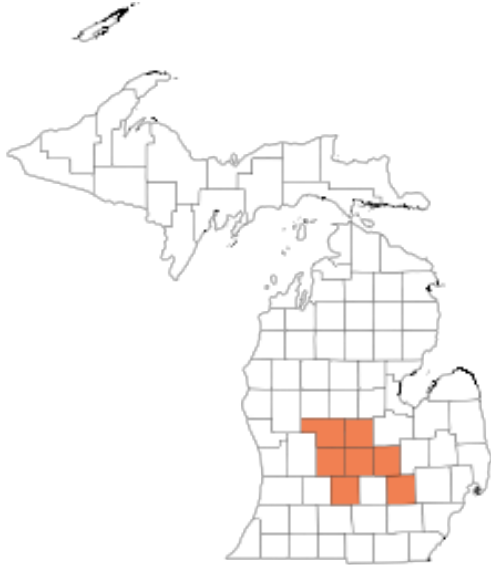


# Public Land Auction

Central Lower Peninsula

*August 2nd, 2024*

Clinton, Eaton (Dnr), Gratiot, Ionia, Livingston, Livingston (Dnr),  
Montcalm, and Shiawassee 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**

**-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).*

# 2024 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>Clare, Isabella, Mecosta, Osceola 8/1/2024</b>	<b>Central Lower Peninsula</b> (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) <b>8/2/2024</b>	<b>Eastern Upper Peninsula</b> (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) <b>8/6/2024</b>
<b>Western Upper Peninsula</b> (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) <b>8/7/2024</b>	<b>North Central Lower Peninsula</b> (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) <b>8/8/2024</b>	<b>Antrim*, Charlevoix*, Emmet</b> <b>8/9/2024</b>
<b>Northeastern Lower Peninsula</b> (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) <b>8/13/2024</b>	<b>Northwestern Lower Peninsula</b> (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) <b>8/14/2024</b>	<b>Kent, Oceana, Ottawa, Muskegon</b> <b>8/15/2024</b>
<b>Oakland</b> <b>8/16/2024</b>	<b>City of Highland Park</b> <b>8/19/2024</b>	<b>Branch, Hillsdale, Jackson</b> <b>8/20/2024</b>
<b>Monroe</b> <b>8/20/2024</b>	<b>Arenac*, Bay, Gladwin*, Midland*(DNR ONLY)</b> <b>8/21/2024</b>	<b>The Thumb Area</b> (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) <b>8/22/2024</b>
<b>Barry, Calhoun, Kalamazoo, Saint Joseph</b> <b>8/23/2024</b>	<b>Allegan, Berrien*, Cass, Van Buren</b> <b>9/3/2024</b>	<b>Saginaw</b> <b>9/4/2024</b>
<b>Genesee</b> <b>9/5/2024</b>	<b>Minimum Bid Re-Offer Auction</b> <b>9/26/2024</b>	<b>No Reserve Auction</b> <b>11/1/2024</b>

## **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.**

- Clinton
- Gratiot
- Ionia
- Livingston
- Montcalm
- Shiawassee

# 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 recommend 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.**

## **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:**

- Eaton DNR
- Livingston DNR

# Michigan DNR Land Sales 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

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

### 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 DNR 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 DNR. Some structures may be occupied and occupants should not be disturbed.

### C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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:

DNR 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:**

DNR may, at its discretion, conduct an auction 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 DNR.

**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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 DNR 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 DNR.

**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 DNR reserves the right to reject any or all bids.

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

The DNR 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%.***

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 DNR 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 DNR 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 DNR **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 DNR 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 DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

### F. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, 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 DNR exercises its 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 DNR.

## 9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

## 11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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 DNR 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. 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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# Clinton

Lot #	Lot Information	Address	Min. Bid
1700	<p><b>Parcel ID:</b> 150-007-400-001-00; <b>Legal Description:</b> BEG AT THE E 1/4 COR OF SEC 7 T5N R3W, TH S 132 FT, W 336 FT, N 132 FT, E 336 FT TO BEG. <b>Comments:</b> Property is currently occupied. Two story farmhouse with vinyl siding. Due to property being occupied pictures were limited to the road. House sits on one acre and heavy foliage in the front prevents much of a view. Please refer to linked assessor card for additional information on the structure. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$669.24</p>	12470 WACOUSTA RD EAGLE	\$10,267.59
1701	<p><b>Parcel ID:</b> 300-000-025-013-00; <b>Legal Description:</b> T7N R2W, CITY OF ST JOHNS, ORIGINAL PLAT BLK 25, S 80 FT OF LOTS 9 AND 10. <b>Comments:</b> Large two story brick historical style home. Occupied currently. Possibly multiple units cannot tell for sure. Looks to be multiple air conditioners and gas meters. Due to property being occupied inspection was limited to pictures from the street. Roof is in pretty rough shape and probably needs repair. <b>Additional Disclosures:</b> 21; 5; 6; 18 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,600.16</p>	111 S OAKLAND ST ST JOHNS	\$17,503.52
1702	<p><b>Parcel ID:</b> 300-520-001-003-00; <b>Legal Description:</b> WOLCOTT S ADD. BLK 1, LOT 3. CITY OF ST JOHNS T7N R2W <b>Comments:</b> Home is two stories with Aluminum siding. Bones seem to be in semi decent shape but floors seemed pretty weak. Basement opened to the elements and lots of water so inspection was limited. Items strewn about the entire house. Probably some potential but it's going to need quite a bit of work. Located in a nice neighborhood, close to a playground and houses in vicinity appear to be well kept. Due to conditions, inspection was limited. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,376.75</p>	304 W GIBBS ST ST JOHNS	\$9,021.47

## Eaton DNR

Lot #	Lot Information	Address	Min. Bid
10024	<p><b>Parcel ID:</b> 110-031-200-010-95; <b>Legal Description:</b> All that part of E 1/2 of the W 1/2 of th NE 1/4 which lies SEerly of a described as: beginning at a point on the West line of said Section 31 which is South 00 deg. 02' 44 East a distance of 383.50 feet from the W 1/4 corner of said Section 31: thence North 47 deg. 14' 16 East a distance of 2967.12 feet to the point of curvature of a 5729.65 foot radius curve to the left (chord bearing North 23 deg. 34' 01 East); thence NEerly along the arc of said curve 4734.16 feet to a point of ending. Subject to:1) No junk yard, automobile salvage or automobile graveyard, garbage dump, or sanitary fill shall be maintained on any part of the described premises within 1,000 feet from an interstate or primary highway, except as provided in Act 219, P.A. of 1966, as amended. 2) The right to maintain public utility facilities existing on, under, or over the land herein describes is hereby reserved unto the owners of said facilities together with the right to go upon said lands for the purpose of maintaining said utility facilities. 3) That all water run-off and drainage from the abutting highway right of way shall be allowed a free and uninterrupted flow over the above described parcel of land, and grantee shall not change the physical condition of the above described parcel of land so as to impede the free flow of water runoff and drainage from the abutting highway right of way. 4) There shall be no right of direct ingress or egress from highway (I-69) to and from and between the lands herein described. <b>Comments:</b> The subject property is a forested vacant 39-acre parcel that is surrounded by 2 private landowners. The parcel has legal road access on the south side of E Broadway Highway, west of the Sherman Road intersection, about 4 miles south of Charlotte, MI. The NW part of the property is adjacent to the I-69 ROW. The property is mostly composed of poorly drained loam soils. There are a few upland areas of moderately well drained loamy to clay loam soils in the center of the property. The property is zoned within the Limited Agricultural district, which requires a minimum of 0.84-acres and 110 ft. of width to meet local zoning to build requirements. The property is large enough and wide enough (660 ft. wide) to build a structure. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. There are several deed restrictions that will be included on the sale deed, including restrictions to dumping, public utilities, and water drainage. Interested buyers should read the legal description for these restrictions. Aprox. 39 Acres <b>Additional Disclosures:</b> 30; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$94,000.00

