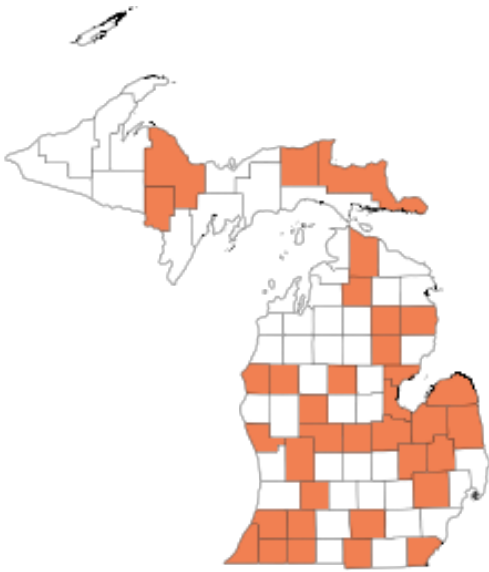


Public Land Auction

Minimum Bid Re-Offer Auction

September 26th, 2024

Alcona, Arenac, Barry, Bay, Berrien, Cass, Cheboygan, Chippewa, Clare, Dickinson, Genesee, Gratiot, Hillsdale, Huron, Jackson, Kalamazoo, Kent, Lake, Lapeer, Luce, Marquette, Mason, Mecosta, Monroe, Montcalm, Muskegon, Oakland, Ogemaw, Oscoda, Otsego, Saginaw, Saint Joseph, Sanilac, Tuscola, and Van Buren 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).*

2025 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

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

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.

Alcona Re-Offer

Lot #	Lot Information	Address	Min. Bid
100	Parcel ID: 013-420-001-005-00; Legal Description: T28N R8E SEC 36 LOT 5 BLK 1 LOST LAKE WOODS SUB Comments: ~0.14 acres vacant land, road frontage on Racoon Trl to the east. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.99	N RACOON TRAIL LINCOLN	\$564.54

Arenac Re-Offer

Lot #	Lot Information	Address	Min. Bid
634	Parcel ID: 020-0-H10-000-060-00; Legal Description: UNITS 60 & 61 HARBORTOWN CONDOMINIUM MARINA Comments: Boat Slips #60 & #61 in the Harbortown Marina. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.42	MAIN STREET AU GRES	\$590.00

Barry Re-Offer

Lot #	Lot Information	Address	Min. Bid
804	<p>Parcel ID: 06-012-015-00; Legal Description: BEG 300' W OF NE COR NW 1/4 SEC 12-T3N-R8W, TH W 115', TH S 170', TH E 115', TH N 170' TO POB. Comments: The property was not occupied at the time of visit but the neighbor stated the previous residents return at random times to retrieve their personal property. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.38 acres of land. Surrounded by farmland. Overgrown vegetation surrounds the home. Mix of stone and cement foundation appears to be solid. The basement was damp but there were no signs of mold. Old furnace. Water heater still present. There is a water tank in the basement but it is very rusty. Mix of metal and shingle roof is in decent shape. I did not see any signs of leaking. Vinyl siding is in decent shape with a few spots that need repairs. The inside of the home is pretty trashed with incomplete DIY home repairs. Most likely not up to code. The bathroom is in poor shape with the shower basin sitting away from the wall. Two bedrooms upstairs. Large amount of debris throughout the house and surrounding the home outside. A few large trees. The wood porch on the back of the home looks unstable. Smoker in the back corner of the property. Personal property throughout. This house needs a good amount of work but there is a lot of potential here. If you like privacy and the a quiet country atmosphere this would be a great fixer upper. In the Hastings Area School District. Residential land use code 401. Additional Disclosures: 6; 21; 66; 50 (see key for full text)</p> <p>Summer Tax Due: \$850.22</p>	4400 BAYNE HASTINGS	\$11,250.00

Bay Re-Offer

Lot #	Lot Information	Address	Min. Bid
917	<p>Parcel ID: 160-021-484-010-00; Legal Description: N 25 FT OF S 225 FT OF E 100 FT OF THAT PART OF WALKERS SUB LYG W OF GRANT ST & N OF MCKINLEY AVE Comments: Property is a two story house with three bedrooms, newer furnace water heater and breaker box. Floors upstairs in rough shape, no leaks, structurally sound. Needs a little work but could be fixed up relatively quickly, good investment property. It's been cleared out and is ready to take to the finish line. Original wood trim throughout and some original leaded glass windows give this property some historical charm. Roof has some life left in it and the block foundation looks to be in good condition. Updated electrical panel and gas water heater, and furnace in the basement. Great project house for someone with some handyman skills. This house is the Twin to Auction Lot# 916.</p> <p>Summer Tax Due: \$1,058.77</p>	511 N GRANT ST BAY CITY	\$7,503.97

Berrien Re-Offer

Lot #	Lot Information	Address	Min. Bid
7216	Parcel ID: 54-7150-0020-00-4; Legal Description: LOT 5 BLK 49 SHENEMAN'S ADD TO CITY OF BENTON HARBOR MAP 483B Comments: The house sits on approximately 0.17 acres of land. Unfortunately the home is in poor condition and has been condemned. Nearly all of the windows and doors have been broken. There are large holes in the floor. Much of the subflooring is rotting. Ceiling is collapsing in multiple areas. The shingled roof appears to be failing showing signs of leaking in the home. Mold is forming in much of the home. Paved driveway leads to a garage in very poor shape. Roof is failing and walls have holes. Slab foundation has many cracks and is crumbling. The house is set up as a duplex with the second story being accessible through an exterior staircase. Did not enter second story unit due to safety concerns. This house is dangerous. ~60 feet of road frontage on Ross St. Residential land use code 401. Located in the Benton Harbor Area School District. Additional Disclosures: 31; 18; 5; 32 (see key for full text) Summer Tax Due: \$1,003.85	277 ROSS ST BENTON HARBOR	\$26,844.91
7218	Parcel ID: 62-4900-0007-00-1; Legal Description: LOTS 7 & 8 BLK 1 MARQUETTE SUB OF ENTIRE BLKS 42 43 54 215 217 & PARTS OF BLKS 53 & 216 VIRGINIA COMPANY ADD TO VILLAGE OF NEW BUFFALO Comments: This vacant lot is approximately 0.18 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on S Smith St Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Utilities are in the area but are not established on this portion of unimproved road. I don't think it would be difficult to run utilities to this property. Located in the New Buffalo Area School District. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$53.65	221 S SMITH ST NEW BUFFALO	\$618.55
7251	Parcel ID: 71-3750-0010-00-9; Legal Description: LOT 10 BLK 1 JOHNSONS ADD CITY OF NILES Comments: This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.20 acres of land. The home is in overall fair shape from only the exterior inspection. Brick fa�ade and metal siding look nice. Some of the vegetation around the home could be trimmed up. The gutters are full of debris and need minor repairs. Shingled roof is older and should be replaced soon. Concrete driveway leads to an attached one car that has a pass through overhead door that takes you to the back yard. Grassy back yard with a few trees. The house is in a mostly well maintained neighborhood. The condition of the interior of the home is unknown but the exterior is in nice shape. The house will likely require some repairs and renovations so please be prepared. ~66 feet of road frontage along N 8th St. Residential land use code 401. Located in the Niles Community School District. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$945.56	1207 N 8TH ST NILES	\$10,153.20

