Did not locate Electric breakers/fuses. Potential here but lots of work ahead! <b>Additional Disclosures:</b> 5; 21; 32 (see key for full text) <b>Summer Tax Due:</b> \$188.79	1026 E FRONT ST MONROE	\$2,300.67

## Montcalm

Lot #	Lot Information	Address	Min. Bid
5010	<b>Parcel ID:</b> 017-017-003-01; <b>Legal Description:</b> PARCEL A PART OF NE 1/4 OF NW 1/4 DES AS COM AT N 1/4 COR OF SEC 17; TH S 85 DEG W 1327.08 FT ALONG N SE LINE; S 03 DEG E 245.96 FT TO POB; TH N 85 DEG E 353.51 FT; S 03 DEG E 247.03 FT; S 85 DEG W 352.04 FT; N 03 DEG W 247 FT TO P OF BEG SEC 17 T12N R10W 2 AC M/L <b>Comments:</b> ~1.98 Acres. Small single story occupied home on Dagget Rd. Looks to be built on a slab. Vinyl siding, enclosed porch in the rear of home, no garage. Roof looks in decent shape from the road. Did not get inside pictures due to occupancy. Quiet area without too many houses nearby. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$243.11	9960 N DAGGET RD HOWARD CITY	\$3,850.00

# Muskegon

Lot #	Lot Information	Address	Min. Bid
5200	<b>Parcel ID:</b> 04-355-055-0016-00; <b>Legal Description:</b> BLUE LAKE TOWNSHIP FRUITVALLEY ADDITION TO FRUITVALE LOT 16 BLK 55 SEC 17 T12N R16W <b>Comments:</b> ~0.05 Acre Vacant lot with no known road access. Likely too small to build. <b>Additional Disclosures:</b> 7; 9 (see key for full text) <b>Summer Tax Due:</b> \$1.19	RUSSELL RD WHITEHALL	\$401.50
5262	<b>Parcel ID:</b> 26-185-237-0034-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK F LOT 34 & 35 <b>Comments:</b> Approximately 50 feet of storefront, back of the building needs work. Downtown Muskegon Heights business district. Two stories for apartments or live/work (consult with local zoning). Had been used as a gym. <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$520.86	68 E BROADWAY AVE MUSKEGON HEIGHTS	\$2,872.00
9995262	<b>Parcel ID:</b> 26-185-237-0034-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK F LOT 34 & 35 <b>Comments:</b> Approximately 50 feet of storefront, back of the building needs work. Downtown Muskegon Heights business district. Two stories for apartments or live/work (consult with local zoning). Had been used as a gym. <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> TBA	68 E BROADWAY AVE MUSKEGON HEIGHTS	\$2,872.00

# Oakland

Lot #	Lot Information	Address	Min. Bid
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; 32; 11; 21 (see key for full text) <b>Summer Tax Due:</b> \$3,192.18</p>	22031 HARDING AVE	\$29,110.00
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 <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> \$4,999.50</p>	27036 FAIRFAX ST	\$22,595.00
7256	<p><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> \$219.33</p>		\$1,231.00
7257	<p><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> \$1,137.50</p>	16400 N PARK DR	\$4,580.00

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) <b>Summer Tax Due:</b> \$345.24</p>		\$5,878.00
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> \$202.36</p>		\$2,558.00
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> 32; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,186.29</p>	21406 MAJESTIC AVE	\$14,158.00
9997245	<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 <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> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	27036 FAIRFAX ST	\$22,595.00

## Osceola

Lot #	Lot Information	Address	Min. Bid
5601	<b>Parcel ID:</b> 02 552 218 00; <b>Legal Description:</b> LOT 218 SWISS ALPINE #2 <b>Comments:</b> ~0.30 acres vacant land with ~75 ft road frontage on Lucerne Dr to the southeast and an average depth of ~175 ft. Land coverage is wooded and rolling. Round Lake is less than 1000 ft to the west. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.59	LUCERNE DR REED CITY	\$711.68
5606	<b>Parcel ID:</b> 03 384 585 00; <b>Legal Description:</b> LOT 585 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> ~0.50 acres vacant land with ~40 frontage on cul-de-sac to the northeast, flaring to ~235 ft wide at the southwest boundary. Median depth of ~165 ft. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$10.01	EVART	\$686.30
5610	<b>Parcel ID:</b> 04 211 010 00; <b>Legal Description:</b> LOT 10 BUCKHORN SUBD #1 <b>Comments:</b> ~0.33 acres with ~90 ft road frontage to the west and an average depth of ~180 ft. ~65 ft frontage on Little Long Lake to the east. Lot is unimproved and wooded, grading down to the lake towards the northeast. The undergrowth is thick, but getting through it leads to a usable shoreline that would be walkable if cleared. Really nice piece for a lakefront build, or even just a dock. <b>Summer Tax Due:</b> \$97.07	EVART	\$1,584.39

