

Public Land Auction

Branch, Hillsdale, Jackson

August 20th, 2024

Branch, Hillsdale, and Jackson Counties



Location:

Online
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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Branch

Lot #	Lot Information	Address	Min. Bid	Sold For
1000	<p>Parcel ID: 010-B20-000-013-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 30: BLOSSOM HEIGHTS; LOT 13. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The buildings sit on approximately 0.37 acres. The home looks to have been a mobile home that was built into the side of the hill. This "basement build" has the roof very close to ground level. Basement walk out on the South facing portion of the home. The house is in need of some repairs. The roof is old and is sagging pretty bad in multiple locations. It will need to be replaced asap. Gutters need some attention as well. Block foundation looks solid. Wood porch on the back of the home looks unstable. Mix of wood and vinyl siding is ok but needs some minor repairs here and there. The house appears to be heated by a wood burner. There were dogs on the property. Multiple vehicles parked on the property. Large amount of debris around the house. The garage needs some care as well. The roofs shingles are peeling and will need to be replaced soon. The vinyl siding is in decent shape. Debris piled around the garage. The garage is built into the side of the hill as well. It looks like there is well house for the pump and well on the side of the garage. Did not see water in the area so I believe there is a well on the property. Located in the Colon Community School District. Over looks Blossom Lake to the South. This is a pretty location. After some repairs this would be a nice spot to live. Occupied; Roof Issues; Beware Of Dog; Personal Property; Dnvi;</p> <p>Summer Tax Due: TBA</p>	1115 HEIGHTS DR COLON;	\$1182.21	
1001	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-C30-000-161-00; Legal Description: LOT 161 CHEROKEE LAKE ESTATES SEC 12 T5S R8W Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer appears to be in decent shape for its age. Metal roof looks fine. Metal siding in decent shape but could use a power wash. The trailer will most likely need some repairs due to its age. Some cement was seen under the trailer but it does not look like it is a complete mobile pad. Small pump house in front yard. Quiet low traffic road. Mostly grassy with a handful of large trees sprinkled throughout the property. The front door frame had some wood rot starting. There is a large amount of debris surrounding the home. Lots of construction materials. There is a trailer parked on the side of the home with a make shift structure built onto it. Small shed at the end of a short dirt driveway. This is a bundle of two lots. The trailer is close to being split on each property. Each property is approximately 0.17 acres with a combined total of ~0.34 acres. Flat ground with a handful of trees. Located in the Union City Community School District. Close to the St Joseph River. Mobile Home; Dnvi; Occupied; Personal Property;</p> <p><i>(2 of 2)</i> Parcel ID: 010-C30-000-163-00; Legal Description: LOT 163 CHEROKEE LAKE ESTATES SEC 12 T5S R8W</p> <p>Summer Tax Due: TBA</p>	CHIPPAWA DR/VACANT UNION CITY; 1188 CHIPPAWA DR UNION CITY;	\$2031.51	

1003	<p>Parcel ID: 010-055-000-103-00; Legal Description: LOTS 103 & 104 OF OLIVERDA BY THE LAKES SEC 8-9 T5 S R8W L563 PG753</p> <p>Comments: This trailer sits on approximately 0.29 acres of land. A handful of tall trees throughout the property but is mostly open and grassy. The trailer is in poor condition. There is fire damage on a few sections of the exterior that has burned down to the studs. The metal siding has moss and algae growing on it. Electric meter is still hooked up but the main lines have been cut. The inside of the trailer is trashed. Unable to locate electric box due to debris blocking a lot of the rooms. The back sliding glass door is broken and the door framing is rotting out. A few of the windows have been broken. There is a large amount of debris all throughout the property. The property is going to need a good amount of work before its back in decent living condition. I did not see a mobile home pad underneath the trailer. It appears to be sitting on dirt and concrete blocks. There was evidence of leaking on the ceilings. The floors were soft in certain areas. The sheds behind the home are in poor shape as well with holes in the roofs. Located in the Colon Community School District. Roof Issues; Sanitation Issues And Garbage; Mobile Home; Fire Damage; Animal Damaged;</p> <p>Summer Tax Due: TBA</p>	361 CHIPPEWA CIR SHERWOOD;	\$915.66	
1004	<p>Parcel ID: 021-000-020-120-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOTS 28 THRU 30 BLOCK 20, VILLAGE OF UNION CITY .375 AC</p> <p>Comments: This house sits on approximately 0.375 acres of land. Unfortunately this house has been condemned and is unfit for human occupancy. The shingled roof has major damage and is collapsing on the South section. The roof has allowed the elements to enter the home causing major water damage. The floors have rotted due to the water damage and have collapsed in certain areas. The South side of the home is close to full collapse. Did not venture to far into the building since if felt unsafe to traverse. The large holes in the home have allowed unwanted animals take up residency. There were angry racoons living on the main floor. Multiple animal burrow holes on the property. Stone foundation is crumbling in certain areas that were visible. There were a few trees growing right next to the foundation and are most likely causing more damage. Basement entrance on the exterior of the home was blocked by debris. Metal and wood siding needs repairs. Gas meter has been removed. Electric meter still hooked up but has been cut. This building is going to need a lot of work before its back in good living condition. This could be a good fixer upper for right person up for the challenge. Located in the Union City Community School District Condemned; Structural Issues; Roof Issues; Foundation Issues; Dangerous Building; Animal Damaged; Mold;</p> <p>Summer Tax Due: TBA</p>	408 S BROADWAY ST UNION CITY;	\$583.08	