Cass Re-Offer

Lot #	Lot Information	Address	Min. Bid
1211	<p>Parcel ID: 14-020-016-027-00; Legal Description: . 211C SEC 16 T7S R16W COM 264 FT S OF NE COR S 1/2 SW 1/4, S 66 FT, W 330 FT, N 66 FT, E 330 FT TO BEG. Comments: This vacant lot is approximately 0.41 acres of land. 66 Feet of road frontage along Barron Lake Rd. No observed structures. Open grassy lot with a handful of trees. Flat ground. The South portion of the lot was mowed. It looks like the adjacent neighbors have been taking care of a section that borders there property. Partial cement driveway along the road side. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$25.08</p>	BARRON LAKE RD NILES	\$876.65

Cheboygan Re-Offer

Lot #	Lot Information	Address	Min. Bid
1401	<p>Parcel ID: 053-C08-001-010-00; Legal Description: PLAT OF SUPR JOSEPH CASWELL'S THIRD ADDITION TO CITY OF CHEBOYGAN, LOT 13, BLK 1. *EXC: NLY 100FT ***ALSO EXC*** SLY 86FT OF THE WLY 55FT OF LOT 13, BLK 1 (SEC 30, T38N,R1W) Comments: ~66 ft wide, ~264 deep. Set back ~100 ft from M23 by shared paved driveway. Land is clear, but lawn is getting overgrown. Some minor debris near a shed and fire pit. Exterior shows some minor cosmetic issues with siding and fascia, but nothing anywhere near dire. Interior is cleared out. Some flooring is soft, particularly around the connection, indicating possible ruptured water line in the crawl space. Lower floor appears to be slab. No apparent furnace, just a plug in electric heater can be seen. Outside of the flooring issues, building seems generally habitable, if possibly wanting a refresh. The older three tab shingle on the taller portion seems to still be doing the job, with the steel roof on the lower portion presenting no issues. Additional Disclosures: 35 (see key for full text)</p> <p>Summer Tax Due: \$870.00</p>	1117 MACKINAW AVE , APT B CHEBOYGAN	\$3,700.00

Chippewa Re-Offer

Lot #	Lot Information	Address	Min. Bid
1514	<p>Parcel ID: 051-073-008-00; Legal Description: ADAMS BROS ADDITION LOT 8 BLK 3. 0.118 AC Comments: Older 2 story, 3 bedroom wood frame home in the Soo. There is a serious foundation issue on the east side that you ain't gonna fix with duct tape and paint. Most of the east foundation wall has deflected inward about a foot, and the side wall has a serious lean to it. The structure itself is worthy of restoration, but that adds a big cost to the rehab bill. Electric service is still active (meter removed) but it's ancient. This one needs a complete gut-to-studs and redo. The gas line has been capped at the street. Might be worth more as a vacant lot at this point. Additional Disclosures: 21; 5; 34 (see key for full text)</p> <p>Summer Tax Due: \$925.57</p>	1124 E 9TH AVE SAULT SAINTE MARIE	\$5,332.31

Clare Re-Offer

Lot #	Lot Information	Address	Min. Bid
1613	Parcel ID: 008-031-400-14; Legal Description: T19N R3W SEC 31 SE 1/4 OF SE 1/4 EXC PRESCOTT ACRES. Comments: ~872 wide, ~853 tall. No known legal access. Property appears mostly wooded, with some 4 wheel trails careening around the property. Auction lots 1615 and 1616 are adjacent to the East. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$231.03		\$3,587.86
1622	Parcel ID: 013-350-149-00; Legal Description: T17N R6W SEC 21 1691 MAPLE ST LOT 149 ADD NO 1 PLA-LAND. Comments: ~60 ft road front on Maple St to the north, ~100 ft on Hemlock to the west. Roadside drainage culverts on both sides, with driveway on Hemlock. Crooked Lake is some ~1300 ft due south. Mobile home on property may be demolished by the County, and this should be considered by interested bidders as a vacant lot. The demo has not been scheduled yet and we do not know if it will happen before or after the auction. Additional Disclosures: 42; 64; 62 (see key for full text) Summer Tax Due: \$95.50	1691 MAPLE ST LAKE	\$2,690.41
1629	Parcel ID: 015-300-019-00; Legal Description: T17N R4W SEC 8 1553 WINDING WOOD DR LOT 19 FIVE LAKES ESTATES NO 1. Comments: ~75 ft road frontage on Winding Wood Dr to the south, ~205 ft deep, near the end of the road. Aerial images indicate that the cottage on this property may be over/encroaching the property line of the adjoining parcel to the east. The well for the cottage may be located on the adjoining parcel to the east, but it's possible the septic is located on this parcel. Electrical service is cut. There is also a small camper trailer and minor debris on and behind the gravel driveway. ~0.35 acres. Five Lakes Association is a deed restricted community. More information about the Association and area can be found at the attached hyperlink below. Additional Disclosures: 33; 16; 39; 21 (see key for full text) Summer Tax Due: \$280.89	1553 WINDING WOOD DR FARWELL	\$4,905.77

Dickinson Re-Offer

Lot #	Lot Information	Address	Min. Bid
1907	Parcel ID: 005-324-002-00; Legal Description: SAG P-2 2310 LOTS 2 & 3 BLK 4 ORIGINAL PLAT OF THE VILLAGE OF CHANNING. Comments: Older mid-century modernized home in Channing. This structure has a bad foundation wall on both the north and south sides of the front/living room area. To compound this problem, someone removed interior weight bearing walls. As a result, the structure is spreading and is subject to collapse if not repaired soon. The interior has been gutted and the main level floors in the living room have begun their ascension into the crawlspace in a few places. The rear end and garage, as well as the upper level seem stable at present. 2x lumber has been spanned across the living room to hold the walls together and prevent spread. This home could be saved if you get support back where needed. Masonry fireplace on the front wall. Attached two car garage. We also have an adjacent 3-lot parcel for sale as #1908 if you'd like a larger yard. Additional Disclosures: 21; 50; 34; 22 (see key for full text) Summer Tax Due: \$713.14	504 BELL AVE CHANNING	\$4,161.03
1908	Parcel ID: 005-324-004-00; Legal Description: LOT 4, 5 and 6, Block 4 ORIGINAL PLAT OF THE VILLAGE OF CHANNING Comments: Triple lot parcel in Channing. At the NW corner of Bell and 5th Street. There is an older wood frame garage on the parcel that could be restored. We also have the adjacent parcel, #1907, with a home on it, next door. Summer Tax Due: \$99.21	W BELL AVE CHANNING	\$829.17