## Ottawa

Lot #	Lot Information	Address	Min. Bid
5901	<p><b>Parcel ID:</b> 70-03-08-382-001; <b>Legal Description:</b> LOT 113 SOUTH HOLIDAY HILLS NO 4</p> <p><b>Comments:</b> This parcel totals ~.60 acres, being 280 ft wide at the south boundary and roughly 120 ft deep. This parcel is bordered by a curved drive to the north, with a driveway and parking in the south portion of the property. It is unknown if this is a legal, recorded easement. It is likely that this clubhouse is associated with one of the numerous nearby apartment/condo complexes. Near the center of this parcel is a ~2200 sq ft, one story clubhouse which looks to be a modern build. A swimming pool sits to the east of the building, with a poured footprint of nearly 60' x 40'. The Grand River is under a mile to the south, with the Ferrysburg/Sprink Lake area two miles to the east. We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property. Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,706.68</p>	ALPINE CT SPRING LAKE	\$16,564.14
5908	<p><b>Parcel ID:</b> 70-10-34-300-777; <b>Legal Description:</b> THAT PART OF E 300.5 FT OF W 1/2 OF SW FRL 1/4 LYING S OF GRAND RIVER. SEC 34 T7N R13W</p> <p><b>Comments:</b> ~.40 acres of vacant, wooded, unimproved land with ~430 ft of frontage on the Grand River to the north. Parcel is triangular shaped, with a height of ~75 to the west, narrowing to a point at the east. Spirit Island is under 300 ft to the northeast. This parcel appears to have no legal access, with the nearest road being Begole St to the south. Landing a boat may be possible, however. Some or all of this land could be submerged at times. <b>Additional Disclosures:</b> 41; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$67.38</p>	BEGOLE ST	\$585.57



## Presque Isle

Lot #	Lot Information	Address	Min. Bid
7526	<p><b>Parcel ID:</b> 122-210-000-043-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 43</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$294 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 36 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.49</p>		\$759.39
7527	<p><b>Parcel ID:</b> 122-210-000-044-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 44</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$294 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 36 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.49</p>		\$759.39