1005	<p>Parcel ID: 021-L10-000-046-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOT 105 OF LEE'S ADDITION VILLAGE OF UNION CITY .306 AC Comments: This house sits on the corner of W Fenton St and Washington St and is approximately 0.30 acres of land. The house is in poor condition and as it sits is currently dangerous. Mix of block and stone foundation is crumbling/cracking in many locations. The shingled roof is failing and there is a large hole allowing the elements to enter the home. Water damage has caused the floor to collapse in both the kitchen and bathroom on the main floor. I traversed through the house cautiously. Some areas of the floor felt soft while others felt solid. The structure of the home will need repairs. The second story floor is bowing and looks like it will collapse in the near future if nothing is done. The foundation, roof and floors will need major repairs before its back in good living condition. The plumbing is in disrepair due to the collapsing floors. Basement was wet. Three bedrooms on the second story. Square cement driveway on the back of the home provides ample parking. A handful of trees surrounds the home. Many broken windows. There is debris around the home but nothing to major. Mix of vinyl and wood siding is in poor shape and needs repairs. The basement entrance is on the exterior of the home and was blocked by debris. There are multiple trees growing to close to the homes foundation. This property is going to need a lot of attention but for the right price this could be a great fixer upper for someone that's up to the challenge. Located in the Union City Community School District. Animal Damaged; Mold; Dangerous Building; Roof Issues; Structural Issues; Foundation Issues; Summer Tax Due: TBA</p>	307 W FENTON ST UNION CITY;	\$1037.21	
1006	<p>Parcel ID: 060-N11-000-024-00; Legal Description: LOT 24 NASH SUB NO. 2 SEC 25 T6S R7W Comments: This garage sits on approximately 0.22 acres of land. The building is in very poor condition. Half of the shingled roof has collapsed. The inside of the garage is full of garbage and debris. Well and above-ground pump sits inside a small enclosure next to the cement driveway. Cats ran away from the building when walking up to the property. Strong animal odor. A cement pad for a mobile sits on the North side of the property. A handful of large trees on the property. The West section of the property runs along farmland. The garage needs to be rebuilt but the cement foundation appeared to be solid. Clear the lot and this would be a good spot to put a mobile trailer. Located in the Coldwater Community School District. Sanitation Issues And Garbage; Structural Issues; Roof Issues; Animal Damaged; Mobile Home Pad; Summer Tax Due: TBA</p>	292 NASH RD COLDWATER;	\$577.97	
1007	<p>Parcel ID: 110-V71-000-018-00; Legal Description: LOT 18 VOLKMERS LANDING NO 2 SEC 23-24 T7S R6W Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer sits on approximately 0.26 acres of land. Metal siding is in fair condition. Shingled roof in fair condition as well. Surface pump and tank located in front of the home. Dirt driveway leads to a car port that has a boat parked under it. The trailer has had the roof extended over the front entrance and has an addition on the rear of the home. It appears there is a cement slab under the home or at least partially. A few large trees on the property but it is mostly an open grassy lot. There is a large amount of debris in the back yard. There is an old shed in poor condition behind the home. The roof and a wall has collapsed. The property would benefit from a good cleaning. The trailer needs repairs but this property has potential. Located in the Coldwater Community School district. Personal Property; Dnvi; Occupied; Beware Of Dog; Mobile Home; Summer Tax Due: TBA</p>	606 CENTER LN COLDWATER;	\$2295.34	