# Gratiot

Lot #	Lot Information	Address	Min. Bid
2400	<b>Parcel ID:</b> 03-006-003-10; <b>Legal Description:</b> COM 472.26 FT S OF NW COR OF SEC, TH S 330 FT, E 211 FT, N 330 FT, W 211 FT TO POB, SEC 6-9-1. 1.60 A M/L. ELBA TWP., GRATIOT COUNTY <b>Comments:</b> Currently occupied. Home is 2 stories, wood siding (looks rough), a pole barn and a couple sheds. Inspection was limited due to occupancy. Roof looks like it needs redone. Windows have been updated but not sure how recently. Lots of "stuff" in the yard. (Pictures were limited due to people in the driveway). Pole barn in the back looks about 25 x 25 and is in good shape. Quiet country setting and it's surrounded by farmland and nicely secluded. Sits on ~1.6 Acre lot. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$317.73	6193 S WISNER RD	\$5,972.68
2401	<b>Parcel ID:</b> 05-028-007-10; <b>Legal Description:</b> WD L 543 P 221 COM 841.57 FT W OF E 1/4 COR OF SEC, TH S 181.50 FT, W 155 FT, N 181.50 FT, E 155 FT TO POB, SEC 28-9-3. 0.65 A M/L. FULTON TWP., GRATIOT COUNTY. <b>Comments:</b> Property is approximately .65 acres and it looks like there used to be a house here. All that's left is a concrete slab and some rough terrain around where the house used to be. Mostly flat lot with a few trees and an old animal barn with some fencing in the back. Didn't locate any utilities or well heads. Very quiet country dirt road with no houses in the visible vicinity. Could be a nice little getaway spot good for a campfire <b>Summer Tax Due:</b> \$54.33	3171 W GRENDLUND RD PERRINTON	\$1,980.51
2403	<b>Parcel ID:</b> 07-003-009-00; <b>Legal Description:</b> COM AT SE COR OF N 1/8 OF SE 1/4, TH W 165 FT, S 247.5 FT, E 165 FT, N 247.5 FT TO POB SEC 3 T11N R1W .94A <b>Comments:</b> This one is going to need a lot of work if it's worth fixing. Ceilings caving in and there was lots of trash that the County recently removed. The garage is also full of trash. Roof definitely a goner. Lots of water damage and floors are weak. All that aside nice country road and surrounded by a farm field. Very peaceful atmosphere and could be a nice piece of property again. ~0.94 Acres. <b>Additional Disclosures:</b> 5; 21; 66; 63 (see key for full text) <b>Summer Tax Due:</b> \$223.10	5455 N WOODBRIDGE RD WHEELER	\$9,849.28
2404	<b>Parcel ID:</b> 09-004-007-00; <b>Legal Description:</b> 16 RDS E & W BY 12 RDS N & S IN NW COR OF W 1/2 OF NE 1/4 SEC 4-10-4. 1 A. NEW HAVEN TWP., GRATIOT COUNTY. <b>Comments:</b> Currently occupied. This is a two story home with aluminum siding. Inspection was limited to pictures from outside due to occupancy. House is a 2 bedroom/1 bath per information found on the assessor card linked below. House also has a shed, barn behind and a gazebo off to the side. ~1 acre. Home looks in relatively decent shape but could probably use a roof. Quiet country area and Ithica Schools. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$275.66	9513 W WASHINGTON RD	\$6,081.35
2405	<b>Parcel ID:</b> 12-070-010-00; <b>Legal Description:</b> VILLAGE OF FOREST HILL LOT 6 EX 4 FT OFF W SIDE BLOCK F. <b>Comments:</b> This home could be decent with some repairs. Looks to be three bedroom one bathroom. Lots of animal excrement and nesting. The basement definitely has some water issues. Like lots of sediment buildup. Ceilings are caving but roof doesn't seem to have any holes. Floors seemed solid and it may be salvageable. It's going to need a lot of work and a good chunk of change but this could be a decent investment for somebody. Outside of town on a quiet paved road. ~0.18 Acres. <b>Additional Disclosures:</b> 34; 63 (see key for full text) <b>Summer Tax Due:</b> \$281.40	3926 W JEFFERSON RD ALMA	\$9,191.60
2406	<b>Parcel ID:</b> 13-031-014-00; <b>Legal Description:</b> WD L 500 P 1411 COM AT A PT 24 RDS W OF NE COR OF NW 1/4 OF NW 1/4, TH W 8 RDS, S 20 RDS, E 8 RD, N 20 RDS TO BEG, SEC 31-12-4. 1 A. SEVILLE TWP., GRATIOT COUNTY. <b>Comments:</b> ~0.89 acre lot that sits roughly 150 ft off Fred Meijer Hartland Trail. Lot is approximately 155 ft x 330 ft. and is surrounded on all sides by private land. This would be a good purchase for an adjacent landowner. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$61.76		\$1,813.60
2407	<b>Parcel ID:</b> 13-031-015-00; <b>Legal Description:</b> WD L 513 P 1166 COM AT NE COR OF NW 1/4 OF NW 1/4, TH W 8 RDS, TH S 40 RDS, E 8 RDS, N 40 RDS TO BEG. SEC. 31-12-4. 2 A. SEVILLE TWP., GRATIOT COUNTY. <b>Comments:</b> 2 ac. lot that sits on Fred Meijer Hartland Trail. Lot is approximately 130 ft x 660 ft. and is surrounded on all sides by private land. Accessible by foot on Fred Meijer Hartland Trail (Owned by "Friends of the Fred Meijer"). Big enough to build but would have to look into easement options. This would be a good purchase for an adjacent landowner. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$32.12		\$833.18

2408	<b>Parcel ID:</b> 13-353-002-00; <b>Legal Description:</b> SUPERVISORS PLAT OF THE VILLAGE OF ELWELL, LOTS 2 & 3, BLK 3. SEVILLE TWP., GRATIOT COUNTY. <b>Comments:</b> 3 bedroom/1 bath home on Hillsinger. Lot measures roughly 175 feet deep by 75 foot wide. Quiet rural Michigan community. House has been cleared out of personal property. Roof is failing in multiple areas and the ceiling has collapsed in a section of the house. This one is going to take some work. ~0.21 acres. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$116.30	6596 HILLSINGER ST ELWELL	\$5,879.62
2409	<b>Parcel ID:</b> 51-032-772-00; <b>Legal Description:</b> SOUTHVIEW ADD LOT 11 BLOCK 1, LOT 12 BLOCK 1 <b>Comments:</b> Property is ~0.26 acres and triangular in shape. Western property line runs along train tracks. Southern property line is 120 feet and the northern property line is 25 feet. Property spans 120 feet on River Ave. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$455.42	S RIVER AVE ALMA	\$2,716.07
2410	<b>Parcel ID:</b> 51-283-505-01; <b>Legal Description:</b> PART OF THE SOUTH 1/2 OF SECTION 28, TOWN 12 NORTH, RANGE 3 WEST, CITY OF ALMA, GRATIOT COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH 00 DEGREE 03 MINUTES 00 SECOND WEST ALONG THE EAST LINE OF SAID SECTION 28, 620 FEET AND SOUTH 89 DEGREES 58 MINUTES 00 SECOND WEST, 350 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION TO POINT OF BEGINNING, THENCE SOUTH 220 FEET, WEST 653 FEET NORTH 220 FEET TO SOUTH BOUNDARY OF HEATHER LANE EXTENDED, THENCE EAST 653 FEET TO POINT OF BEGINNING. <b>Comments:</b> Looks like they were beginning to build a gas station or something. Some footings are poured and some steel erected. Property has power but only 20 amp service Breakers. Not sure if there's anything underground but there's some signs of some type of excavated area. Could be for drainage. Property has 650 foot of frontage on Heather Lane directly across the street from tractor supply and other commercial businesses. Could be a great investment property or possible project for somebody looking into commercial real estate. <b>Additional Disclosures:</b> 23; 50 (see key for full text) <b>Summer Tax Due:</b> \$17,308.39	595 HEATHER LN ALMA	\$65,647.97
2411	<b>Parcel ID:</b> 51-354-304-00; <b>Legal Description:</b> KENSINGTON HEIGHTS SUBDIVISION, SEC 35-12-3, LOT 58. <b>Comments:</b> Property is a single story home on Pennsylvania. Home is currently occupied (and they are in the driveway). Vinyl siding and the roof looks in decent shape. Looks like a block foundation (don't quote me) and I don't see any windows so probably a crawl. Deck on the back has a newer metal roof. No house behind and home sits on the corner of the street so only 1 neighbor. Quiet neighborhood and houses are kept up nicely. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,504.70	726 PENNSYLVANIA ALMA	\$5,488.73
2412	<b>Parcel ID:</b> 16-400-420-00; <b>Legal Description:</b> M OF LC L 906 P 437; VILLAGE OF WHEELER H C BRECKENRIDGE'S ADDITION S 12 FT OF LOT 15 & LOT 20 BLK 4. WHEELER TOWNSHIP GRATIOT COUNTY <b>Comments:</b> ~0.21 acre lot on the corner of Lincoln St and Alley St. This vacant lot measures roughly 75' x 130'. Just a flat vacant lot in town here. I did locate a well head on the parcel as well. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> TBA	8547 E LINCOLN STREET WHEELER	\$5,328.88
2413	<b>Parcel ID:</b> 51-342-769-00; <b>Legal Description:</b> FAIRVIEW SUBDIVISION LOT 9 BLOCK 4 SEC 34-12-3 <b>Comments:</b> ~0.12 acre small lot that sits off River Ave. Part of subdivision that was never developed. It is accessible by foot from Fairview and Chatterson intersection if you head north on what would have been Fairview continued. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> TBA	FAIRVIEW ALMA	\$100.00