# Saginaw

Lot #	Lot Information	Address	Min. Bid
7790	<b>Parcel ID:</b> 90-70-0-01-0000-100; <b>Legal Description:</b> NLY 1/2 OF LOT 3BLK.11GLASBY GALLAGHER AND LITTLES ADDITION <b>Comments:</b> ~0.1 acres with ~33 ft road frontage on S Park Ave to the west and a depth of ~133 ft. Structure is a two story house. <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,923.39	414 S PARK	\$3,868.10
7804	<b>Parcel ID:</b> 90-90-0-73-0000-000; <b>Legal Description:</b> NLY 2 FT OF ELY 1/2 OF LOT 2LOT 3BLK 3S.REMINGTON'S ADDITION ALSO W 1/2 OF ADJ PUBLIC ALLEY <b>Comments:</b> ~0.14 acres with ~50 ft road frontage on Cornelia St to the west and a depth of ~120 ft. Paved driveway at the south end. This does NOT include the lot at the corner with the two parked vehicles. Structure is a single story bungalow house. Front yard has a mature tree and manicured bushes. There's some tree coverage in the back, with some outdoor chairs and a grill where a garage likely used to sit. Overall, the grounds and house look well cared for. The house appears to be in great shape from the outside, with some minor cracking in the brick facade. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$375.60	1432 CORNELIA	\$3,193.80
7806	<b>Parcel ID:</b> 90-90-1-01-3000-000; <b>Legal Description:</b> LOT 9BLK.4WARDS ADDITION <b>Comments:</b> ~0.12 acres with ~50 ft road frontage on S Warren to the west and ~108 ft on Phelon Ave St to the north. Two story house with large porch and rear addition. <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$497.62	1402 S WARREN	\$5,208.71
7813	<b>Parcel ID:</b> 91-00-0-76-3000-000; <b>Legal Description:</b> LOT 167SOUTH PARK ADDITION <b>Comments:</b> ~0.11 acres with ~40 ft road frontage on Roberts St to the north and a depth of ~125 ft. Paved (mostly) driveway along the east boundary. Small front yard, rear yard partially fenced. Plenty of debris lining the house along the driveway and rear. Structure is a single story house with vinyl siding. Roof looks older but in decent shape. Front porch is a little rickety. Overall, this building looks solid. Interior shows numerous personal items left behind, no visible damage to the interior. There are plenty of flies on the glass in the windows. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$483.68	3220 ROBERTS	\$3,539.63
7814	<b>Parcel ID:</b> 91-00-0-77-6000-000; <b>Legal Description:</b> LOT 181SOUTH PARK ADDITION <b>Comments:</b> ~0.11 acres with ~40 ft road frontage on Roberts St to the north and a depth of ~125 ft. Small and clear lot. Grass in rear is tall, and there is a lot of overgrown brush immediately around the building. Gravel driveway leading to small pad in front of garage at the west side. Structures are a single story house and unattached garage. The garage door is off track, but looks solid otherwise. The small house is clad in aluminum siding and an older asphalt shingle roof. No glaring problems other than some window casing rot and peeling paint. The foundation at the southeast corner looks to have been disturbed. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$532.71	3104 ROBERTS	\$3,084.90
7815	<b>Parcel ID:</b> 91-00-0-94-0000-000; <b>Legal Description:</b> LOT 346SOUTH PARK ADDITION <b>Comments:</b> ~0.11 acres with ~40 ft road frontage on Harold St to the south and a depth of ~125 ft. Single story house and unattached garage. <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$434.47	3413 HAROLD	\$2,482.47
7816	<b>Parcel ID:</b> 91-00-0-96-2000-000; <b>Legal Description:</b> LOT 370SOUTH PARK ADDITION <b>Comments:</b> ~0.11 acres with ~40 ft road frontage on Harold St to the north and a depth of ~125 ft. Single story house. <b>Additional Disclosures:</b> 33; 81 (see key for full text) <b>Summer Tax Due:</b> \$364.41	3410 HAROLD	\$2,892.76
7824	<b>Parcel ID:</b> 91-10-0-07-1000-000; <b>Legal Description:</b> PART OF LOTS 2 & 3BLK.3 FARRANDS ADDITION DESCRIBED ASFOLLOWS.COMG.AT A POINT ON THE WLY.LINE OF LOT 310 FT.N.ELY. FROM THE S.W.CORNER OF LOT 3 THENCE S.WLY.ALONG THE WLY.LINE OF LOTS 3 & 2 TO THE S.W.CORNEROF LOT 2THENCE E.ALONG THE S. LINE OF LOT 2 TO THE S.E.CORNER OF SAID LOT 2THENCE N.ELY. ALONG THE ELY.LINE OF SAID LOT 2 TO A POINT 10 FT.S.WLY. FROM THE N.E.CORNER OF LOT 2 THENCE WLY.IN A DIRECT LINE TO THE PLACE OF BEG. <b>Comments:</b> ~0.15 acres with ~68 ft road frontage on Lincoln Ave to the west and a depth of ~115 ft. Parcel shape is roughly rectangular. Gravel driveway at the north end. Small front yard, overgrown near the house, with a large tree near the curb. Back yard is kind of a jungle, with the remnants of a garage or shed in the growth. Structure is a single story house. The house presents itself in fair condition. Wood exterior and trim could use a scrape and paint. A few shingles on the south face have been blown away. Block foundation looks good, and the window height suggests full height basement. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$331.69	1928 LINCOLN	\$3,441.15