1008	<p>Parcel ID: 160-R12-001-070-00; Legal Description: LOTS 70 & 71 OF MC NAUGHTON ADD TO TOWN OF RAY SEC 22 T8S R5W</p> <p>Comments: This historic building sits on approximately 0.40 acres of land. Unfortunately the building has been neglected and misused for some time. There are large holes in the roof which has allowed major water damage. The water damage has caused portions of the roof and floors to collapse. Did not go to the second story due to the unsafe stair case. There is some soffit and fascia rot visible. Some of the gutters have fallen off due to the rot. The building has signs of hoarding and is very difficult to traverse. Most of the rooms have debris piled up a few feet high blocking much of the building There is a long wheel chair accessible ramp that leads to the front entrance. The ramp is unstable and needs repairs. The roof above the ramp is rotting and collapsing. There is a large hole on the side of the house allowing you to look into the basement. Unable to reach the basement due to debris but it looked more cleared out hen the rest of the building. The floor joists have wood rot and are being damaged from the elements. Thick vegetation and trees are growing up around the building. You can barely see the building from the road. Some large trees have fallen over on the property and still sit where they fell. Electric meter has been disconnected and the main line has been cut. Did not find a propane tank or a well marker. Block foundation around the building looks solid for the most part with some cracking visible. There is a brick section on the side of the building that has a long horizontal crack forming. Vinyl siding is surprising in good shape with a few areas needing slight attention. Many broken windows with some having been boarded up. Old oil fuel drum on the back of building. This historic building will need a lot of work before its back in good living condition but it deserves to be renovated. After removing all of the garbage/debris and making the necessary repairs this could be a very interesting building. The Located in the Quincy Community School District. Sanitation Issues And Garbage; Structural Issues; Foundation Issues; Roof Issues;</p> <p>Summer Tax Due: TBA</p>	1042 DELMAR RD MONTGOMERY;	\$1888.27	
1009	<p>Parcel ID: 200-004-000-024-00; Legal Description: BEG ON S LI OF CHICAGO ST 426.22 FT ELY FR INTER INTER OF W SEC LI OF SEC 12 TH SLY AT RT ANG TO SD CHICAGO RD 270.31 FT TH WLY PAR TO CHICAGO RD 46.45 FT TH NLY AT RT ANG TO SD RD 270.66 FT TO S LI OF SD RD 46.45 FT TO POB EXC W 6.61 FT THEREOF CITY OF BRONSON</p> <p>Comments: This vacant lot is approximately 0.22 acres of land. There was previously a home on the property but it has since been demo'd and removed. The property has not been reassessed so the SEV does not accurately reflect the current value of the property. Flat ground. Open grassy lot. Shared driveway easement with a couple small homes to the West. Next to Post office. Across the street from gas station. Would be a nice spot to build if you're looking to be in downtown Bronson. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Located in the Bronson Community School District. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p>Summer Tax Due: TBA</p>	214 E CHICAGO ST BRONSON;	\$11786.64	

1010	<p>Parcel ID: 200-004-000-159-00; Legal Description: W 66 FT OF LOT 8 BLK 2 ALLEN & RUPLES ADD CITY OF BRONSON</p> <p>Comments: This house sits on approximately 0.37 acres of land. The house appears to be in overall fair shape but there are a few areas that need attention. The main one being the foundation in the basement. There are long cracks forming and will need repairs. The block foundation that is visible looks solid. The cracks in the basement are the only areas that need attention. Mix of stone and wood siding is in decent shape. The wood portions could use a sanding and fresh paint. Heavy vegetation is growing around certain spots of the home. Shingle roof is older but in decent condition. No major damage visible. Electric and gas meter are still hooked up but turned off. Windowed mudroom on the front entrance has a few broken windows. The interior of the home looks to be in the middle of a renovation. You can tell they were doing drywall work and painting. Some of the windows have been recently replaced. The kitchen and bathroom have been gutted. The house is mostly cleared out but there are some construction materials on the main floor. Two irregular shaped bedrooms upstairs and two bedrooms on main floor. Sliding glass door on the back is broken. Wood deck on the back of the home. Mix of copper, pex and galvanized water lines. Water heater is old and looks damaged. Older furnace looks fine. 100 amp breaker box. Old shed in the back yard is in poor shape. There is an underground pool in the back yard but it has been neglected and the liner has detached from the walls. It is full of debris and vegetation now. Could be repaired. The cement walkway around the pool is still solid. Overall this house will need work but it has a ton of potential. This would be a great fixer upper. Nice location close to downtown Bronson and the park. In the Bronson Community School District. Foundation Issues; Incomplete Construction;</p> <p>Summer Tax Due: TBA</p>	192 ROOSEVELT ST BRONSON;	\$4050.17	
1011	<p>Parcel ID: 303-000-001-037-00; Legal Description: LOT 32 BLK 3 PILOT KNOB PLAT SEC 17 T6S R6W</p> <p>Comments: This vacant lot is approximately 0.05 acres of land. Open grassy lot with a few small trees tucked away just off Willow Rd. A small amount of debris such as a few tires on the property. Would make a great spot to build a small cabin or a garage for lake toys. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Low traffic area. Located in the Coldwater Community School District</p> <p>Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: TBA</p>	16 WILLOW LN COLDWATER;	\$1366.88	