Genesee Re-Offer

Lot #	Lot Information	Address	Min. Bid
8123	Parcel ID: 12-05-501-077; Legal Description: N-3227 SLY 187' OF LOT 86 WESTWOOD ACRES 77 Comments: We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 23; 81; 67 (see key for full text) Summer Tax Due: \$1,240.45	5143 TODD ST	\$28,668.84
8125	Parcel ID: 14-12-300-013; Legal Description: S 10 RDS OF N 120 RDS OF W 1/2 OF SW 1/4 EXCEPT S 82.5 FT OF W 528 FT SEC 12 T8N R6E Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$172.18	7080 NEFF RD	\$3,888.18
8157	Parcel ID: 40-01-327-037; Legal Description: STONE-MACDONALD-KAUFMANN ADDITION LOT 367 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$552.75	118 WHITE ST	\$8,011.39
8163	Parcel ID: 40-01-431-028; Legal Description: POMEROY-BONBRIGHT ADDITION LOT 516; ALSO NLY 80 FT OF LOT 514 BLK 38 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$262.60	WARREN ST	\$754.63
8166	Parcel ID: 40-01-479-004; Legal Description: POMEROY-BONBRIGHT 3RD ADDITION WLY 44 FT OF LOT 84 AND WLY 44 FT OF NLY 3 FT OF LOT 83 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	562 E WITHERBEE ST	\$2,355.48
8167	Parcel ID: 40-02-108-022; Legal Description: THORNTON-DALE LOT 108 Comments: The house that was previously on this property was recently demolished and this is a newly cleared vacant lot. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$1,220.81	2312 W DARTMOUTH ST	\$3,732.49
8234	Parcel ID: 41-05-379-018; Legal Description: EASTERN ADDITION TO HOMEDALE LOT 355 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$601.76	1828 BENNETT AVE	\$5,970.53
8248	Parcel ID: 41-08-137-025; Legal Description: FRANKLIN PARK LOTS 24 AND 25 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$585.37	1401 CRONK AVE	\$6,319.02
8249	Parcel ID: 41-08-152-019; Legal Description: WINDIATE-DAVISON SUBDIVISION LOTS 245 AND 246 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$1,049.98	1421 ROOSEVELT AVE	\$6,198.80
8256	Parcel ID: 41-08-276-005; Legal Description: LEESDALE LOT 5 BLK 21 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$853.17	2422 MISSOURI AVE	\$2,667.73
8263	Parcel ID: 41-17-403-009; Legal Description: LAPEER PARK LOT 233 Comments: We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$1,015.88	1823 SEYMOUR ST	\$3,476.31
8264	Parcel ID: 41-17-456-026; Legal Description: SOUTH PARK LOT 42 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$850.29	2042 SEYMOUR ST	\$3,581.95
8267	Parcel ID: 41-18-226-006; Legal Description: AVON GROVE LOT 9 BLK 2 Comments: We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 23; 81; 18 (see key for full text) Summer Tax Due: \$1,182.80	817 AVON ST	\$4,652.68

8281	Parcel ID: 46-25-478-005; Legal Description: PIERSON PARK LOT 306 Comments: We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$591.40	414 E LYNDON AVE	\$2,607.46
8300	Parcel ID: 46-35-408-037; Legal Description: FLEMING ADDITION LOT 28. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$754.01	4013 PROCTOR AVE	\$3,219.87
8302	Parcel ID: 46-35-429-019; Legal Description: DONNELLY ADDITION LOT 323 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$702.25	4010 MILBOURNE AVE	\$3,024.93
8312	Parcel ID: 46-36-383-027; Legal Description: PASADENA LOT 755 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$590.20	202 W PASADENA AVE	\$5,471.49
8337	Parcel ID: 59-28-528-019; Legal Description: LOT 23 BLK B SOUTH GATE (78) Comments: ~55 ft road frontage on Buckingham Ave, ~120 ft deep. We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$1,254.68	3313 BUCKINGHAM AVE	\$7,493.28
8340	Parcel ID: 59-28-554-084; Legal Description: LOT 127 HOLLAND HEIGHTS Comments: ~45 ft road frontage. Assessor records indicate there is a 40' x 52' garage/storage building behind a ~30' x 57' concrete driveway/parking pad. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$585.63	3200.5 BERENT ST	\$3,287.11
8346	Parcel ID: 59-32-503-151; Legal Description: LOT 235 DURANT HEIGHTS Comments: ~40 ft road frontage on E Williamson Ave, ~100 ft deep. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$102.89	2125 WILLIAMSON AVE	\$934.38
9998166	Parcel ID: 40-01-479-004; Legal Description: POMEROY-BONBRIGHT 3RD ADDITION WLY 44 FT OF LOT 84 AND WLY 44 FT OF NLY 3 FT OF LOT 83 Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: TBA	562 E WITHERBEE ST	\$2,355.48
9998264	Parcel ID: 41-17-456-026; Legal Description: SOUTH PARK LOT 42 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	2042 SEYMOUR ST	\$3,581.95
9998267	Parcel ID: 41-18-226-006; Legal Description: AVON GROVE LOT 9 BLK 2 Comments: We are unsure if this property has been condemned or has any existing code violations. This parcel appears to have structural issues which may include, but are not limited to, foundation cracking/leaning and sagging/holes on the roof. Code violations, condemnation orders, etc., and what needs to be done to bring up to code, should be verified with the local municipality. Additional Disclosures: 81; 18; 23 (see key for full text) Summer Tax Due: TBA	817 AVON ST	\$4,652.68
9998340	Parcel ID: 59-28-554-084; Legal Description: LOT 127 HOLLAND HEIGHTS Comments: ~45 ft road frontage. Assessor records indicate there is a 40' x 52' garage/storage building behind a ~30' x 57' concrete driveway/parking pad. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: TBA	3200.5 BERENT ST	\$3,287.11

Gratiot Re-Offer

Lot #	Lot Information	Address	Min. Bid
2407	Parcel ID: 13-031-015-00; Legal Description: 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. Comments: 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. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$32.76		\$1,087.45
2410	Parcel ID: 51-283-505-01; Legal Description: 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. Comments: 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. Additional Disclosures: 50; 23 (see key for full text) Summer Tax Due: \$18,000.73	595 HEATHER LN ALMA	\$65,902.24

Hillsdale Re-Offer

Lot #	Lot Information	Address	Min. Bid
2504	<p>Parcel ID: 04 040 001 016; Legal Description: LOT 16 BAKER MEADOWS SUB</p> <p>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. Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$90.52</p>	9059 TESSARI DR	\$2,214.06

Huron Re-Offer

Lot #	Lot Information	Address	Min. Bid
2702	<p>Parcel ID: 35-014-051-00; Legal Description: LOT 6 BLK 7 OWENDALE LAND CO'S 2ND ADD. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.16 acres of land. ~60 Feet of road frontage along 6th St. Nice looking home that needs some work. The shingled roof is past its life span and needs to be replaced immediately. Many shingles are cracking and peeling. A bit of wood rot along the fascia/soffit area but nothing to major. Wood siding could use a fresh coat of paint. Block foundation appears solid. Most of it was not visible due to siding and vegetation. It looks like there was an addition built onto the back of the home at one point. Gravel driveway leads to a fenced in back yard with a small shed. Stone porch area near rear entrance to home. Gas and electric meter are hooked up and appear active. There is personal property all throughout the property. This house will likely require some repairs and renovations. Please be prepared. Residential land use code 401. Located in the Owendale-Gagetown Area School District. Additional Disclosures: 33; 6; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$2,088.69</p>	3615 SIXTH STREET OWENDALE	\$5,974.45