7827	<b>Parcel ID:</b> 91-10-0-62-5000-000; <b>Legal Description:</b> LOT 28BLK.6SAGINAW IMPROVEMENT COMPANYS ADDITION A <b>Comments:</b> ~0.14 acres with ~50 ft road frontage on Lowell Ave to the west and a depth of ~120 ft. Property wrapped in chain link fence. Some landscaping features at the front. Grounds seem decently maintained. Structures are a single story house and unattached two car garage. The house looks to be in generally good condition. Exceptions to this are that the foundation for the rear porch addition looks to be cracking out, and the concrete steps are barely there. The driveway is wide, and the two car garage looks in good shape. This one looks like a winner. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$658.90	1922 LOWELL	\$4,086.06
7835	<b>Parcel ID:</b> 91-30-1-82-2000-000; <b>Legal Description:</b> LOT 17 EXC.W.20 FT. ALSO EXCEPT E.6 FT.OF S.40 FT.SMITH & PARSONS ADDITION <b>Comments:</b> ~0.1 acres with ~40 ft road frontage on Pleasant St to the north and a depth of ~115 ft. An additional ~33 ft on Clark St to the south, leading to the garage. Pleasant St offers street parking only. Yard is wrapped in chain link up to the garage. Lawn within is overgrown. Structures are a two story house and unattached one car garage. The garage is looking rough, but still fully upright. The house appears to be in generally good shape. The concrete stairs/stoop in front need attention, and the shingled roof looks extremely suspect. If it's been staying dry inside, this might be a good one. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$1,106.60	905 PLEASANT	\$3,155.80
7839	<b>Parcel ID:</b> 91-40-0-39-5000-000; <b>Legal Description:</b> LOT 3 INC NW 1/2 OF ADJ VACATED ALLEY BLK 222 CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET <b>Comments:</b> ~0.14 acres with ~48 ft road frontage on N Mason St to the north and a depth of ~120 ft. Single story house and unattached garage. <b>Additional Disclosures:</b> 81; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,189.50	1012 N MASON	\$8,806.36
7842	<b>Parcel ID:</b> 91-40-0-93-4000-000; <b>Legal Description:</b> LOT 13BLK.37PENoyer FARM <b>Comments:</b> ~0.17 acres with ~60 ft road frontage on Schaeffer St to the east and a depth of ~120 ft. Paved driveway at the south end, near neighboring fence line. Small, overgrown front yard with some bushes and brush near the house. Structures are a two story house and unattached two car garage. Garage looks to be a newer build in good shape. House looks to be in overall good condition. The southeast corner of the foundation looks to have been struck, but it is unclear if this structural or facade. Some shingles have blown off or lifted. Outside of that, the exterior could use a refresh, but looks solid. Two abandoned vehicles are in the driveway, with another in the back yard near a shed. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,279.96	1814 SCHAEFER	\$7,465.47
7843	<b>Parcel ID:</b> 91-50-0-02-5000-000; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021. LOT 1EXC.S.ELY. 50 FT.LOT 2 EXC.S.ELY. 50 FT.BLK.31.CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET <b>Comments:</b> ~0.14 acres with ~60 ft road frontage on Madison St to the southwest and ~100 ft on N Harrison St to the northwest. Paved driveway off N Harrison, at the north end of the property. Yard was well overgrown, with thicker brush surrounding the building. Several large trees at the curb and perimeter. Structures are a two story house and unattached two car garage. This is a big old house that has seen better days. Structure is occupied, at least by a barking pit bull. Meters are spinning and lights are on. Numerous second story windows are open. Some are broken. Others boarded. This looks like the kind of place that needs a lot of cosmetic work, but has solid bones. Exterior could use a scrape and paint. Old windows need glazing. Probably time for a new roof. Basement windows suggest a full height basement. <b>Additional Disclosures:</b> 33; 45; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,675.56	620 MADISON	\$8,327.17
7852	<b>Parcel ID:</b> 91-80-0-66-9000-000; <b>Legal Description:</b> LOT 3BLK.169ISAAC PARSONS ADDITION <b>Comments:</b> ~0.14 acres with ~50 ft road frontage on S Mason to the northeast and a depth of ~125 ft. Paved driveway at the south end of the property. Not a lot of front yard, with a pair of large trees by the sidewalk and curb. Yard is overgrown all over. The rear is littered with trash and debris. Much of the rear is wrapped in chain link fence. In the back is a small unit, with separate utilities. Doors have been kicked in, and the roof looks bad. What can be seen of the interior is packed full of personal belongings strewn all over the place. A cat is residing in a burrow underneath the foundation. The larger, primary structure has fared a little better. Older shingle roof looks mostly good, with some missing shingle near the peak. Rear door has been kicked in, and some windows have been broken. What can be seen of the interior is much the same, with all manner of personal property strewn about. <b>Additional Disclosures:</b> 18; 47; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$1,030.69	810 S MASON	\$3,395.22