# Ionia

Lot #	Lot Information	Address	Min. Bid
2800	<b>Parcel ID:</b> 020-012-000-120-00; <b>Legal Description:</b> COM AT NW COR OF SW 1/4 TH E 208.5FT, TH S 208.5FT, TH W 208.5FT, TH N 208.5FT TO POB. SEC 12-6-8 BOSTON TWP, IONIA COUNTY, MICHIGAN <b>Comments:</b> Property is a two story home with a garage in the basement. Unique design and Looks like good potential from the outside. Property is occupied currently and looks to have possible hoarder conditions. Lots of trash and other things strewn throughout the yard. Roof looks to have some issues from what I can see. Overall quite a bit of work on the outside But definitely doable. Very low pitch so when the roofing materials come in it shouldn't be too tough a job. Nice quiet country road with nice houses in the general vicinity. <b>Additional Disclosures:</b> 5; 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$852.07	4550 MORRISON LAKE RD SARANAC	\$9,012.73
2801	<b>Parcel ID:</b> 051-011-000-045-21; <b>Legal Description:</b> COM AT TH NW COR OF SEC; TH S 103 FT, N 80 DEG 38 MIN 46 SEC E 282.69 FT, N 4 DEG 24 MIN 21 SEC E 59.72 FT, S 89 DEG 29 MIN 51 SEC W 283.53 FT TO POB, SEC 11-7-7, 1998 011-000-045-00 ALSO PART OF THE NW 1/4 OF SECTION 11, T7N R7W, BEG 103 FT S OF TH NW CORN OF SD SEC TH N 80 DEG 38 MIN 46 SEC E 283.53 FT, TH W 256 FT, N 196.39 FT TO POB. 11-7-7 2001 011-045-11 SPLIT ON 07/27/2016 WITH 051-011-000-045-35 INTO 051-011-000-045-21; <b>Comments:</b> Property is just under two acres. Two mobile homes and a shed on property. The gray mobile home is encroaching onto Hayner Rd Property that does not belong to this owner. This will probably need to be dealt with. Neither mobile home is worth saving so that shouldn't be an issue. One is empty and is serving its purpose as a birdhouse and the other is full and serving its purpose as a dumpster. The shed could probably be used. Quiet dirt road and nice scenery. <b>Additional Disclosures:</b> 39; 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$208.91	1988 STANBRO RD IONIA	\$2,453.93
2802	<b>Parcel ID:</b> 051-019-000-005-00; <b>Legal Description:</b> NE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 19, EXC COM AT NE COR THEREOF, TH W 208 FT 8 IN, S 208 FT 8 IN, E 208 FT 8 IN, N 208 FT 8 IN TO POB. SEC 19-7-7 <b>Comments:</b> Property is an L shaped 9.17 acre parcel with one acre carved out of the northeast corner for a home. Property appears to be moderately wooded and fenced with animal fencing. I did find a horse on the property. I did not ask who he belonged to. I would assume the house up front but he didn't speak English... the horse. Frontage on Lincoln Rd and Johnson Rd and quiet rural setting. Nice piece of property. <b>Summer Tax Due:</b> \$152.33	JOHNSON RD/LINCOLN AVE SARANAC	\$2,127.10
2803	<b>Parcel ID:</b> 051-024-000-015-00; <b>Legal Description:</b> COM AT A PT 660FT W OF SE COR OF N 1/2 NW 1/4 SEC 24 N 72FT, W 127FT, S 72FT, E 127FT TO POB. SEC 24-7-7 21/100 A <b>Comments:</b> Parcel is located behind Auction Lot #2804 and has no known legal access. Lot is heavily wooded and measures roughly 70 by 125 feet. Sits behind an apartment complex as well. ~0.20 acres <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$2.39	YEOMANS ST IONIA	\$711.33
2804	<b>Parcel ID:</b> 051-140-000-015-00; <b>Legal Description:</b> SUP. PARKER S ADD. TO W. IONIA LOT 3, SEC. 24 T7N R7W <b>Comments:</b> This place is pretty rough but I wouldn't say it couldn't be fixed up. Bones seem relatively solid and older construction seems to be pretty sturdy. A lot of work and lots of restoration. Small skinny lot with no driveway. Had to use the neighbors while I was there. Overall wouldn't be too Much work because it's relatively small. Believe it's on a crawl space did not locate stairs. Hardwood floors and the metal roof appear in terrible terrible shape and may be fixable if any issues present. At the time of inspection I did not see any real leakage inside. That being said it's overall a pretty damp aroma inside. House butts up to Auction lot #2803 which has no known legal access. Only access would be through this lot.. <b>Additional Disclosures:</b> 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$184.66	1202 YEOMANS ST IONIA	\$3,577.50
2805	<b>Parcel ID:</b> 060-120-000-135-00; <b>Legal Description:</b> LIPPERTS SUB-DIV OF PART OF LOT 45 OF SUP HALLS PLAT OF SOUTH IONIA LOTS 33-34 SEC 30 T7N R6W IONIA TWP, IONIA COUNTY, MICHIGAN <b>Comments:</b> 2 Occupied mobiles on Phillip Ct. ~93 Ft frontage and ~75 ft depth. Inspection was limited due to occupancy. This is located in a nice neighborhood just south of the Grand River. ~0.15 acres <b>Additional Disclosures:</b> 21; 6; 33; 17 (see key for full text) <b>Summer Tax Due:</b> \$290.11	227 PHILLIP CT & 229 IONIA	\$6,129.95