Hillsdale

Lot #	Lot Information	Address	Min. Bid	Sold For
2500	<p>Parcel ID: 006-126-179-08; Legal Description: LOT 8 0.12A M/L BLK B FOWLERS ADDN SEC 26 T6S R3W FOURTH WARD (REDISTRICTED FROM FIRST WARD) Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.12 acres of land. The house looks like it will need some work. Vinyl siding is in decent shape. The rear of the home has some wood siding that needs to be scraped and repainted. Shingled roof is older but looks to be in good shape. The small roof section above the front entrance mud room is in poor shape. It needs to be repaired ASAP before it causes damage in the future. Block foundation looks solid. Large pile of debris in the backyard. Privacy fenced in backyard. The garage is in poor shape. Wood siding needs to be scraped and repainted. The shingled roof is in poor condition with a hole in the center and a lot of tree limbs sitting on it. It needs to be re-roofed. There is visible fire damage on the rear of the garage. Cement slab appears solid. These buildings need work but there is a lot of potential here depending on the condition of the interior. Residential land use code 1001. Located in the Hillsdale Community School District. Fire Damage; Occupied; Drv; Personal Property; Summer Tax Due: TBA</p>	185 E CARLETON HILLSDALE;	\$9882.00	
2501	<p>Parcel ID: 006-126-181-20; Legal Description: LOT 41 BLK F FOWLERS ADDN ALSO BEG NE COR SD LOT 41 TH N04°34'10"E ALG E LN SD LOT EXT 148.5 FT TH W TO E LN LOGAN ST TH SWLY ALG SD E LN TO NW CR LOT 41 TH E TO POB UNPLATTED 1.55A M/L SEC 26 T6S R3W FOURTH WARD (REDISTRICTED FROM FIRST WARD) Comments: This commercial building sits on approximately 1.55 acres of land and is located close to downtown Hillsdale. Land use code 5000. In the Hillsdale Community School District. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The building appears to be in decent shape from the exterior but there are signs the property has been neglected. There is a large amount of debris on the side and behind the building. A couple burn piles around the building with some large barrels next to them. Possible contamination. Unknown what the building was being used for. Mix of metal and flat roofing looks decent from what was visible. Block foundation is generally solid but there are a few areas that have cracking and should be addressed. Two extra large garage doors on the front of the building. There is also a semi trailer off load garage door. The roof above the semi trailer garage is in poor shape compared to the rest of the building. Mix of metal and block siding in fair shape. The North side of the building has some metal repair work done. Gas meter has been removed. Electric meter still present. There is a 3rd large garage door in the center of the building on the South side. Graffiti on the South facing wall as well as the back of the building. Large dirt parking lot on the South side of the property. There was someone living in a trailer parked in the lot. The building looks like it will need some repairs and a good amount of cleaning but this property has a ton of potential. Large property surrounded by trees. Large parking area in the front and side of building. Store front along the street. This would be a great purchase for someone looking for a large commercial building close to downtown. Lots of possibilities here. Don't miss out. Drv; Occupied; Contamination Indicators; Beware Of Dog; Personal Property; Summer Tax Due: TBA</p>	14 LOGAN ST HILLSDALE;	\$19313.55	