7855	<b>Parcel ID:</b> 91-90-0-62-9000-000; <b>Legal Description:</b> LOT 3BLK.96H.L.MILLERS SECOND ADDITION <b>Comments:</b> ~0.17 acres with ~60 ft road frontage on Kind St to the northwest and a depth of ~120 ft. Paved driveway at the north end. Most of the property is fenced in and behind a gate. At the time of visit, there was a work van parked in front of the gate, with a covered motorcycle sitting on the sidewalk. There looks to be a couple more vehicles behind the gate. The exterior of this home looks excellent. <b>Additional Disclosures:</b> 6; 21; 45; 33 (see key for full text) <b>Summer Tax Due:</b> \$726.23	1516 KING	\$7,834.70
7862	<b>Parcel ID:</b> 91-90-1-81-1000-000; <b>Legal Description:</b> ELY53.2 FT.OF LOT 17ELY53.2 FT.OF LOT 18ELY53.2 FT.OF LOT 19BLK.44 SAGINAW IMPROVEMENT COMPANYS ADDITION K ALSO N 1/2 OF ADJ VACATED ALLEY. <b>Comments:</b> ~0.16 acres with ~50 ft of road frontage on W Michigan Ave to the north and a depth of ~120 ft. Gravel driveway at the east end, likely shared. Driveway ends at concrete pad, likely the former footprint of a garage. Small, clear front yard raised up from the roadside. A pile of brush sits near the curb. Concrete pad has a pile of brush and pallets. Structure is a single story house. The west half the roof is down to deckboards. It's likely the interior of this house has suffered significant damage from water infiltration. The cap of the chimney has fallen apart, dragging the lining with it. Foundation blocks on the west side could use some repointing. Siding and windows look to be in good condition. <b>Additional Disclosures:</b> 33; 5 (see key for full text) <b>Summer Tax Due:</b> \$1,058.14	1935 W MICHIGAN	\$8,070.52
7863	<b>Parcel ID:</b> 91-90-1-83-8000-000; <b>Legal Description:</b> LOT 5BLK.49SAGINAW IMPROVEMENT COMPANYS ADDITION K ALSO N 1/2 OF ADJ VACATED ALLEY. <b>Comments:</b> ~0.15 acres with ~50 ft road frontage on Stanley St to the north and a depth of ~125 ft. Paved driveway at east end. Decent size front yard with some bushes at the west boundary. Front of the house has some unkept landscaping. Minor debris in the SE corner of the back yard, along with shed and picnic table. Structure is a two story house, which presents in generally good condition. Aluminum siding and older shingled roof both look in good shape. The brick half wall for the rear porch addition is split in the middle. Lots of flies are crawling on the glass of the rear porch. The inside of the main part of the house looks to be down to studs, at least on the ground floor. Foundation is clad with vinyl. <b>Additional Disclosures:</b> 33; 50; 21 (see key for full text) <b>Summer Tax Due:</b> \$880.22	1823 STANLEY	\$6,680.17
7869	<b>Parcel ID:</b> 92-00-2-83-9000-000; <b>Legal Description:</b> LOTS 30 & 31WESTGATE <b>Comments:</b> ~0.22 acres with ~80 ft road frontage on Mackinaw St to the east and a depth of ~120 ft. Paved driveway at south end. Numerous cars in driveway, and another parked behind the garage out back. Grounds have been well kept. House appears in generally good condition with the exception of numerous windows with glass broken out. The older three tab shingled roof has a couple of damaged spots. Single car garage looks solid, but the roof is probably done. <b>Additional Disclosures:</b> 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,777.44	3437 MACKINAW	\$9,813.83