2806	<b>Parcel ID:</b> 070-006-000-050-01; <b>Legal Description:</b> COM 372 FT E OF NW COR OF SEC, TH E 318 FT, S 273.96 FT, W 318 FT, N 273.96 FT TO POB. SEC 6-7-8 KEENE TWP, IONIA COUNTY, MICHIGAN <b>Comments:</b> Property is a dilapidated mobile home and another outbuilding sitting on two acres on four Mile Rd. Is probably beyond repair. Heavy stench of mold/mildew/other. Ceilings are caving in a few spots and heavy animal damage. Barn is wide open for the most part but could be used as a nice sheltering building. Property is very overgrown and a few trees scattered throughout the yard. Did not locate well head but I'm assuming there's one somewhere. Get yourself a few dumpsters and you could have a nice country lot sitting here. Nice quiet little dirt road, never saw a car go by the whole time I was here. <b>Additional Disclosures:</b> 63; 21; 17; 66; 32 (see key for full text) <b>Summer Tax Due:</b> \$235.61	11911 4 MILE RD BELDING	\$2,796.33
2807	<b>Parcel ID:</b> 101-200-000-900-00; <b>Legal Description:</b> VILLAGE OF LAKE ODESSA BLOCK 19 LOT 4 ODESSA TWP, IONIA COUNTY, MICHIGAN <b>Comments:</b> Property is a two story home with a detached 1 1/2 car garage. Is currently occupied. Inspection is limited to street view. Roof looks in pretty rough shape. Can't see any basement windows so probably a slab or crawl. Aluminum siding and looks to be probably a three bedroom. Street is nice and houses in vicinity are kept up much better. Nice quiet Michigan community and good schools. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$849.23	815 FIFTH AVE LAKE ODESSA	\$5,662.31
2809	<b>Parcel ID:</b> 130-028-000-090-15; <b>Legal Description:</b> PART OF THE NE1/4 OF SEC 28, T8N R8W, OTISCO TWP, DESC AS COM AT TH NE COR OF SEC 28; TH S02* 08' 50" W 2627.48 FT AL TH E LI OF SEC 28; TH N 89* 08' 59" W 876.12 FT; TH N01* 00' 43" E 1028 46 FT TO POB OF THIS DESC; TH N 88* 59' 17" W 164.00 FT; TH N01* 00' 43" E 228.90 FT TO A PT ON TH S BANK OF TH FLAT RIVER; TH AL A TRAVERSE LI OF TH S BANK OF TH FLAT RIVER N 66* 55' 44" E 179.64 FT; TH S 01* 00' 43" W 302.20 FT TO TH POB. THIS PARCEL INCLUDES TH LAND BETWEEN TH TRAVERSE LI AND TH WATERS EDGE OF TH FLAT RIVER. 2003 SPLIT FROM 130-028-000-090-11 <b>Comments:</b> Property measures just over one acre and is moderately wooded on the south side of the property and heavily wooded on the riverfront north side. Steep incline down to the river with a set of stairs which are older do the job. Property has roughly 80 foot frontage on the Flat River. Could be a very nice investment property or just a great spot to get in the river. Quiet dirt road with a few houses in the general vicinity. <b>Summer Tax Due:</b> \$133.23	FLAT RIVER TR BELDING	\$2,694.69
2810	<b>Parcel ID:</b> 130-034-000-015-00; <b>Legal Description:</b> NW 1/4 OF NE 1/4 SEC 34-8-8 40 A <b>Comments:</b> Property is a 40 acre farm field located behind Auction lot #2811. Looks like there is something planted in it currently and could not find any known road access. Approximately 12 acre section of Woods on the northeast corner. Interested bidders should be aware that the farmer that planted these crops will have the right to harvest them post-auction. <b>Additional Disclosures:</b> 60; 7 (see key for full text) <b>Summer Tax Due:</b> \$302.73	KRUPP RD BELDING	\$3,925.52
2811	<b>Parcel ID:</b> 130-034-000-020-00; <b>Legal Description:</b> SW 1/4 OF NE 1/4 SEC 34-8-8 40 A <b>Comments:</b> Property is a large farm with multiple buildings sitting on 40 Acres. House was occupied at time of the visit but has since suffered from a fire and is a total loss. Looks like there are 5 other structures not including the House. Other structures include a very nice goat barn, and some other farm buildings and outbuildings. Lots of stuff here. Due to occupancy did not get inside inspections on buildings. Large parcel with lots to offer. Could be a very good investment for somebody. Quiet Country Rd and no houses in the general vicinity. Auction lot 2810 is adjacent to the North, auction lot 2812 is adjacent to the South. <b>Additional Disclosures:</b> 6; 21; 33; 11 (see key for full text) <b>Summer Tax Due:</b> \$2,634.22	8408 KRUPP RD BELDING	\$28,269.58
2812	<b>Parcel ID:</b> 130-034-000-030-00; <b>Legal Description:</b> NW 1/4 OF SE 1/4 SEC 34-8-8 40 A <b>Comments:</b> Property is a 40 acre field with roughly seventeen acres of Woods in the back half on the south side of the property. Property is currently planted on the northern portion. Interested bidders should be aware that the farmer that planted these crops will have the right to harvest them post-auction. Nice trees and probably good for hunting. Quiet country road and nice rural setting. Auction lot 2811 is adjacent to the North. <b>Additional Disclosures:</b> 60 (see key for full text) <b>Summer Tax Due:</b> \$289.67	KRUPP RD BELDING	\$3,724.85
2813	<b>Parcel ID:</b> 150-070-000-120-00; <b>Legal Description:</b> VILLAGE OF PALO VAN VLECKS, SWARTHOUT & FREEMAN ADD. LOT 34 BLK 10 RONALD TWP, IONIA COUNTY, MICHIGAN <b>Comments:</b> This place is very rough. Floors are weak and not sure what's below me here. Looks like they were doing some indoor gardening with it last. Lots of garbage and other items throughout yard and house. Ceilings collapsing. Roof caving. There's a couple structures out back that look like wooden sheds. Just inside the little village of Palo. Houses in vicinity are kept up nice. On a main road but relatively quiet. <b>Additional Disclosures:</b> 36; 5; 66 (see key for full text) <b>Summer Tax Due:</b> \$264.53	8127 JUDEVINE RD PALO	\$4,151.04



2814	<b>Parcel ID:</b> 202-170-000-020-00; <b>Legal Description:</b> CITY OF IONIA SUP. VOELKERS ADDITION W 37.5FT LOT 29 EXC S 25FT <b>Comments:</b> There used to be a house here and there is no more. Lot measures roughly 40 feet by 175 feet deep. Lightly wooded and a swing on one tree. Nice older homes in vicinity and located on a main street. Right next door to Ventra.~0.14 acre. Auction lot 2815 is adjacent to the East. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$753.27	663 W MAIN ST IONIA	\$3,692.43
2815	<b>Parcel ID:</b> 202-170-000-025-00; <b>Legal Description:</b> CITY OF IONIA SUP. VOELKERS ADDITION E 45FT OF LOT 29 EXC S 25FT <b>Comments:</b> There used to be a house on this property and now it is a vacant urban lot measuring roughly 45 feet by 175 feet deep. On a main street and houses in vicinity are older but kept up relatively nice. Next to Ventra. ~0.18 acres. Adjacent to Auction Lot 2814 to the West. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$578.88	661 W MAIN ST IONIA	\$3,584.93
2816	<b>Parcel ID:</b> 401-050-000-420-00; <b>Legal Description:</b> CITY OF BELDING BELDING 2ND ADDN LOT 18 BLK 10 <b>Comments:</b> Property is a two-story home on the corner of Morton and Brookville St. Property was occupied at the time of our visit. Since then the home has been partially dismantled. Siding and windows have been removed and part of the roof has been taken down also. This will require significant work to get it back to a livable state. <b>Additional Disclosures:</b> 21; 33; 5 (see key for full text) <b>Summer Tax Due:</b> \$1,181.99	702 MORTON AVE BELDING	\$5,255.28
2817	<b>Parcel ID:</b> 401-200-000-151-00; <b>Legal Description:</b> CITY OF BELDING VINCENTS 1ST ADDN LOTS 28 & 33 <b>Comments:</b> This one is a rough one. Burnt in the back, boarded and roof collapsed. Lots to clean up here. There's a garage in the back that has lots of garbage in it as well. Not much worth saving. On the plus side the lot is 130 foot square which is relatively large for a city lot. Nice town and houses in area are kept up. <b>Additional Disclosures:</b> 36; 11; 46 (see key for full text) <b>Summer Tax Due:</b> \$615.65	208 LEONARD ST BELDING	\$15,880.79
2818	<b>Parcel ID:</b> 401-250-000-300-20; <b>Legal Description:</b> CITY OF BELDING PT NE 1/4 SEC 15 T8N R8W COM N 1/4 PT TH N 89D 38' 5" E 53 FT TO POB, TH S 0D 30' 34" W 310 FT, TH N 89D 38' 5" E 80 FT, TH N 0D 30' 34" E 310 FT, TH S 89D 38' 5" W 80 FT TO POB... <b>Comments:</b> Property is a vacant commercial lot with 80 foot of frontage on West State Street in Belding. Property goes 250 foot deep and is relatively flat with a couple shrubs and some trees in the back. Sits between O'reilly's auto parts store and a McDonald's. Across the street from an eye care facility and true value hardware. Busy commercial area could be a good investment for somebody. Not sure about the ability to build, pretty skinny. Still a nice area. Research prior to bidding about buildability etc. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$360.84	W STATE RD BELDING	\$1,986.64
2819	<b>Parcel ID:</b> 402-110-000-061-00; <b>Legal Description:</b> CITY OF BELDING DEMOREST ADDN LOTS 23 & 24 <b>Comments:</b> Property is a vacant lot on Luther Ave in Belding. ~0.40 acres with fencing on two sides. Looks like there may have been a mobile or something here at one time but no pad. Has power on a utility post. Flat bumpy ground. Houses on the street are relatively decent and neighborhood seems quiet. <b>Additional Disclosures:</b> 2 3 (see key for full text) <b>Summer Tax Due:</b> \$1,577.50	1130 LUTHER AVE BELDING	\$4,651.93