Jackson Re-Offer

Lot #	Lot Information	Address	Min. Bid
6801	<p>Parcel ID: 000-02-10-351-001-02; Legal Description: BEG AT SW COR OF SEC 10 TH N00°08'05"W 49.47 FT TO A PT OF A CURVE TH NELY ALG CEN LN OF TOMPKINS RD 304.9 FT ON ARC OF A CURVE CHORD OF WHICH BEARS N6°35'03.5"E 304.2 FT TO POB TH CONTINUING NELY ALG CEN OF SD RD 42.05 FT ON ARC OF A CURVE TO THE RIGHT CHORD OF WHICH BEARS N14°13'48"E 42.05 FT TH N15°09' 24"E 180.89 FT TH CONTINUING NELY ALG CEN OF SD RD 424.01 FT ON ARC OF A CURVE CHORD OF WHICH BEARS N5°26'21"E 421.98 FT TH S50°53' 05"E 42.83 FT TO A PT S0°08'05"E 1665.8 FT AND N89°51'55"E 164.57 FT AND S4°45'05"E 41.1 FT FROM W 1/4 POST OF SEC 10 TH S50°53'05"E 382 FT TH N89°51'55"E 91.66 FT TH S0°08'05"E 365.26 FT TH S89°44'16"W 519.78 FT TO BEG. SEC 10 T1S R2W 4.976A Comments: House is boarded and locked up tight. Outside doesn't look awful but not sure about what's inside. Property is very pretty and peaceful. House sits up high off the road. Other outbuildings, sheds and a pond! It's going to need some work but this property shows a lot of potential!</p> <p>Additional Disclosures: 46; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,042.53</p>	11687 TOMPKINS RD RIVES JUNCTION	\$19,017.36
6803	<p>Parcel ID: 000-04-27-100-001-18; Legal Description: BEG AT W 1/4 POST SEC 27 TH N00°05'19"W (RECORDED AS N00°05'02"W) 757 FT ALG W LN OF SD SEC TO POB TH N00°05'19"W (RECORDED AS N00°05'02"W) 250 FT ALG SD W LN TH S89°18'03"E 1480.28 FT TH S00°05'19"E 320.43 FT TH N89DEG18'03"W 350 FT TH S05°06'58"W 300 FT TH N89°18'03"W 383.05 FT TH N01°34'34"E 149.57 FT TH N89°18'03"W 64.37 FT TH N00°05'19"W 220 FT TH N89DEG18'03"W 660 FT TO BEG. SEC 27 T1S R1E 12.74A SPLIT ON 12/14/2002 FROM 000-04-27-100-001-01; COMBINED ON 05/10/2005 FROM PART OF 000-04-27-100-001-15 & PART OF 000-04-27-100-001-17; Comments: Property is currently occupied. Home is a modular looks relatively newer. Shingle roof vinyl siding. Has a large Shed with aluminum roof and a gazebo in the front. Home sits on 12 acres of what looks to be mostly field. Beautiful scenery and nice quiet country road. Lot 6802 is adjacent to the North. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,446.80</p>	8709 KINCH RD JACKSON	\$14,573.92

Kalamazoo Re-Offer

Lot #	Lot Information	Address	Min. Bid
3120	<p>Parcel ID: 06-16-237-088; Legal Description: 12990 AUSTIN & TOMLINSON ADDITION, Liber 3 of Plats Page 3; Lot 88, excluding the West 22ft. Comments: The house sits on approximately 0.12 acres of land. The house looks to be in overall fair shape. The vinyl siding is in decent shape. The shingled roof didn't show any signs of leaking but there is a great deal of tree limbs and vegetation build up. Needs to be cleared off soon. The trees on the West side of the property are too close to the home and should be trimmed. Overgrown vegetation surrounds the home. The inside of the home looks like they were in the process of moving out. Two small bedrooms up stairs. Full bath on main floor and second floor. One of the rooms in the home was used to keep what looks like dogs. Multiple dog cages. The room is filthy. Personal property throughout the home. The basement felt damp but I did not see any mold forming yet. Furnace and water heater still present. 100 amp break box intact. Debris in the back yard. Block foundation looks solid. The house will no doubt need some repairs and a deep cleaning but there is a lot of potential here. Fix the troubled areas and this would be a nice home. Located in the Kalamazoo Public School District. Additional Disclosures: 21; 63 (see key for full text)</p> <p>Summer Tax Due: \$517.16</p>	617 ELIZABETH ST KALAMAZOO	\$5,226.81

Kent Re-Offer

Lot #	Lot Information	Address	Min. Bid
3324	<p>Parcel ID: 41-17-01-104-022; Legal Description: LOT 5* HOEKSTRA S ADDITION</p> <p>Comments: This property did not appear to be occupied on last visit. However please use caution and be respectful if visiting property in person. The house sits on approximately 0.10 acres of land. ~50 Feet of road frontage along Tulip St. Overall this house looks to be in excellent/good shape however we were only allowed an exterior inspection. If the residents took as much care of the interior as they did the exterior I imagine its in good shape. Nice cement driveway sloped up onto the property and leads to a small back yard. Mix of block and poured foundation look solid. The shingled roof looks older but is in good shape. The addition on the back of the home has metal roof that looks fine. Vinyl siding looks good but there is a section on the West side of the house that is wavy. Not positive on the cause. There were a few animal burrows around the home. Windows look modern. Nice curb appeal with wood retaining wall and steps along the side walk. Small grassy back yard with handful of bushes and trees. Small metal shed sitting on rock bed behind the home has a fuel pump handle attached to it. Privacy fence along the West, North and East border of the property. Gas meter still hooked up but the electric meter has been removed. Overall this property looks great. We don't see these very often, don't miss out on your chance to own this beautiful home. Residential land use code 401. Located in the Grand Rapids Public School District. Additional Disclosures: 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$893.88</p>	723 SW TULIP ST GRAND RAPIDS	\$6,893.82
9993324	<p>Parcel ID: 41-17-01-104-022; Legal Description: LOT 5* HOEKSTRA S ADDITION</p> <p>Comments: This property did not appear to be occupied on last visit. However please use caution and be respectful if visiting property in person. The house sits on approximately 0.10 acres of land. ~50 Feet of road frontage along Tulip St. Overall this house looks to be in excellent/good shape however we were only allowed an exterior inspection. If the residents took as much care of the interior as they did the exterior I imagine its in good shape. Nice cement driveway sloped up onto the property and leads to a small back yard. Mix of block and poured foundation look solid. The shingled roof looks older but is in good shape. The addition on the back of the home has metal roof that looks fine. Vinyl siding looks good but there is a section on the West side of the house that is wavy. Not positive on the cause. There were a few animal burrows around the home. Windows look modern. Nice curb appeal with wood retaining wall and steps along the side walk. Small grassy back yard with handful of bushes and trees. Small metal shed sitting on rock bed behind the home has a fuel pump handle attached to it. Privacy fence along the West, North and East border of the property. Gas meter still hooked up but the electric meter has been removed. Overall this property looks great. We don't see these very often, don't miss out on your chance to own this beautiful home. Residential land use code 401. Located in the Grand Rapids Public School District. Additional Disclosures: 33; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	723 SW TULIP ST GRAND RAPIDS	\$6,893.82

Lake Re-Offer

Lot #	Lot Information	Address	Min. Bid
6916	Parcel ID: 11-428-049-00; Legal Description: LOTS 49 & 50 BLK 28 LAKEWOODS ACRES. Comments: No information available from the Assessor. Parcels are sold by legal description; please verify relevant information on your own prior to bidding. Summer Tax Due: \$6.34		\$863.00
6990	Parcel ID: 15-576-006-00; Legal Description: LOTS 6, 7, 8 & 9 BLK 66 IDLEWILD TERRACE #2. Comments: ~100 ft road frontage on E Benjamin to the north, ~100 ft deep. Generally flat land, somewhat cleared. Somebody is keeping it mowed. Summer Tax Due: \$6.36		\$843.00

Lapeer Re-Offer

Lot #	Lot Information	Address	Min. Bid
3502	<p>Parcel ID: 042-142-006-00; Legal Description: 04-44-801-000-00 9585 CLARK ST. VILLAGE OF CLIFFORD GEO H CUMMING'S ADDITION LOTS 6 & 7 BLK 2. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting in person. Occupant is known to be hostile. Advised to not visit this property in person. The house sits on approximately 0.31 acres of land. ~120 feet of road frontage on Clark St. Vinyl siding is in decent shape. Block foundation looks solid from afar. This property was not fully inspected up close due to current resident. Buyers should do their homework before bidding on this property. The structures will most likely require repairs and renovations. Please be prepared for a fixer upper. Grassy front and back yard with a few large trees. Residential land use code 401. Located in the Marlette Community School District. All utilities are in the area. Additional Disclosures: 81; 67; 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$429.61</p>	9585 CLARK ST CLIFFORD	\$13,379.00