## Saint Clair

Lot #	Lot Information	Address	Min. Bid
6106	<b>Parcel ID:</b> 06-130-0025-000; <b>Legal Description:</b> LOT 14 BLK 2 ASSESSOR'S PLAT OF KREUTZMAN LAND <b>Comments:</b> This vacant is approximately 0.13 acres of land. Open grassy lot with a pine tree on the South East corner. On the corner of 12th St and Minnie St. There is additional road access from a dirt two track alley to the North. Level ground Residential land use code 402. In the Port Huron Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$709.74	1201 MINNIE ST PORT HURON	\$2,300.00
6117	<b>Parcel ID:</b> 06-743-1490-000; <b>Legal Description:</b> N 40 FT OF S 80 FT LOTS 6 & 7 BLK 164 WHITE PLAT <b>Comments:</b> This house sits on approximately 0.09 acres of land. Unfortunately this house is in poor condition. All of the windows and doors have been boarded up. The roof is failing with visible holes from the exterior. The inside of the home is trashed. The ceiling has collapsed in multiple areas and the inside is wet and growing mold from the damaged roof. There were multiple raccoons inside the home during last visit. Did not enter the entire house due to animals and the state of the house. The North side of the house looks like it is bowing. There are visible cracks along the length of the house. Cement two track driveway runs along the side of the house and leads to a cement slab that most likely had a garage on it at one time. Can not determine foundation due to the stucco covering it but the front porch is block and there is cracking and crumbling. The South side of the house has multiple trees growing right up against the house. Most likely causing foundation issues. If not now then later if they are not removed. Gas and electric meters have been removed. There was an uninhabitable building notice posted to the front of the home. This house will need a great deal of work before its back in good living condition. Please be prepared. Residential land use code 401. In the Port Huron Area School District <b>Additional Disclosures:</b> 5; 31; 63; 34; 66; 46; 32 (see key for full text) <b>Summer Tax Due:</b> \$900.39	1314 13TH ST PORT HURON	\$10,100.00
6129	<b>Parcel ID:</b> 20-293-0008-000; <b>Legal Description:</b> N 34' OF LOT 15 & ALL OF LOT 16 FORMAN WOODS SUBD <b>Comments:</b> This vacant is approximately 0.45 acres of land. Double sided billboard on busy road! This billboard location gets many eyes on it. The billboard has an led changing screen on the South facing side and a normal billboard on the North facing side. Looks very solid and modern. Was active and showing advertisements on last visit. Electric is active. There were some wet land indicators near the road but the lot seemed dry other then that area. Ground slopes down from the road but levels out. Great spot for a billboard. Could be a nice spot for a new commercial building. Commercial land use code 202. In the Port Huron Area School District. <b>Additional Disclosures:</b> 41; 78 (see key for full text) <b>Summer Tax Due:</b> \$1,401.40	24TH AVE FORT GRATIOT	\$8,000.00

## Saint Joseph

Lot #	Lot Information	Address	Min. Bid
6205	<p><b>Parcel ID:</b> 011 004 013 02; <b>Legal Description:</b> COM ON W LN SEC 4 T8S R12W 341.96 FT S OF W 1/4 COR TH S 170.98 FT TH N 89D 42M E 254.76 FT TH N 170.98 FT TH S 89D 42M W 254.76 FT TO POB. <b>Comments:</b> This house sit on approximately 0.99 acres of land. The trailer is in fair to poor shape. There is a cement sidewalk and porch area along the trailer, possible mobile house pad. Metal skirt along the trailer did not allow me to see underneath. Water heater in wall, furnace still hooked up. Washer and dryer still present. There are some belongings but the house is mostly empty. Strong smell and garbage on back porch. Block pump house in the back yard. Pump and pressure tank hooked up. Small shed has a few things it but mostly garbage. Nice open grassy lot with a few large trees. There is a porch room built off the front of the home but has been plastic sealed off. 200 amp breaker. The flashing near the roof is falling apart on the trailer. Gravel driveway wraps around the house and leads to a car port. This house will need some work but its sitting on a nice lot. <b>Additional Disclosures:</b> 17; 21; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$198.74</p>	68579 VISTULA RD WHITE PIGEON	\$1,716.01