# Livingston

Lot #	Lot Information	Address	Min. Bid
3700	<b>Parcel ID:</b> 4704-10-100-036; <b>Legal Description:</b> SEC 10 T4N R6E BEG S 30.5 FT, S 69*25'E 361.6 FT, S 69*E 557. 84 FT, S 6*22'W 300 FT & S 3*49'W 192 FT FROM NW COR OF SEC, TH N 88*22'E 200 FT, TH S 3*49'W 170 FT, TH S 88*22'W 200 FT, TH ALONG C.L. CARMER RD, N 3*49'E 170 FT TO POB, 0.78AC DESC CORRECTED 3/20/07 PER LC LIB 1382 PAGE 485 <b>Comments:</b> Property is roughly 0.78 acres. Front of property on road has deep ditch and an approach with crushed stone and a culvert. Property looks pretty low and lots of cattails and other signs of wet ground. Might be able to bring in fill but not sure. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$252.11	CARMER RD FENTON	\$2,633.17
3701	<b>Parcel ID:</b> 4713-25-401-038; <b>Legal Description:</b> SEC 25 T1N R3E MECCA LOT 16 <b>Comments:</b> ~ 0.29 Acres. Home Has seen its better days. Only viewed from exterior as the house is boarded. Roof has damage towards the back that will need repair. Lots of debris throughout the yard. Neighbor said house was in hoarder conditions prior to being vacated, and has been vacant for many years. Was also told about possible perk issues with well. Please note this is unverified information from a third party, any interested buyers should research thoroughly prior to bidding. <b>Additional Disclosures:</b> 21; 5; 46; 33 (see key for full text) <b>Summer Tax Due:</b> \$202.73	21 TEMPLAR PINCKNEY	\$3,572.14
3702	<b>Parcel ID:</b> 4714-05-400-005; <b>Legal Description:</b> SEC. 5 TIN, R4E, BEG. AT A POINT 1001 FT. E OF SW COR. OF SE 1 /4 OF SEC., E ALONG S SEC. LINE 16 RDS., N 10 RDS., W 16 RDS., S 10 RDS. TO BEG. <b>Comments:</b> House and Garage on Burgess in Putnam Township on ~1 acre. This one is rough all the way around. Lots of freeze damage present. Many of the rooms have junk inside. Basement shows signs of heavy water damage and there is a smell of mildew permeating through heavily. Cats have found this place to be a happy home recently. Roof has reached the end of its useful life. <b>Additional Disclosures:</b> 35; 21; 5; 32 (see key for full text) <b>Summer Tax Due:</b> \$462.60	4296 BURGESS PINCKNEY	\$7,666.33
3703	<b>Parcel ID:</b> 4714-31-302-053; <b>Legal Description:</b> SEC. 31 TIN, R4E, PATTERSON LAKEWOODS NO. 1 LOT 75 <b>Comments:</b> Property is a very small lot with ~20' of Frontage on Patterson Lake Dr. Telephone pole and large wires are running through property. Property sits a little low but does not look wet. Property may be too small to build upon, please check with local building authority to ensure property is suitable for your intended use before bidding. <b>Additional Disclosures:</b> 9; 30 (see key for full text) <b>Summer Tax Due:</b> \$85.64	PATTERSON LAKE DR PINCKNEY	\$1,752.38
3704	<b>Parcel ID:</b> 4715-30-201-177; <b>Legal Description:</b> SEC 30 T1N R5E CRYSTAL BEACH SUB LOTS 612 THRU 615 <b>Comments:</b> Property is accessible by foot through pathway but does not front on an improved road. Property is definitely wet. Not sure how deep but large portion is submerged. Interested in the life cycle of a mosquito? Come hang out for a bit and conduct any studies you would like. (Please don't do that there is a Neighboring house to the West) <b>Additional Disclosures:</b> 41; 8 (see key for full text) <b>Summer Tax Due:</b> \$46.42	MCKINLEY AV HAMBURG	\$1,045.38
3705	<b>Parcel ID:</b> 4716-33-103-018; <b>Legal Description:</b> SEC 33 T1N R6E GROOMES SUB, LOT 2 & PART OF LOT 3 EXCEPT PART OF LOT 3 BEG ON N'LY LN LOT 3 S53*11'E 29 FT FROM NW'LY COR SD LOT, TH SW'LY TO SW'LY COR SD LOT TH S49*12'E 18 FT, TH NE'LY TO PT ON N'LY LN LOT 4 BEING S53*11'E 2 FT FROM NW'LY COR SD LOT 4, TH N53*11'W 18 FT, ALSO PART OF LOT 1, DESC AS BEG NE COR OF LOT 1, TH S 127.85 FT, TH NWLY ALONG SHORELINE OF WHITMORE LAKE 16 FT, TH NLY TO POB. INCLUDING OF LOT 3 EXC ALSO PART OF LOT 3, BEG AT SWLY COR OF LOT 4, TH N 49-12-W 16.00 FT ALONG S'LY LINE OF LOT 3, TH NE'LY TO LOT LINE COMMON TO LOTS 3 AND 4, TH SW'LY ALONG LOT LINE TO BEG. LEGAL DESCRIPTION CORRECTION 1-14-2019 (RCB) <b>Comments:</b> Home is currently occupied so we were unable to perform an interior inspection. Per the assessor card linked below, cottage is a 3 bedroom/1 bath. Cottage sits on ~0.16 acres and has ~40' of Frontage on Whitmore Lake. Aluminum siding and a deck on the back. Appears in overall good repair from the exterior, we don't get many like this~! <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$822.27	11316 EAST SHORE DR WHITMORE LAKE	\$15,696.43
3706	<b>Parcel ID:</b> 4717-35-201-053; <b>Legal Description:</b> SEC. 35, T3N., R4E., CITY OF HOWELL, MCPHERSON'S PROSPECT PLACE ADD., LOTS 63 & 64. <b>Comments:</b> Property is a two story home on a smaller urban lot. House looks decent and has vinyl siding. House is occupied, please be respectful and limit your observations to the roadside. Lot is ~0.33 acres. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,260.84	320 BYRON HOWELL	\$8,901.99