2502	<p>Parcel ID: 006-427-435-03; Legal Description: . W-4 COM AT SW COR OF LOT 70; RUNNING TH N 45FT 3 IN; TH E 88 FT 9 IN; TH S 45 FT 5 IN; TH W 88 FT 9 IN TO POB, SOUTH ADDN FOURTH WARD AS OF 12/31/2018 - WARD 4 Comments: There was previously a building on this property but it has been removed. Due the building no longer being on the lot the SEV may not be accurately represent the current value of the property. Approximately 0.10 acres of land. Flat grassy lot. Unknown if the driveway off Barry St is shared. All utilities at the road. Nice spot to build a small home. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Residential land use code 1001. Located in the Hilldale Community School District. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: TBA</p>	61 S HOWELL HILLSDALE;	\$6360.39	
2503	<p>Parcel ID: 03 011 400 004 11 5 2; Legal Description: COM WHERE W LN LD SOLD TO LYLE & TRESSA ELLENWOOD INTS CEN LN US 12 & RNG NELY ALG SD LN 330 FT TH S 264 FT TH WLY PAR TO US 12 330 FT TH N 264 FT TO POB SEC 11 T5S R2W 2 A M/L Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Dogs inside the home. The house and garage sit on approximately 2 acres. The house appears to be in fair/poor shape from the exterior inspection. The roof is in poor shape with major peeling and cracking. There is soffit/fascia damage in certain spots. It needs to be replaced as soon as possible. Mix of vinyl, wood, and metal siding is in decent shape but there are areas that need attention. There is some DIY repairs around some of the windows. There is a large open section on the front of the home where it appears they were going to install windows but haven't gotten around to it. Covered with boarding and plastic at the moment. The block foundation appears solid where visible. There is a retaining wall in front of the home that is close to falling over. It's probably still quite strong but the angle its leaning at is very concerning. Wheel chair accessible ramp on the rear of the home looks usable but there is a lot of vegetation starting to grow on it. There is an addition rear entrance to the home with a wood porch that looks unstable. There is a large amount of vegetation growing on and around it. The back door window has been broken and boarded over. A couple burn piles located behind the home. There is also random debris strewn about behind the home as well. Three chimneys on the home look to be in decent shape. They are standing up strait. Ac unit on side of home. Sits next to old oil container. Electric meter still hooked up and active. Long wrap around dirt driveway. There is a two car garage behind the home that is in fair/poor shape as well. One of the garage doors is broken. Cement slab foundation looks solid. There is a good amount of vegetation growing up and onto the garage. The vines have grown up the East side of the garage and have gone straight up through the shingled roof. The Roof should be replaced before water damages the structure. Wood siding is in fair/poor shape. Looks like it was painted in the last couple years. The buildings are no doubt going to need some work before they're back in good living condition. Be prepared to get your hands dirty. Would be a good purchase for someone looking for a good fixer upper. Residential land use code 1001. Located in the Jonesville Community Schools Dnvi; Occupied; Personal Property; Beware Of Dog; Summer Tax Due: TBA</p>	7601 E CHICAGO RD JONESVILLE;	\$3862.76	

2504	<p>Parcel ID: 04 040 001 016; Legal Description: LOT 16 BAKER MEADOWS SUB Comments: The garage sits on approximately 0.36 acres of land. Hand full of large trees. Nice sized grassy yard. It looks like there was a modular home or trailer on the property but it has since been removed. The block foundation still remains. The foundation is not strait and crooked in certain spots. Municipal water line near the North side of the foundation. Drain lines still present. Electric box has been destroyed and is laying next to the garage. Cement driveway leads to a two car garage that is in pretty good shape. The poured cement foundation looks very solid with no cracks. Vinyl siding needs some repairs. Shingled roof is old but in good shape. No major damage or leaks seen. There is a small cement slab next to the garage. This property has a lot of potential. Would be a great spot to build a home. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the North Adams-Jerome School District. Residential land use code 1006. Sev Not Accurate;</p> <p>Summer Tax Due: TBA</p>	9059 TESSARI DR;	\$2214.06	
2505	<p>Parcel ID: 04 090 001 154; Legal Description: LOT 151 LAKE LE ANN - CHERRY PARK Comments: This vacant lot is approximately 0.21 acres of land. It is mostly thick vegetation and forest. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District.</p> <p>Summer Tax Due: TBA</p>	11950 GALWAY DR;	\$967.34	
2506	<p>Parcel ID: 04 090 001 327; Legal Description: LOT 324 LAKE LE ANN - CHERRY PARK Comments: This vacant lot is approximately 0.24 acres of land. It is mostly thick vegetation and forest. Some nice tall trees. Land slopes up from the road. Slightly terrain challenged but levels out as you go further into the property. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Terrain Challenged;</p> <p>Summer Tax Due: TBA</p>	11805 BRADLEY DR;	\$1022.52	
2507	<p>Parcel ID: 04 205 001 339; Legal Description: LOT 333 LAKE SOMERSET - SOMERSET HEIGHTS Comments: This vacant lot is approximately 0.36 acres of land. It is mostly thick vegetation and forest. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Auction Lot 2509 is adjacent to the South.</p> <p>Summer Tax Due: TBA</p>	13635 NORTHMOOR DR;	\$535.85	
2508	<p>Parcel ID: 04 205 001 380; Legal Description: LOT 374 LAKE SOMERSET - SOMERSET HEIGHTS Comments: This vacant lot is approximately 0.23 acres of land. It is mostly thick vegetation and forest. A few large trees. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District.</p> <p>Summer Tax Due: TBA</p>	11038 BRITTANY DR;	\$943.38	
2509	<p>Parcel ID: 04 205 001 430; Legal Description: LOT 320 & E1/2 LOT 321 LAKE SOMERSET - SOMERSET HEIGHTS SPLIT ON 06/11/2001 FROM 04 205 001 414 - 04 205 001 326; Comments: This vacant lot is approximately 0.63 acres of land. It is mostly thick vegetation and deciduous forest. Not to difficult to traverse. Slightly terrain challenged but there are some level areas. Mix of old and mature trees. Residential land use code 8001. Nice area to build. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Auction lot 2507 is adjacent to the North. Terrain Challenged;</p> <p>Summer Tax Due: TBA</p>	DORCHESTER DR;	\$1035.74	