Luce Re-Offer

Lot #	Lot Information	Address	Min. Bid
3809	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 041-003-251-3200; Legal Description: SEC 25 T46N R10W N 1/2 OF N 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 EXC THE W220 FT. Comments: We can't be sure if this is still occupied or not at the time of our visit in May. It appears to still have utility service and be furnished. The lawn is mowed, but no one was around. Nice looking raised ranch on a block foundation. The roof is older and there is a valley that looks like it has been repaired. A couple of disabled cars and some debris to the rear. Alley service and attached one car garage. A vacant parcel to the west is also included in this sale for a combined ~1 acre of land. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 041-003-251-4400; Legal Description: SEC 25 T46N R10W BEG 170' W OF NE COR OF SE 1/4 OF SE 1/4 OF SW 1/4, TH S 131', TH W 159', TH N 131', TH E 159' TO POB IN VILLAGE OF NEWBERRY. Summer Tax Due: \$1,116.00</p>	<p>512 E AVE C NEWBERRY;</p> <p>516 E AVE C NEWBERRY</p>	\$6,516.38

Marquette Re-Offer

Lot #	Lot Information	Address	Min. Bid
4006	Parcel ID: 52-05-380-022-00; Legal Description: FO 2386 NEW SWANZY SUB NO 5 LOT 111. Comments: Skirted mobile on a lot near Gwinn. Loaded with rummage sale grade castoffs. We saw a couple of localized roof leaks that appear to be active in the front corners of the living room. This one is worth salvaging, and could be restorable with a little effort after a de-junking and general cleanup. If you wanted to remove the trailer, it still has the hitch! ~0.19 Acres. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$103.13	171 E SANDS ST	\$7,699.05
4024	Parcel ID: 52-51-050-030-00; Legal Description: ORIGINAL PLAT CITY OF ISHPEMING LOT 30. Additional Disclosures: 34; 22; 5; 21 (see key for full text) Summer Tax Due: \$1,009.76	111 W PEARL ST ISHPEMING	\$4,341.53

Mason Re-Offer

Lot #	Lot Information	Address	Min. Bid
4103	<p>Parcel ID: 004-026-002-00; Legal Description: NW 1/4 OF SE 1/4 OF SE 1/4 OF NE 1/4 SEC 26 T17N R16W. 2.5 A. M/L. Comments: A square parcel of 2.5 acres, that is surrounded on all 4 sides by 632 acres of Federal land. There is a gated, private road to this parcel. Access rights over that road are ambiguous, but the feds aren't known for being co-operative in such matters ... so you'll want to check that out before bidding as it is a small hike to get back in there. There are two old steel buildings and several foundations and footings here. One building has a mechanics pit which is a red flag for potential contamination. Do you homework on this one. Additional Disclosures: 7; 13 (see key for full text)</p> <p>Summer Tax Due: \$107.57</p>	(Off) E Sippy Road.	\$1,965.51

Mecosta Re-Offer

Lot #	Lot Information	Address	Min. Bid
4219	<p>Parcel ID: 09 042 005 000; Legal Description: LOTS 5, 6, RIVERVIEW PARK, SEC 11 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. Comments: 100 ft of road frontage on Riverview Dr. 100 ft of frontage on the Muskegon River. Cottage with detached garage, paved driveway. Neighbors have been maintaining the front, but the rear facing the river is overgrown. Retaining wall near the bank may need attention. Exterior of the building is a little shabby, but not yet in disrepair. Deck looks suspect, but is solid underfoot. Electrical service mast looks to have taken a hit, and is letting in some water. Most windows appear to be newer. Interior has some irregular floors. Basement stairs are certainly not to modern code. An addition was added on at some point, is taking in water through the roof. Stairwell leading to the upper half level is molding out at the landing. Mold is localized at this point. Upstairs ceiling is covered in wasp nests. There are some floor joists that will need to be addressed. DIY electrical work looks a bit suspect. Viability of well and septic is unknown. Foundation looks very solid. Interior woodwork is nicely done. All in all, this looks like a very workable property for those with the inclination and ability. ~0.23 Acres Additional Disclosures: 32; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$796.01</p>	10946 RIVERVIEW DR BIG RAPIDS	\$10,185.15

Monroe Re-Offer

Lot #	Lot Information	Address	Min. Bid
4506	Parcel ID: 05 150 010 00; Legal Description: 881-879 904-509 HIGHWAY FARMS W 150 FT OF N 161.40 FT OF LOT 6. Comments: Property is a vacant lot just over half of an acre residentially zoned. Property has a slight slope to the center and a ditch on the Lotus Dr. edge. ~150 ft road frontage and ~ 161 depth. Summer Tax Due: \$192.46	LOTUS DR/DIXIE ERIE	\$3,489.95
4515	Parcel ID: 07 930 015 00; Legal Description: F-15 SEC 29 T6S R10E STONY POINT BEACH RE-SUBDIVISION OF OUTLOTS A & B & LOTS 1 2 3 4 LOT 15 Comments: Shotgun style house with an addition and a shed. Home in pretty rough shape inside, but not too bad on the outside. Odd layout with an addition on the back makes for a total of 1356 sq ft. Lots of repairs needed, but structurally seems relatively solid. Looks like raccoons have made this home their living/dying quarters. Probably needs a full gutting, but houses in the neighborhood are nice and definitely worth restoring. Additional Disclosures: 21; 63; 66 (see key for full text) Summer Tax Due: \$394.02	5952 LAKEVIEW ST NEWPORT	\$7,244.10

Montcalm Re-Offer

Lot #	Lot Information	Address	Min. Bid
4602	Parcel ID: 003-003-019-30; Legal Description: 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. Comments: 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. Additional Disclosures: 21; 11; 17; 42 (see key for full text) Summer Tax Due: \$184.28	3151 E SESSIONS RD SHERIDAN	\$2,700.00
4615	Parcel ID: 007-301-097-00; Legal Description: N 1/2 OF LOT 97 INDIANHEAD PARK NO 1. Comments: 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. Additional Disclosures: 52; 30; 9 (see key for full text) Summer Tax Due: \$16.65	4601 BLACKFOOT TRL SIX LAKES	\$900.00
4618	Parcel ID: 014-027-003-00; Legal Description: 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. Comments: 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. Additional Disclosures: 63; 21; 66 (see key for full text) Summer Tax Due: \$264.01	4140 S FITZNER RD GREENVILLE	\$3,600.00

Muskegon Re-Offer

Lot #	Lot Information	Address	Min. Bid
4826	Parcel ID: 13-011-200-0012-00; Legal Description: CASNOVIA TOWNSHIP SEC 11 T10N R13W COM 56 RDS S OF NE COR TH S 8 RDS 13 FT TH W 13 RDS TO PM RR TH N 8 RDS 13 FT TH E 13 RDS TO POB Comments: House in the Bailey area. House is frequented if not occupied. Nice home or investment opportunity. Due to occupancy we were unable to perform a detailed inspection of this property. ~0.57 acres. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$675.50	1241 NEWAYGO RD BAILEY	\$3,915.36