## Livingston DNR

Lot #	Lot Information	Address	Min. Bid
10032	<p><b>Parcel ID:</b> 4711-34-300-006; <b>Legal Description:</b> East 50 acres of the S 1/2 of the SW 1/4</p> <p><b>Comments:</b> Forested 50 Acre parcel with several walking trails. Surrounded by 8 private landowners. There is a platted subdivision outlot located on both the south and eastern borders of the property. Interested buyers should explore these for legal access. Zoned LDR - Low Density Residential District (1-acre minimum to build). The subject comprises 50 acres with an estimated frontage of 50 feet along the north side of gravel covered Cunningham Lake Road. The site is estimated to be 1320 feet by 1650 feet. Topography is variably rolling and split with scrub and wooded pockets with evidence of relatively more recent site clearing stemming from Cunningham Lake Road. According to the USDA soil survey 60% of the site soils are classified as Gravel Pits which are undefined toward use. This weight of composition is followed by Fox-Boyer complex which denote slopes up to 40%. These soils are classified as "well drained" with depth to the water table in excess of 80 inches. Houghton muck and Rifle muck comprise about 5% of site area. These soils are typically not suited for development unless mitigated. Adjoining land uses include Pine Lake residential subdivision to the south in Hamburg Township which was brought online in the 1970s the Chestnut Springs residential subdivision brought online in 2019 is to the west undeveloped acreage is to the north and the Copper Leaf subdivision brought online in the early 2000s is to the east. Cunningham Lake Road is a rural gravel covered passively traveled roadway that winds almost 2.5 miles between Bishop Lake Road to the southwest and Bauer Road located to the east. The SE corner of the property is on Cunningham Lake Road west of the Eggert Pl. intersection about 4 miles west of Brighton MI. The SE corner does have frontage on the Cunningham Road ROW but it is believed this is not proper access for a future subdivision. Access and driveway questions should be taken to the Livingston Co. Road Commission. The subject land is served by public utilities that include electrical natural gas cable and telephone services. Any buildout would rely upon individual water well and sanitary septic services. We are aware of groundwater contamination from the former Oak Pointe Waste Water Treatment Plant which was shut down in 2015. An underground plume of sodium/chloride (PFAS) has been detected northwest of the subject property. According to Kevin Wojciechowski a senior Environmental Quality Analyst with Michigan's Department of Environment Great Lakes and Energy the plume appears to have diluted with further southward migration increasingly unlikely. <b>Additional Disclosures:</b> 13; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$285,000.00

# Montcalm

Lot #	Lot Information	Address	Min. Bid
4600	<b>Parcel ID:</b> 001-520-036-00; <b>Legal Description:</b> 679-0003 LOTS 36 & 37 SCHMIED PARK <b>Comments:</b> Property is a burned mobile home with extensive debris and garbage. Multiple trailers, piles of tires, and chicken wire fencing to keep it all in. Definitely in need of clean up and extensive work. Quiet neighborhood and homes in vicinity are pretty decent. <b>Additional Disclosures:</b> 36; 11; 13 (see key for full text) <b>Summer Tax Due:</b> \$205.38	11655 BLUEBIRD DR LAKEVIEW	\$2,500.00
4601	<b>Parcel ID:</b> 001-520-041-00; <b>Legal Description:</b> . LOTS 41 & 42 SCHMIED PARK. <b>Comments:</b> Vacant 120 x 120 wooded lot on Wren dr. Low lying but looks relatively dry. Nice neighborhood and up north vibes here. Houses in vicinity are decent and look to be kept up nice. <b>Summer Tax Due:</b> \$163.41		\$1,900.00
4602	<b>Parcel ID:</b> 003-003-019-30; <b>Legal Description:</b> 689-1038 (019-00/1992)PART OF SW 1/4 DES AS COM AT SW COR OF SEC 3; TH S 88 DEG E 661 FT ALONG S SEC LINE TO POB; TH N 1 DEG E 228.17 FT; S 55 DEG E 422.84 FT ALONG S LINE OF VACATED RR R/W; N 88 DEG W 356 FT ALONG S SEC LINE TO P OF BEG SEC 3 T9N R6W. <b>Comments:</b> Property itself is triangular in shape with three hundred thirty feet of frontage on Sessions rd., and a depth of 200 foot on the western property line. Mobile home is irreparable and is badly burned. Lots of clutter throughout yard and a couple of sheds. Quiet country setting and not to many houses in the general vicinity other than i neighboring home. <b>Additional Disclosures:</b> 21; 11; 17 (see key for full text) <b>Summer Tax Due:</b> \$184.28	3151 E SESSIONS RD SHERIDAN	\$2,700.00
4603	<b>Parcel ID:</b> 004-028-005-00; <b>Legal Description:</b> NE 1/4 OF NE 1/4 EX N 15 ACRES THEREOF SEC 28 T12N R8W AND COM AT E 1/4 COR OF SEC 28 TH N 1279.68 FT TO POB; TH S 89 DEG W 920.13 FT; TH N 50 FT; TH N 89 DEG E TO E LINE OF SEC 28; TH S 50 FT TO POB. 26 AC M/L <b>Comments:</b> Property is dilapidated mobile with a large animal barn. Barn is full of trash and leftover belongings. The driveway is blocked by a large downed tree and mobile home sits roughly 500 feet off of road. Barn probably has value in wood but little use as a barn and is beyond repair. Mobile home is also beyond repair and contains quite a bit of trash as well. Lots of cleanup to do but property is 26 acres, so definitely worth some effort. Entire property not walked but I wouldn't be surprised if you found additional shed or vehicles/oddities. Large telephone poles may have easement. Also located well house which appears to be full of sediment and no longer useful. Large property and lots of woods. Quiet area and paved main road. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$1,188.01	7771 N GREENVILLE RD LAKEVIEW	\$5,200.00
4604	<b>Parcel ID:</b> 004-220-095-00; <b>Legal Description:</b> LOT 95 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Property slopes upward to the east, heavily wooded vacant 60 x 120 foot lot on Elm Dr. Part of Honeymoon Heights Sub and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$46.80	ELM DR LAKEVIEW	\$1,200.00
4605	<b>Parcel ID:</b> 004-220-105-00; <b>Legal Description:</b> . LOT 105 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Wet, heavily wooded vacant 60 x 120 lot on Elm dr. Probably unbuildable. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. Adjacent to Auction Lot #4606. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$45.19	ELM DR LAKEVIEW	\$1,100.00
4606	<b>Parcel ID:</b> 004-220-106-00; <b>Legal Description:</b> LOT 106 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Vacant wooded 60 x 120 lot. Looks relatively wet and heavily wooded. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. Adjacent to Auction Lot #4605. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 10; 16 (see key for full text) <b>Summer Tax Due:</b> \$45.19	ELM DR LAKEVIEW	\$1,100.00
4607	<b>Parcel ID:</b> 004-220-132-00; <b>Legal Description:</b> LOT 132 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Property is wet and relatively low, 120 x 60 with some shrubbery and trees. Probably too wet to build on. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 10; 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$8.05	ELM DR LAKEVIEW	\$900.00

4608	<b>Parcel ID:</b> 004-220-243-00; <b>Legal Description:</b> . LOT 243 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> 60 x 120 vacant wooded lot on Maple. Looks pretty wet and probably not buildable as is. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 10; 16 (see key for full text) <b>Summer Tax Due:</b> \$46.80	MAPLE DR LAKEVIEW	\$1,200.00
4609	<b>Parcel ID:</b> 004-230-402-00; <b>Legal Description:</b> LOT 402 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Vacant 120 x 60 cleared lot, relatively flat. This one could possibly be used. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$73.24	SPRUCE DR LAKEVIEW	\$1,300.00
4610	<b>Parcel ID:</b> 004-230-436-00; <b>Legal Description:</b> . LOT 436 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a vacant heavily wooded lot with 60 feet of frontage on Cherry Dr, 120 feet deep, very wet in the back. Low rolling land. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$23.03	W CHERRY DR LAKEVIEW	\$1,100.00
4611	<b>Parcel ID:</b> 004-230-465-00; <b>Legal Description:</b> LOTS 465 & 466 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a heavily wooded vacant lot with 120 feet of frontage on Cherry Dr. Looks relatively wet and may need land improvements to build on. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$86.43	CHERRY DR LAKEVIEW	\$1,500.00
4612	<b>Parcel ID:</b> 004-230-506-00; <b>Legal Description:</b> 639-876 LOTS 506 & 507 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a vacant .33 acre lot on Birch Dr. 130 x 130, slopes heavily to the west and would be difficult to build on. Part of Honeymoon Heights POA and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$86.43	BIRCH DR LAKEVIEW	\$1,500.00
4613	<b>Parcel ID:</b> 004-230-522-00; <b>Legal Description:</b> DNR 1/5/90 LOT 522 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a heavily wooded low swampy lot, 60 x 120 on Birch Dr. Probably not buildable. Part of Honeymoon Heights Sub and close to lake access. Nice quiet up north setting. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 10; 16 (see key for full text) <b>Summer Tax Due:</b> \$9.95	BIRCH DR LAKEVIEW	\$1,000.00
4614	<b>Parcel ID:</b> 004-230-541-00; <b>Legal Description:</b> 663-1132 (541-00/1991)N 1/2 OF LOT 541 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a fenced in back lot to a house on Hickory Dr. Fenced on three sides. Fencing is nice and street is quiet and neighborhood is nice. More information about Honeymoon Heights POA can be found on their website which is linked below under 'Related Links'. <b>Additional Disclosures:</b> 44; 16 (see key for full text) <b>Summer Tax Due:</b> \$36.54	BIRCH DR LAKEVIEW	\$1,100.00
4615	<b>Parcel ID:</b> 007-301-097-00; <b>Legal Description:</b> N 1/2 OF LOT 97 INDIANHEAD PARK NO 1. <b>Comments:</b> Property is a narrow strip of wooded land 33 x 180 containing what looks to be a private drive. May be of little use to non adjacent property owners. <b>Additional Disclosures:</b> 52; 9; 30 (see key for full text) <b>Summer Tax Due:</b> \$16.33	4601 BLACKFOOT TRL SIX LAKES	\$900.00
4616	<b>Parcel ID:</b> 007-302-225-00; <b>Legal Description:</b> LOTS 225 & 224 INDIANHEAD PARK NO 2. <b>Comments:</b> Vacant lot has 230 feet of frontage on east drive and is 100 feet deep. Serene wooded location not far from Mud Lake. Seems like a nice place to build but please do your homework and verify the availability of utilities and check with local zoning/building officials to make sure this property is suitable for your intended purpose. <b>Summer Tax Due:</b> \$136.04	S EAST DR LAKEVIEW	\$1,400.00