2510	<p>Parcel ID: 04 255 001 022; Legal Description: OUTLOT A (BEING 1 FOOT WIDE OFF W SIDE SUB) SHADY OAK SHORES SUB SPLIT ON 10/31/2000 FROM 04 008 300 009 08 5 1 & 04 017 100 020 17 5 1; Comments: This is a very small strip of land. Unbuildable. You couldn't do much with this property. It would make sense for an adjacent property owner to purchase the lot. Grassy. Next to farmland. Located in the North Adams-Jerome School District. Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: TBA</p>	SHADY OAK SHORES DR. JEROME;	\$313.49	
2511	<p>Parcel ID: 08 004 400 008 04 6 2; Legal Description: COM 150 FT W OF SE COR TH W 296 FT TH N 01 DEG 20' W 222 FT TH N 89 DEG 03' E 297.15 FT TH S 01 DEG 02' E 225.84 FT TO POB SEC 4 T6S R2W 1.52 A M/L Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Sits on approximately 1.52 acres. Both trailers were occupied. The trailers are both in fair condition. One trailer has a flat roof and metal siding that are in decent shape considering the age. Could not see if there is a mobile pad due to trailer skirt blocking visibility. This trailer has a wheelchair accessible ramp. The other trailer has vinyl siding and shingled roof. There is soffit damage on the front of the trailer. Unknown what the foundation is because plywood skirt blocking visibility. Multiple vehicles on the property. There are three sheds on the property all in fair condition and look to be actively used. The shed on the far East of the property has a cement slab foundation. The shingles on this trailer are in poor shape and need to be replaced. There is a large storage barn behind the trailers. It has metal siding and a sliding garage door on the front. The shingles on the roof are in poor shape and should be replaced ASAP. Cement slab foundation looks good. There is an extension of the slab on the East side of the barn that has a basketball hoop installed. A decent amount of debris and other personal property still present. The property looks like it's being taken care of. The grass was being mowed at time of visit. Nice property overall. Plenty of space. Open grassy with a handful of large trees and younger saplings. Lots of potential here. Residential land use code 1006. Located in the North Adams-Jerome School District. Dnvi; Occupied; Personal Property; Mobile Home;</p> <p>Summer Tax Due: TBA</p>	5890 NORTH ADAMS RD NORTH ADAMS;	\$1522.44	
2512	<p>Parcel ID: 11 018 200 018 18 7 3; Legal Description: COM 400 FT S OF INT PIKE LK RD & CARPENTER RD TH E 270 FT TH S 415 FT TH W 270 FT TH N 415 FT TO POB SEC 18 T7S R3W 2.57 A M/L SPLIT ON 06/13/2002 FROM 11 018 200 009 18 7 3; SPLIT ON 01/09/2007 FROM 11 018 200 012 18 7 3; Comments: The buildings sit on approximately 2.57 acres of land. Large grassy field on the North half of the property. Unfortunately the house is in very poor shape. There are multiple leaks from the failing roof all throughout the house. The water damage has allowed mold. One area of the roof has collapsed. The basement has standing water nearly up to the floor joists. There is an addition on the back of the home that has wood rot on the soffit and fascia of the roof. Vinyl siding is in decent shape but could use a good power wash. This house is going to need a lot of work before its back in good living condition. Please be prepared. Grassy dirt driveway leads to a two car garage that is in fair shape. The shingled roof looks fine. Did not see any leaks. The cement foundation looks solid. Vinyl siding in good shape except for a small section behind the garage. Multiple animal burrows around the foundation. It looks like there are metal stakes posted at the property corners. Roof Issues; Animal Damaged; Mold;</p> <p>Summer Tax Due: TBA</p>	4421 CARPENTER RD READING;	\$6002.77	