Oakland Re-Offer

Lot #	Lot Information	Address	Min. Bid
7412	<p>Parcel ID: 13-04-153-008; Legal Description: T3N, R9E, SEC 4 NORTHRIDGE SUB PART OF LOT 24 BEG AT NE LOT COR, TH S 88-04-30 W 33.25 FT, TH SWLY ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 57-19-30 W 61.36 FT, DIST 64.40 FT, TH S 25-50-20 E 96.30 FT, TH N 88-04-30 E 112.81 FT TO SE LOT COR, TH N 30-48-00 W 134.75 FT TO BEG</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Current resident brandished a shot gun. Highly recommend you don't visit this property in person. The house sits on approximately 0.26 acres of land. ~66 Feet of road frontage along Cambrook. Ranch Style home built in 1955. Three bedroom, one full bath, and one half bath. Brick exterior. Paved driveway. House appeared to be in good condition from the exterior inspection but we were unable to walk the property. Brick siding looks nice. Shingled roof looks good for its age. Long paved driveway leads to a concrete section with an attached car port. Shed in the backyard. The bushes around the house are a bit overgrown but the property in general is being well maintained. Grassy front lawn with a few trees. At the end of the road. Very low traffic. Residential land use code 401. Located in the Waterford School District. Additional Disclosures: 6; 67; 45; 33; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	5783 Cambrook Ln Waterford	\$12,826.99
7413	<p>Parcel ID: 13-05-203-002; Legal Description: T3N, R9E, SEC 5 WATERFORD ACRES SUB LOT 31 Comments: The house sits on approximately 0.23 acres of land. ~50 Feet of road frontage along Andersonville. Ranch style home built in 1929. Three bedroom one bathroom. Unfortunately the house in poor condition. The front entrance steps are falling apart. Both the concrete steps and the wood steps. A tree has fallen on the home causing damage to the roof. The shingled roof needs to be replaced and repaired. There is soffit and fascia damage on the front of the home. There are multiple holes in the roof that has allowed water to enter the home causing additional damage. The ceilings have collapsed in multiple areas. Mold has began to grow. The interior of the home is pretty trashed. Garbage and other debris all throughout the house. Water heater has been disconnected. The furnace is old and rusted. Older fuse box in the basement. The block foundation is in decent shape with only some minor cracking. Vinyl siding is in poor shape. There are some missing sections on the East side of the home where there is bare plywood put in its place. Electric meter still hooked up. Gas meter has been removed. The back yard is completely overgrown. Wood porch on the back is covered in pine needles and other debris. This house is going to require a great deal of work to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Waterford School District. Additional Disclosures: 32; 66; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$587.72</p>	6423 Andersonville Rd Waterford	\$9,959.96
7434	<p>Parcel ID: 14-08-380-027; Legal Description: T3N, R10E, SEC 8 MARIMONT SUB LOTS 134 TO 141 INCL Comments: Gas station sitting on 0.37 acres of land. Large paved parking lot. Large car port in middle of property is in decent shape. The pump stations have been removed but according to the EGLE Underground Storage Tank database, two tanks are still present on-site. Some sections of the lot are more recently paved. The building is in poor shape. Broken glass on the front commercial door. One bathroom. AC unit on top of the roof. The building has been cleaned out for the most part. Most of the old fridges are still present. Multiple breaker boxes and other electric equipment. Some of the copper wiring has been harvested. There is a small wood shed that is in poor shape behind the building. High traffic area. Good spot for a commercial building. Commercial land use code 201. ~160 feet of road frontage along Walton Blvd. Located in the Pontiac City School District.</p> <p>Summer Tax Due: \$2,581.44</p>	114 W Walton Blvd Pontiac	\$12,331.72
7439	<p>Parcel ID: 14-17-226-004; Legal Description: T3N, R10E, SEC 17 GLENWOOD ESTATES LOTS 129 & 130 Comments: The house sits on approximately 0.29 acres of land. 100 Feet of road frontage along Lehigh Ave. Bungalow Style house built in 1951. Three bedroom one full bathroom. Unfortunately the home is in poor condition. The shingled roof has been patched many times and is in poor shape. There are multiple leaks in the home. The wood floors underneath the carpet have buckled and popped due to the water damage. Some of the drywall ceilings have fallen in. There is standing water in the basement. Leak above the kitchen has caused a lot of damage. This house is going to need major work to get it back into good living condition and may require a full rehab. The block foundation looks solid but I'm concerned about the standing water causing issues over time. Many of the windows have been boarded. Vinyl siding need some repairs. Old submersed pump well in front yard. Concrete driveway runs along the side of the home and leads to a grassy back yard. There is a commercial trucking company to the West. This property is a fixer upper. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. Additional Disclosures: 22; 32; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,339.69</p>	232 Lehigh Ave Pontiac	\$9,400.37

7454	Parcel ID: 14-20-452-009; Legal Description: T3N, R10E, SEC 20 POOLE'S HOME SUB LOT 7 Comments: This vacant lot is approximately 0.09 acres of land. ~40 Feet of road frontage along Home St. No observed structures. Open grassy lot. Flat ground. Driveway entrance on roadside. Sits between two houses. Across the street from small community kids park. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$57.02	87 Home St Pontiac	\$1,971.99
7460	Parcel ID: 14-28-101-007; Legal Description: T3N, R10E, SEC 28 GINGELL COURT ADD LOT 16 Comments: This vacant lot is approximately 0.11 acres of land. ~50 Feet of road frontage along Gingell Ct. No observed structures. Open grassy lot. Flat ground. There is a retaining wall and privacy fence to the West that is crumbling. Sits between two houses on a narrow road. Dirt driveway has an old truck parked on it with the hood up. Possibly broken down. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 23; 21; 30 (see key for full text) Summer Tax Due: \$87.00	25 Gingell Ct Pontiac	\$3,311.77
7463	Parcel ID: 14-28-227-015; Legal Description: T3N, R10E, SEC 28 LINDA VISTA LOT 261, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR Comments: This vacant lot is approximately 0.10 acres of land. ~20 Feet of road frontage along University Rd. No observed structures. Partially wooded lot with a clearing near the road side. Mostly flat ground but some of it is uneven. No Driveway entrance along the curbed road. Utility poles run through the North section of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the East. Additional Disclosures: 23; 30 (see key for full text) Summer Tax Due: \$10.91		\$989.82
7464	Parcel ID: 14-28-227-016; Legal Description: T3N, R10E, SEC 28 LINDA VISTA LOT 1, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR Comments: This vacant lot is approximately 0.06 acres of land. ~20 Feet of road frontage along University Dr. No observed structures. Partially wooded lot with small clearing in the woods. Ground is uneven but not to terrain challenged. No driveway entrance along curbed roadside. Utility poles run through the North portion of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the West. Additional Disclosures: 23; 30 (see key for full text) Summer Tax Due: \$69.14		\$1,197.06
7472	Parcel ID: 14-29-328-009; Legal Description: T3N, R10E, SEC 29 SANDERSON AND JOHNSTON'S ADDITION LOT 181, ALSO NELY 1/2 OF VAC ALLEY ADJ TO SAME Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.21 acres of land. ~50 Feet of road frontage along Norton St. Home was built in 1900. The house looks to be in fair shape from the exterior inspection. Shingled roof looks good for its age. Block foundation looks solid. Concrete driveway runs along the side of the home and leads to a large car port. Concrete driveway open up wider as you enter the backyard. Plenty of space for parking. The back yard is fenced in and there is a gate across the driveway. Metal siding looks fine. This is a pretty large home. It will most like It require some repairs and renovations but it looks like its in decent shape. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$737.37	129 Norton St Pontiac	\$13,157.18
7473	Parcel ID: 14-30-352-034; Legal Description: T3N, R10E, SEC 30 INDIAN VILLAGE THE SLY 36 FT OF WLY 40 FT OF LOT 214 EXC BEG AT SW LOT COR, TH N 03-40-10 E 19.80 FT, TH N 01-32-10 E 17 FT, TH S 88-27-50 E 20.20 FT, TH S 01-32-10 W TO SLY LOT LINE, TH ALG SD SLY LOT LINE TO BEG Comments: This vacant lot is approximately 0.02 acres of land. This parcel is paved, and might be enough space to park two cars. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 23; 9; 30 (see key for full text) Summer Tax Due: \$29.34		\$1,033.55