4617	<b>Parcel ID:</b> 013-161-006-00; <b>Legal Description:</b> L522 P1262 LOT 6 BLK 1 VILLAGE OF TRUFANT <b>Comments:</b> Property is a two story house with a two car garage on Second St. Totally irreparable, roof caving in, extensive animal damage, nothing worth saving. Basement exposed through floor in areas, use caution. Bones do NOT seem very solid and probably a lost cause. Neighborhood is decent and close to village center. <b>Additional Disclosures:</b> 5; 34; 36; 66; 63 (see key for full text) <b>Summer Tax Due:</b> \$504.57	212 E SECOND ST	\$3,800.00
4618	<b>Parcel ID:</b> 014-027-003-00; <b>Legal Description:</b> P411-B COM 569 FT S OF NE COR OF SEC 27; TH S 132 FT; W 330 FT; N 132 FT; E 330 FT TO P OF BEG SEC 27 T10N R8W. <b>Comments:</b> Property is a modular on a crawlspace with a partial basement, a 2 car garage, Generac generator system inside, moderate animal damage (cats or coons).. Lots of medication and possibly other hazardous disposables. Sits on a rural country road in a nice quiet setting. Only a couple houses within view. Fenced in backyard. Lots of potential, needs some work but definitely worth saving. <b>Additional Disclosures:</b> 63; 66; 21 (see key for full text) <b>Summer Tax Due:</b> \$264.01	4140 S FITZNER RD GREENVILLE	\$3,600.00
4619	<b>Parcel ID:</b> 014-300-178-00; <b>Legal Description:</b> . LOT 178 S 1/2 181 HOLIDAY BEACH. <b>Comments:</b> Property is an irregular shaped .23 acre lot of of Starling dr. Wooded and slopes up roughly 15 ft from Starling dr. West property line has large power lines and may have a utility easement. May not be buildable, please check with local zoning/building officials to verify prior to bidding. Quiet wooded neighborhood and peaceful setting. Property is likely part of the Holiday Beach POA and may be subject to association fees. More info about the Holiday Beach POA can be found on their website which is linked below under 'Related Links'. Adjacent to Auction Lot #4620. <b>Additional Disclosures:</b> 30; 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$77.57		\$1,700.00
4620	<b>Parcel ID:</b> 014-300-182-00; <b>Legal Description:</b> LOT 182 & N 1/2 LOT 181 HOLIDAY BEACH <b>Comments:</b> Property is an irregular shaped .18 acre lot of of Starling dr. Wooded and slopes up roughly 15 ft from Starling dr. West property line has large power lines and may have a utility easement. Probably not buildable, please check with local zoning/building officials to verify prior to bidding. Nice quiet up north neighborhood. Property is likely part of the Holiday Beach POA and may be subject to association fees. More info about the Holiday Beach POA can be found on their website which is linked below under 'Related Links'. Adjacent to Auction Lot #4619 <b>Additional Disclosures:</b> 16; 49; 30 (see key for full text) <b>Summer Tax Due:</b> \$23.81		\$1,100.00
4621	<b>Parcel ID:</b> 016-015-006-40; <b>Legal Description:</b> L554 P423 . W 331 FT OF NE 1/4 OF SW 1/4 SEC 15 T11N R8W 10.06A <b>Comments:</b> Property consists of ~10 Acres with three mobile homes (one fire damaged) and a small pole barn. The mobile homes are pretty well gone but the white one might be salvageable, definite freeze damage but still seems relatively solid. Lots of cleanup to do here. Double wide looks to have poured concrete foundation on half. Pole barn is in relatively decent shape (houses a half a dumpster worth of junk). After the cleanup you will have yourself a nice 10+ acre lot with a small barn and a lot of potential. <b>Additional Disclosures:</b> 17; 66; 36; 11 (see key for full text) <b>Summer Tax Due:</b> \$1,184.62	8719 W NEWCOMB RD LAKEVIEW	\$5,900.00
4622	<b>Parcel ID:</b> 016-550-081-00; <b>Legal Description:</b> LOT 81 & 82 TACOMA LAKE ESTATES <b>Comments:</b> Property is a vacant parcel off of Tacoma dr. Looks like a road was platted but never built. Accessible by foot, sits behind two houses and appears to be heavily wooded. Nice neighborhood and close to lake. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$293.03	CHEROKEE TRAIL	\$2,200.00
4623	<b>Parcel ID:</b> 018-018-015-20; <b>Legal Description:</b> THAT PART OF SW 1/4 OF SW 1/4 SEC 18; DES AS BEG 858 FT S OF NW COR THEREOF; N 135 FT; E 281 FT; S 135 FT; W 281 FT TO P OF BEG SEC 18 T12N R5W <b>Comments:</b> Property is a single wide mobile home on Vickerville rd. that sits on ~0.8 Acres Pretty rough shape, has addition built on the back that is in really bad shape. Mobile home seems solid for it's age. Property has a few sheds and a large power line that runs through on an angle. Lots of junk scattered inside and out, probably a dumpster worth. Could be fixed up as a nice little up north getaway for hunting, snowmobiling, ATVs Ect. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$104.95	9090 N VICKERYVILLE RD VESTABURG	\$2,000.00
4626	<b>Parcel ID:</b> 047-295-011-00; <b>Legal Description:</b> LOT 11 & S 1/2 OF LOT 12 AND THE E 1/2 OF VACATED ALLEY ADJACENT ON THE W BLK 55 FOURTH ADDITION TO VILLAGE OF HOWARD CITY. <b>Comments:</b> Property is a vacant lot with a mobile home pad and telephone pole with utilities approximately a 1/4 acre, 150 x 70 ft <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$227.80	418 LOCUST ST HOWARD CITY	\$15,700.00