2513	<p>Parcel ID: 12 200 004 001 04 7 2; Legal Description: LOTS 1, 2, 3, 4 & 5 & W 32 FT OF LOTS 6, 7, 8 & 9 NORTHERN ADD BLOCK 4 SEC 4 T7S R2W VILLAGE OF OSSEO Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house and barn sit on approximately 1.45 acres of land. The house looks to be in good shape from the exterior. Metal roof looks fine, no major damage seen. Vinyl siding is in good shape but could use a power wash in a few areas. Foundation looks solid. Some of the windows appear more modern than others. There was a good amount of debris and personal property surrounding the back of the home. Two driveways. One to the West leads to a Cement pad that wraps around the back of the house. Ample parking. The dirt drive on the East side of the home leads to a large barn in the back of the property. The barn looks to be in fair condition. The shingled roof is older but looks fine. The metal roof section on the main portion of the barn looks newer. The block foundation looked solid as well. The North section of the property is wooded Large grassy back yard. There is a large burn pile in the back yard. Looks like its been used to burn garbage. This property has a lot of potential. After its been cleaned and cleared of debris a few repairs and renovations would go a long way. Residential land use code 1001. Located in the Hillsdale Community School District. Dnvi; Personal Property; Occupied; Summer Tax Due: TBA</p>	5600 OGDEN ST OSSEO;	\$2365.23	
2514	<p>Parcel ID: 14 022 400 024 22 8 4; Legal Description: COM 1422.72 FT E OF S1/4 COR TH N 229 FT TH E 250 FT TH S 229 FT TH W 250 FT TO POB UNPLATTED LDFA SEC 22 T8S R4W 1.31 A M/L VILLAGE OF CAMDEN Comments: This storage building sits on approximately 1.31 acres of land. The building is completely full of personal property. Lots of heavy machinery throughout the building, you can barely walk through the building there is so much. Hoarder building but they were hoarding fork lifts, lawn mowers, and other heavy machines. Electric boxes were blocked by shelving and other debris but looked to be heavy duty and still intact. Electric meter still hooked up on side of building. Did not see a gas meter but the entire North side of the building is covered with vegetation and other machines/debris. There is a commercial building that is in operation directly behind this building. There are multiple vehicles and trailers on the property. Thick cement slab foundation looks to be solid. Some cracking but nothing major. I did not see any signs of dumping but its possible there is some contamination only because there is a lot of heavy machines with oil/chemicals. Large grassy yard surrounds the building but the majority of the grassy lot runs along the road and the East side of the property. Did not see any plumbing in the building but there appears to be a metal cap for an underground pump/well. This property has a ton of potential. Would make a great auto repair shop with the ample parking area. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Land use code 5000. Located in the Camden-Frontier School District. Personal Property; Summer Tax Due: TBA</p>	332 E BELL ST CAMDEN;	\$5832.15	
2515	<p>Parcel ID: 14 135 001 003; Legal Description: LOT 5 SHEPARD PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY Comments: This vacant lot is approximately 0.20 acres of land. Flat grassy lot with a handful of young saplings scattered throughout. There looks to be an old cement two track for a mobile home to sit on on the South side of the property. It is very close to the property line. It may be sitting on the adjacent property to the South. Please do your home work on this one. Small amount of debris such as an old tire. Nothing difficult to clean. Would be a nice spot for a small home. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Quiet area. Across the street from farmland. Land use code 8001. Located in the Reading Community School District. Mobile Home Pad; Summer Tax Due: TBA</p>	335 N HAYWARD ST MONTGOMERY;	\$1234.94	