7481	Parcel ID: 14-32-181-002; Legal Description: T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 86 Comments: This vacant lot is approximately 0.11 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. The North side of the property is thick vegetation and a few trees. The trees has lost many limbs and are damaged. Vegetation debris. Next to a boarded house. There were two trailers parked on the property but I believe they belong to one of the neighbors. They look like someone uses them regularly. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$91.57	84 Orton Ave Pontiac	\$2,050.79
7482	Parcel ID: 14-32-181-004; Legal Description: T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 88 Comments: This vacant lot is approximately 0.13 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. Fenced in with the adjacent houses to the West and East. Privacy fence along the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Additional Disclosures: 23; 44 (see key for full text) Summer Tax Due: TBA		\$1,683.87
7487	Parcel ID: 14-33-231-009; Legal Description: T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOT 114 Comments: The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along S Edith St. Bungalow style built in 1920. Unfortunately the house is in poor condition and has been boarded up. The shingled roof on the South facing side is collapsing. There are large holes in the roof. The interior of the home is most likely in very poor shape as well. Many of the rafter ties are missing. Block foundation. Metal siding is covered by overgrown vegetation. Chain link fenced in back yard. This house is going to need major work done before its back in living condition. Please be prepared. It may benefit from a tear down and possibly use the remaining foundation if salvageable. Additional Disclosures: 33; 46; 5; 22 (see key for full text) Summer Tax Due: \$544.74	221 S Edith St Pontiac	\$6,396.70
7492	Parcel ID: 15-28-479-085; Legal Description: T3N, R11E, SEC 28 SUPERVISOR'S REPLAT OF GLIDEWELL SUB LOT 11, ALSO LOT 12 EXC S 20 FT BLK 149 Comments: This vacant lot is approximately 0.17 acres of land. ~180 Feet of road frontage along Copperstone. No observed structures. Open grassy lot. Metal stake showing property line. Property line looks like it goes into the gravel road. Possible easements rights for adjacent home owners. Please do your research before placing a bid. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Avondale School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$35.22		\$3,444.86
7498	Parcel ID: 18-09-226-120; Legal Description: T2N, R9E, SEC 9 CASS LAKE WOODS SUB. LOTS 44 & 45 7-14-92 FR 058 & 059 Comments: This vacant lot is approximately 0.72 acres of land. ~100 Feet of road frontage on Daron Ln. No observed structures. At the end of a cul-de-sac in an attractive neighborhood. Located at the south end of Cass Lake, the frontage here is essentially a natural canal to the main body. Land coverage is wooded with some clearing. Soil gets wet towards the water, as you would expect. A seemingly abandoned vehicle is parked at the roadside. Sanitary sewer access can be found at the road side; there are also fire hydrants at the end of the road, so this may have public water. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the West Bloomfield School District. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$654.60		\$4,208.59
7512	Parcel ID: 20-31-352-008; Legal Description: T2N, R11E, SEC 31 LEINBACH-HUMPHREY'S WOODWARD AVE SUB LOT 559 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Bungalow style home built in 1948. The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Chapin Ave. The house looks to be in overall good shape. The shingled roof looks good. Metal siding in good shape. Gravel driveway leads to fenced in backyard. Two vehicles parked on driveway. Utilities are active. Foundation looks fine. Looks like concrete has been floated over the original foundation. Small playhouse in the backyard. Well maintained exterior. Located in a small quaint neighborhood. This is a decent property we don't get many of these. Residential land use code 401. Located in the Birmingham City School District. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$2,367.76	1392 Chapin Ave Birmingham	\$25,064.75

7513	<p>Parcel ID: 20-34-301-028; Legal Description: T2N, R11E, SEC 34 ADSLEY SUB E 37 FT OF LOT 11 Comments: This vacant lot is approximately 0.23 acres of land. ~37 Feet of road frontage along Hendrickson. No observed structures, however there was a building previously on the property but has since been removed. It's possible the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. The lot had standing water in multiple areas. The surrounding properties had standing water in the rear of their properties as well. Neighborhood may have a drainage issue. Flat ground. Open grassy with a handful; of trees. Mature and young. Concrete driveway entrance at the road. Property backs up to a block wall that separates it from an adjacent apartment complex. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clawson City School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$1,593.17</p>	165 Hendrickson Blvd Clawson	\$8,048.34
7517	<p>Parcel ID: 24-16-203-013; Legal Description: T1N,R10E,SEC 16 55 TWYCKINGHAM VALLEY NO. 2 SWLY PART OF LOT 170 MEAS 20 FT ALG FRONT LOT LINE & 22.16 FT ALG REAR LOT LINE, ALSO LOT 171 EXC SWLY PART MEAS 10 FT ALG FRONT LOT LINE & 22.33 FT ALG REAR LOT LINE Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.43 acres of land. Colonial Style home built in 1966. ~110 Feet of road frontage along Tavistock Trl. Four bedroom, Two full bathroom and two half bathes. The roof on the house is in very poor condition. Many of the shingles are peeling. There is a large tarp on the center of the roof. Metal and Brick siding looks nice but there is a small section on the front of the home where the brick fa�ade is detaching from home and needs to be repaired. Could not get a view of the foundation due to the brick fa�ade going all the way to the ground. Large paved driveway with wrap around section on the front. Its a shame the house has been neglected because you can tell the home was very beautiful in its prime. The house deserves to be repaired and renovated to bring it back to its former glory. The neighborhood is located in a higher end subdivision. Pretty back yard with tall trees and plenty of space. Residential land use code 401. Located in the Southfield Public School District. Additional Disclosures: 33; 6; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$4,689.97</p>	28480 Tavistock Trl Southfield	\$58,303.86
7523	<p>Parcel ID: 25-07-408-026; Legal Description: T1N, R11E, SEC 7 MC GIVERIN-HALDEMAN'S BERKLEY SUB. N 1/2 OF LOT 236 & ALL OF LOT 237 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Ranch style home built in 1944. Three bedroom two full bathes. The house sits on approximately 0.18 acres of land. ~60 Feet of road frontage along Griffith Ave. The house looks to be in good condition from the exterior inspection. Shingled roof is older but looks good for its age. Vinyl siding in good shape. Concrete driveway runs along the house and continues in the back yard where there is a two car garage. Vehicles parked in the garage. Block foundation on the home looks solid. The garage slab foundation looks solid as well. Over all this is a nice looking property that is being well maintained. We don't get these to often. Residential land use code 401. Located in the Berkley School District. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$5,536.86</p>	3847 Griffith Ave Berkley	\$21,527.28
7530	<p>Parcel ID: 25-30-226-015; Legal Description: T1N, R11E, SEC 30 PLEASANT RIDGE MANOR LOT 256 Comments: The house sits on approximately 0.13 acres of land. Bungalow style home built in 1949. ~45 Feet of road frontage along Parklawn Ave. Three bedroom one full bath. Block foundation looks pretty solid but there are some areas where the mortar is starting to deteriorate. Shingled roof looks good. Metal siding is in decent shape but much of it is covered by overgrown bushes. Concrete driveway runs along the side of the home and leads to a chain link fenced in backyard. Grassy backyard with bushes and a couple large trees around the borders. Electric meter hooked up but disconnected. Gas meter still hooked up. The concrete steps on the front entrance are crumbling. Wheelchair accessible ramp on the side entrance. The inside of the home is mostly cleared out but there is still some personal property and debris. The former residents were heavy smokers. The walls are covered in tar and nicotine residue. Furnace was installed in 1999. The water heater was last serviced in 2015. Both look to be in good shape. 100 amp breaker box intact. This is a pretty straight forward building. It needs repairs and a renovation would greatly improve the home. A bit of TLC would go a long way with this one. Good home for a handyman looking to live in their next project. Residential land use code 401. Located in the Oak Park City School District. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$2,680.70</p>	24610 Parklawn Ave Oak Park	\$19,390.58