4627	<b>Parcel ID:</b> 051-105-025-00; <b>Legal Description:</b> 613-1021 LOT 25 BLK 5 ORIGINAL PLAT VILLAGE OF CARSON CITY. <b>Comments:</b> Property is a two story house in poor condition, cracks in foundation and visible damage to the roof. Good luck getting inside, doors and windows barricaded by boards and/or trash, didn't want to break window to get inside. Lots of items throughout yard, did get access to basement in back portion of house, assume the rest is a crawlspace. Lots of work to do here, maybe salvageable but unsure <b>Additional Disclosures:</b> 46; 5; 21; 34 (see key for full text) <b>Summer Tax Due:</b> \$851.95	538 W SHERMAN ST CARSON CITY	\$15,200.00
4628	<b>Parcel ID:</b> 053-210-009-00; <b>Legal Description:</b> (SPLIT FROM 053-210-002-00 01-28-2014) LOT 9 DUANE'S SUBDIVISION CITY OF STANTON <b>Comments:</b> Property is a vacant 130 x 130 lot on Bradford st, lightly wooded with residential lots on either side <b>Summer Tax Due:</b> \$94.65	BRADFORD ST STANTON	\$1,400.00
4629	<b>Parcel ID:</b> 053-502-070-00; <b>Legal Description:</b> LOT 70 & S 12 FT OF LOT 67 SMITH AND MCPHERSON'S SECOND ADD TO VILLAGE (NOW CITY) OF STANTON. <b>Comments:</b> Property is a 2 story 3 bedroom house in disrepair, visible problems with roof and foundation. Lots of personal trash and visible signs of water damage in most of the rooms. This one might be salvageable but will take a lot of work and determination. Is it worth it? You be the judge. <b>Additional Disclosures:</b> 34; 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$647.24	319 MCPHERSON ST STANTON	\$6,700.00
4630	<b>Parcel ID:</b> 053-545-011-00; <b>Legal Description:</b> . COM 32 RDS W OF SE COR OF SW 1/4 OF SE 1/4, THENCE N 20 RDS, W 18 RDS, S 20 RDS, E 18 RDS TO P OF B, EX COM 32 R W OF SE COR OF SW 1/4 OF SE 1/4TH N 20 R W 6 R S 20 R E 6 R TO P OF B SEC 31 T11N R6W. <b>Comments:</b> Property is a 1 1/2 acre vacant lot with 200 feet of frontage on E first street, 330 feet deep. Property sits lower than the road grade but appears to be dry, there is a drainage ditch at the front of the property that looks relatively dry at the moment as well. <b>Summer Tax Due:</b> \$72.66	E FIRST ST STANTON	\$1,300.00
4631	<b>Parcel ID:</b> 053-550-018-10; <b>Legal Description:</b> 1 ACRE IN THE S END OF THE FOLLOWING DES PARCEL; BEG N 549.39 FT FROM S SEC LINE WHERE PM RR R/W INTERSECTS W LINE OF E 1/2 OF W 1/2 OF SE 1/4 OF SEC 1; THN 1700 FT; TH E 437.42 FT TO RR R/W; TH SWLY ALONG RR R/W 1756.22 FT TO POB SEC 1 T10N R7W. <b>Comments:</b> Vacant land, property is triangular in shape as follows: 420 x 170 x 450, wooded with two track access, runs along Fred Meijer Heartland Trail. <b>Summer Tax Due:</b> \$94.80	S CAMBURN ST STANTON	\$1,500.00

# Shiawassee

Lot #	Lot Information	Address	Min. Bid
6200	<p><b>Parcel ID:</b> 006-25-200-009; <b>Legal Description:</b> SEC 25, T7N, R2E PARCEL OF LD 100 FT N&amp;S BY 220 FT E&amp;W IN SE COR OF N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 ALSO COM 1089.85 FT N OF E 1/4 POST OF SEC, W 220 FT N 35.41 FT, E 220 FT, S 35.41 FT TO BEG .6 ACRE</p> <p><b>Comments:</b> Brick home with two car attached garage on ~0.6 acres. Property is currently occupied. The yard is overgrown, with garbage and debris around the outside of the house. Structure looks to be solid and in decent condition and roof seems to be intact. Some signs of deferred maintenance but overall looks decent from what we could tell. Please note that Inspection was limited to what we could view from the road due to occupancy. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$605.81</p>	1190 COOK RD OWOSSO	\$5,865.00
6201	<p><b>Parcel ID:</b> 007-19-200-020; <b>Legal Description:</b> SEC 19 T7N, R3E COM 34 RDS S &amp; 72 RDS W OF NE COR OF SEC TH S 8 RDS W 6 RDS N 8 RDS TH E 6 RDS TO BEG. <b>Comments:</b> Nice Occupied house on Rawleigh St, located across the street from the Shiawassee River! Nice river views and quick access to the James S Miner River Trail. House appears in decent shape with vinyl siding and a detached garage with a covered Breezeway on ~0.3 acres. House sits on a corner lot and has decent sized open backyard. Inspection was limited to what we could view from the road due to occupancy. <b>Additional Disclosures:</b> 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$442.09</p>	295 RAWLEIGH ST OWOSSO	\$8,700.60
6202	<p><b>Parcel ID:</b> 011-29-100-007; <b>Legal Description:</b> SEC 29, T6N, R3E COM 250 FT N OF SW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 200 FT, N 100 FT, W 200 FT, S 100 FT TO BEG .4 ACRE <b>Comments:</b> This property looks like someone started a renovation a while ago and then abandoned the project. The roof has some serious issues in the back. Flooring has been removed and sub floor may need repair in some areas. Good news is the place is mostly gutted. May be salvageable with a lot of hard work and determination! Parcel sits on ~0.4 acres. <b>Additional Disclosures:</b> 21; 5; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$234.86</p>	7501 COLBY RD BANCROFT	\$7,081.80
6205	<p><b>Parcel ID:</b> 014-68-002-002; <b>Legal Description:</b> VILLAGE OF MORRICE WELL'S ADD LOT 2, BLK 2 EX W 10 FT ALSO PT OF OUTLOT 1: COM AT SE COR OF LOT 2, BLK 2, W 9 RDS, S 2 RDS, E 9 RDS, N 2 RDS TO BEG ALSO COM 14 RDS 6 IN W OF PT 6 RDS S OF SE COR OF LOT 2, BLK 2, N 6 RDS, E 5 RDS 6 IN, S 2 RDS, W 4 RDS 5 FT, S 4 RDS, W 12 FT TO BEG EX E 6.5 FT OF S 4 RDS OF LAST DESC PARCEL EX COM AT PT 132 FT S &amp; S89*56'20"W 198.50 FT FROM NE COR OF BLK 2, S 33 FT, W 21 FT, S 66 FT, W 12 FT, N 99 FT, E 33 FT TO BEG</p> <p><b>Comments:</b> Abandoned 2 story home in poor condition that sits on ~0.38 acres. We have been informed that there is an official demo order on this property from the local branch of government. This property may not be salvageable and demolition is likely required by the Local Governmental Unit. Please do thorough research and reach out to the Local Unit for more information about the demolition. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding. <b>Additional Disclosures:</b> 36; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,070.02</p>	131 MAIN ST MORRICE	\$13,564.83
6206	<p><b>Parcel ID:</b> 022-43-005-001-00; <b>Legal Description:</b> WEEK'S 2ND ADD LOT 4, BLK 5. <b>Comments:</b> ~0.23 acre Vacant lot on Grant St in Laingsburg. Just under one quarter acre lot. Some trees and tall grass but other than that relatively flat. Please contact local zoning/building officials prior to bidding to ensure this vacant lot is suitable for your intended use. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$458.47</p>	GRANT ST LAINGSBURG	\$4,108.25
6207	<p><b>Parcel ID:</b> 050-542-000-049-00; <b>Legal Description:</b> PART OF SE1/4 SEC 19, T7N-RSE, BEG AT A PT 5' W OF LOT 3 BLK 23 GEO T ABREYS WOODLAWN PARK ADDN AND 216.45' S OF S LN CORUNNA AVE, TH SW'LY 62.2', S TO A POINT WHICH IS 238.5' S OF S LN OF CORUNNA AV, TH E 71', N TO POB <b>Comments:</b> Very small lot between House and train tracks with no known access. Approximately .06 Acres. Parcel likely has little use to anyone other than an adjacent property owner. <b>Additional Disclosures:</b> 9; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3.26</p>	GARFIELD AV OWOSSO	\$387.22



## Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

**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.

**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.

**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.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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

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

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

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

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

**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.

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

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

**52:** This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

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

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

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

**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.

**75:** The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.