2516	<p>Parcel ID: 14 135 001 005; Legal Description: LOT 8 SHEPARD PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY Comments: This vacant lot is approximately 0.20 acres of land. Mostly flat. Open grassy lot with a couple small trees. Gravel ally runs along the South border of the property. Would be a nice spot to put a small home or garage. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Across the street from farmland. Quiet area. Land use code 8001. Located in the Reading Community School District.</p> <p>Summer Tax Due: TBA</p>	127 HAYWARD ST MONTGOMERY;	\$1156.49	
2517	<p>Parcel ID: 15 001 300 003 01 8 3; Legal Description: NE1/4 SW1/4 SEC 1 T8S R3W 40 A Comments: This vacant lot is approximately 40 acres. The property is out in the country and could offer a beautiful private place to build a forever home or just use it for the hunting season. The property is made up mostly of deciduous forest, wooded wetlands, and open water. Full of mature and young trees. The ground slopes down from the road but has sections that are level and dry. This is an incredible 40 acres. The possibilities are endless. There is a gated entrance on the South portion of the lot. It goes a couple hundred feet onto the property and leads to the remains of an old hunting blind. Lots of wildlife on the property. Don't miss out on an opportunity to own this beautiful lot. Located in the Camden-Frontier School District. Land use code 8001. Wetland Indicators;</p> <p>Summer Tax Due: TBA</p>	STEAMBURG RD HILLSDALE;	\$7003.34	
2518	<p>Parcel ID: 17 014 100 028 14 8 1; Legal Description: COM 330 FT E OF NW COR TH S 264 FT TH E 148.5 FT TH N 264 FT TH W 148.5 FT TO POB SEC 14 T8S R1W .9 A M/L Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. There are multiple trailers on this property and multiple residents. The trailer sits on approximately 0.90 acres. Multiple vehicles on the property which look to have been sitting for a some time. Dogs on the property. Dirt driveway leads to a cement section with a basketball hoop. Thick vegetation growing up around the trailer and debris. Large amount of debris on the property. Unable to see if the trailer is sitting on a cement pad due trailer skirt. The trailer has some DIY repairs done to the exterior. It doesn't appear to be in the best shape. Residential land use code 1001. Located in the Waldron Area School District Mobile Home; Dnvi; Personal Property; Beware Of Dog;</p> <p>Summer Tax Due: TBA</p>	13067 PRATTVILLE RD PITTSFORD;	\$4790.28	
2519	<p>Parcel ID: 18 075 001 093; Legal Description: LOT 94 MERRY LAKE - WESTERN HEIGHTS Comments: This vacant lot is approximately 0.28 acres of land. Open grassy lot with many young pine saplings. There is a PVC pipe in the center of the property they may be a well. There are metal stakes at the property's corners. Would be a nice spot for a home. Low traffic road. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Land use code 8001. Located in the Waldron Area School District.</p> <p>Summer Tax Due: TBA</p>	14690 LAURA LN CAMDEN;	\$914.91	

2520	<p>Parcel ID: 20 045 001 053; Legal Description: COM SW COR LOT 100 TH E 66 FT TH N 55 FT TH W 66 FT TH S 55 FT TO POB EXC COM SW COR SD LOT TH N 5 FT TH SE TO PT ON S LOT LN 5 FT E OF POB TH W 5 FT TO POB FULLER & PROUTY ADD SEC 26 T7S R4W CITY OF READING LOT LN ADJ ON 11/19/2008 TO 20 045 001 064; Comments: On the corner of Main St and Willow St. This house sits on approximately 0.08 acres of land. The house is in poor condition. The block foundation has some large cracks on the East side of the home that need to be addressed immediately. The interior of the home has a lot of DIY construction that most likely is not up to code. There did not appear to be a working toilet in the home. There was a toilet but it was not installed. One bathroom studio on the second story. The main floor has two rooms and has the water heater and furnace near the back door. There were birds living in the attic. House is full of personal property. Electric was still hooked up and active. The floors on the second story felt soft and there was an area that was rotten. Please use caution. Small parking area on the back side of the home. The house will need work but it could be a good fixer upper for the right person looking for the challenge. Nice spot close to downtown Reading. Residential land use code 1001. Located in the Reading Community School District. Foundation Issues; Personal Property; Incomplete Construction; Structural Issues; Summer Tax Due: TBA</p>	317 S MAIN ST READING;	\$6056.77	
2521	<p>Parcel ID: 20 110 003 109 27 7 4; Legal Description: BEG NE COR LOT 61 TH E ALG N LN LOTS 62 & 63, 103.6 FT TH N 0°36'30"W 100 FT TH W 103.6 FT TH S 100 FT TO POB UNPLATTED SEC 27 T7S R4W CITY OF READING .238 A M/L Comments: This vacant lot sits behind a house on W Silver St. Flat ground. Possible access issues, no known legal access. Grassy lot with trees along the North East and West boundary. There is an old cement slab in the back that has an old go cart parked on it. A small amount of debris such as a couple old tires on the property. Nothing difficult to remove. All utilities are at the road. This would be a good property for one of the adjacent land owners to purchase to increase their property size. Please do your homework about access to the property before bidding. The last photo shows the private drive off Silver St. Land use code 8001. Located in the Reading Community School District. Vul - Vacant Urban Lot; Roads - None Known (Possibly Landlocked); Summer Tax Due: TBA</p>	W SILVER ST READING;	\$876.53	
2522	<p>Parcel ID: 21 060 001 153; Legal Description: STRIP OF LAND 5 FT IN WIDTH OFF FROM WLY SIDE OF LOT 46 & EXT BACK 40 FT FROM NLY LOT LN (BEING 5 FT E&W BY 40 FT N&S) JONES PLAT SEC 4 T6S R3W CITY OF JONESVILLE Summer Tax Due: TBA</p>	CHURCH ST;	\$25.00	