## Shiawassee

Lot #	Lot Information	Address	Min. Bid
6513	<b>Parcel ID:</b> 026-12-900-002; <b>Legal Description:</b> CARY'S ADDITION-CITY OF CORUNNA PT OF RESERVE LOT 1: COM AT SE COR OF BLK 11, TH S00*10'E 88 FT TO P.O.B., TH W PAR WH S LN OF BLK 11 132 FT, S45* W 68.15 FT TO SHIA RIVER, TH S49*05'E ALG N BNK OF RIVER 73.5 FT TO S LN OF SD RESERVE, TH N74*45'E ALG SD S LN 129 FT TO W LN OF CARY ST, TH N00*10'W 62.4 FT TO P.O.B. ALSO S 38 FT OF PT OF RESERVE LOT 1 BEG AT SE COR OF BLK 11, TH S00*E 88 FT, TH W 129 FT PARL WITH S LN OF BLK 11, NWLY 88 FT TO S LN OF BLK 11, TH E 132 FT TO BEG. <b>Comments:</b> Currently occupied, this 2 story home sits on the Shiawassee River. Better pictures were not available due to occupancy. Looks like aluminum siding and kept up pretty decent. Appears to have roughly 5 ft river frontage and home looks to be on the larger size and cannot tell foundation type because of overhang and front porch. Home appears to be handicap accessible as well. <b>Additional Disclosures:</b> 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$2,050.13	551 CARY ST CORUNNA	\$12,874.68
9996513	<b>Parcel ID:</b> 026-12-900-002; <b>Legal Description:</b> CARY'S ADDITION-CITY OF CORUNNA PT OF RESERVE LOT 1: COM AT SE COR OF BLK 11, TH S00*10'E 88 FT TO P.O.B., TH W PAR WH S LN OF BLK 11 132 FT, S45* W 68.15 FT TO SHIA RIVER, TH S49*05'E ALG N BNK OF RIVER 73.5 FT TO S LN OF SD RESERVE, TH N74*45'E ALG SD S LN 129 FT TO W LN OF CARY ST, TH N00*10'W 62.4 FT TO P.O.B. ALSO S 38 FT OF PT OF RESERVE LOT 1 BEG AT SE COR OF BLK 11, TH S00*E 88 FT, TH W 129 FT PARL WITH S LN OF BLK 11, NWLY 88 FT TO S LN OF BLK 11, TH E 132 FT TO BEG. <b>Comments:</b> Currently occupied, this 2 story home sits on the Shiawassee River. Better pictures were not available due to occupancy. Looks like aluminum siding and kept up pretty decent. Appears to have roughly 5 ft river frontage and home looks to be on the larger size and cannot tell foundation type because of overhang and front porch. Home appears to be handicap accessible as well. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	551 CARY ST CORUNNA	\$12,874.68

# Tuscola

Lot #	Lot Information	Address	Min. Bid
6602	<b>Parcel ID:</b> 003-021-200-1700-00; <b>Legal Description:</b> SEC 21 T10N R7E COM 33 FT S & 247.5 FT W OF N 1/4 COR OF SEC 21 TH S 330 FT, W 80 FT, N 330 FT E 80 FT TO POB. .61 A . <b>Comments:</b> The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The former residents were upset and aggressive. Unable to perform a walk through of the property. It appears to be in poor condition. Lots of debris throughout the property. Overgrown vegetation in the back. Multiple people were on the property at the time of last visit. I do not recommend visiting this property in person. Sits on approximately 0.61 acres. Residential land use code 401. Located in the Millington Community School District. <b>Additional Disclosures:</b> 21; 67; 45; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$256.89	8769 BARNES RD MILLINGTON	\$3,637.24
9996602	<b>Parcel ID:</b> 003-021-200-1700-00; <b>Legal Description:</b> SEC 21 T10N R7E COM 33 FT S & 247.5 FT W OF N 1/4 COR OF SEC 21 TH S 330 FT, W 80 FT, N 330 FT E 80 FT TO POB. .61 A . <b>Comments:</b> The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The former residents were upset and aggressive. Unable to perform a walk through of the property. It appears to be in poor condition. Lots of debris throughout the property. Overgrown vegetation in the back. Multiple people were on the property at the time of last visit. I do not recommend visiting this property in person. Sits on approximately 0.61 acres. Residential land use code 401. Located in the Millington Community School District. <b>Additional Disclosures:</b> 6; 45; 67; 21; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	8769 BARNES RD MILLINGTON	\$3,637.24



## Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

**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**.

**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 doorjams, 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.

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

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

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

**67:** We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

**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.***

**78:** This parcel appears to contain one or more billboards, though this is not guaranteed. In some instances billboards are located on **permanent easements**. Billboards located on permanent easements cannot be removed unless authorized by the billboard owner and generate no income for the property owner. In other instances, billboards may be placed under **land lease agreements** which often generate income and can be terminated depending on the wording of the contract. If you are interested in purchasing this property, you should contact the billboard operator prior to bidding to determine the status of the units located on this parcel.

**81:** We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.