7540	<p>Parcel ID: 25-36-478-035; Legal Description: T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 57 Comments: The house sits on approximately 0.10 acres of land. 40 Feet of road frontage along E Muir Ave. Bungalow style home built in 1929. Unfortunately the house has a "no occupancy allowed" notice on the front of the home. The home will need to be repaired and an inspector will be required to come double check that the necessary work has been completed correctly. Two bedroom one bathroom. The shingled roof is at the end of its life and needs to be replaced as soon as possible. Three entrances into the home. Two have been boarded. The interior of the home has been cleared out. Outdated interior. Furnace and water heater look old. Functionality unknown. 100 amp breaker box. Mix of wood, linoleum and tile floors. Long grassy front yard with a concrete driveway. Metal siding is in decent shape but could use some minor repairs. This house is a fixer upper but there is potential here. Would be a good first starter home for someone that's handy and can bring it back to its former glory. Land use code 401. Located in the Hazel Park City School District. Additional Disclosures: 5; 46; 31 (see key for full text)</p> <p>Summer Tax Due: \$3,279.75</p>	1475 E Muir Ave Hazel Park	\$8,836.28
7541	<p>Parcel ID: 08-29-254-001; Legal Description: T4N, R9E, SEC 29 CLARKSTON ESTATES NO 2 LOT 412 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.31 acres of land. ~80 Feet of road frontage along Paramus and ~170 along Middle Lake Rd. This one story home was built in 1955. Three bedroom two full bathrooms. The house and garage appear to be in good shape from the exterior inspection. Block foundation looks solid, Metal siding is in overall good shape only requiring a few minor repairs. Shingled roof looks good for its age. There is a below ground pool in the back yard. Looks like it would require some repairs before its back in working condition. New privacy fence along the North side of the property. Paved driveway leads to a two car garage that's in good shape. The only thing to note is some of the shingles need to be replaced. This property is well maintained and in a nice neighborhood. Across from Clarkston Community school. Low traffic area. We don't see these to often. Don't miss out on your chance to pick this one up. Residential land use code 401. Located in the Clarkston Community School District. Additional Disclosures: 21; 42; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,357.13</p>	Middle Lake Rd, Clarkston	\$8,050.65
9997412	<p>Parcel ID: 13-04-153-008; Legal Description: T3N, R9E, SEC 4 NORTHRIDGE SUB PART OF LOT 24 BEG AT NE LOT COR, TH S 88-04-30 W 33.25 FT, TH SWLY ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 57-19-30 W 61.36 FT, DIST 64.40 FT, TH S 25-50-20 E 96.30 FT, TH N 88-04-30 E 112.81 FT TO SE LOT COR, TH N 30-48-00 W 134.75 FT TO BEG Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Current resident brandished a shot gun. Highly recommend you don't visit this property in person. The house sits on approximately 0.26 acres of land. ~66 Feet of road frontage along Cambrook. Ranch Style home built in 1955. Three bedroom, one full bath, and one half bath. Brick exterior. Paved driveway. House appeared to be in good condition from the exterior inspection but we were unable to walk the property. Brick siding looks nice. Shingled roof looks good for its age. Long paved driveway leads to a concrete section with an attached car port. Shed in the backyard. The bushes around the house are a bit overgrown but the property in general is being well maintained. Grassy front lawn with a few trees. At the end of the road. Very low traffic. Residential land use code 401. Located in the Waterford School District.</p> <p>Summer Tax Due: TBA</p>	5783 Cambrook Ln Waterford	\$12,826.99
9997487	<p>Parcel ID: 14-33-231-009; Legal Description: T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOT 114 Comments: The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along S Edith St. Bungalow style built in 1920. Unfortunately the house is in poor condition and has been boarded up. The shingled roof on the South facing side is collapsing. There are large holes in the roof. The interior of the home is most likely in very poor shape as well. Many of the rafter ties are missing. Block foundation. Metal siding is covered by overgrown vegetation. Chain link fenced in back yard. This house is going to need major work done before its back in living condition. Please be prepared. It may benefit from a tear down and possibly use the remaining foundation if salvageable. Additional Disclosures: 33; 46; 5; 22 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	221 S Edith St Pontiac	\$6,396.70

9997517	<p>Parcel ID: 24-16-203-013; Legal Description: T1N,R10E,SEC 16 55 TWYCKINGHAM VALLEY NO. 2 SWLY PART OF LOT 170 MEAS 20 FT ALG FRONT LOT LINE & 22.16 FT ALG REAR LOT LINE, ALSO LOT 171 EXC SWLY PART MEAS 10 FT ALG FRONT LOT LINE & 22.33 FT ALG REAR LOT LINE Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.43 acres of land. Colonial Style home built in 1966. ~110 Feet of road frontage along Tavistock Trl. Four bedroom, Two full bathroom and two half bathes. The roof on the house is in very poor condition. Many of the shingles are peeling. There is a large tarp on the center of the roof. Metal and Brick siding looks nice but there is a small section on the front of the home where the brick façade is detaching from home and needs to be repaired. Could not get a view of the foundation due to the brick façade going all the way to the ground. Large paved driveway with wrap around section on the front. Its a shame the house has been neglected because you can tell the home was very beautiful in its prime. The house deserves to be repaired and renovated to bring it back to its former glory. The neighborhood is located in a higher end subdivision. Pretty back yard with tall trees and plenty of space. Residential land use code 401. Located in the Southfield Public School District. Additional Disclosures: 33; 6; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	28480 Tavistock Trl Southfield	\$58,303.86
9997540	<p>Parcel ID: 25-36-478-035; Legal Description: T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 57 Comments: The house sits on approximately 0.10 acres of land. 40 Feet of road frontage along E Muir Ave. Bungalow style home built in 1929. Unfortunately the house has a "no occupancy allowed" notice on the front of the home. The home will need to be repaired and an inspector will be required to come double check that the necessary work has been completed correctly. Two bedroom one bathroom. The shingled roof is at the end of its life and needs to be replaced as soon as possible. Three entrances into the home. Two have been boarded. The interior of the home has been cleared out. Outdated interior. Furnace and water heater look old. Functionality unknown. 100 amp breaker box. Mix of wood, linoleum and tile floors. Long grassy front yard with a concrete driveway. Metal siding is in decent shape but could use some minor repairs. This house is a fixer upper but there is potential here. Would be a good first starter home for someone that's handy and can bring it back to its former glory. Land use code 401. Located in the Hazel Park City School District. Additional Disclosures: 5; 46; 31 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1475 E Muir Ave Hazel Park	\$8,836.28

Ogemaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
5022	Parcel ID: 013-220-002-00; Legal Description: RS-A 01-20B 332-37 351-224 449-50 PLAT OF LUPTON N 1/2 OF W 1/2 OF BLK 20 EX S 10 FT. Comments: This vacant lot is almost square and is roughly 117 Ft x 130 Ft. This lot sits off the road behind a house and does not have any developed road frontage. Consists of flat grassy area with some shrubbery. It seems that it used to be utilized as part of the backyard for the house that is on Wabash Ave. This parcel is also adjacent to the lot on Michigan Ave that we are also selling as Auction Lot# 5021 Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$24.22		\$895.00

Oscoda Re-Offer

Lot #	Lot Information	Address	Min. Bid
5302	Parcel ID: 001-380-015-01; Legal Description: T25N R2E SEC 36 - ISLAND LAKE SHORES LOT 15. 1/2 INT. Additional Disclosures: 57; 16 (see key for full text) Summer Tax Due: \$122.81		\$937.55

Otsego Re-Offer

Lot #	Lot Information	Address	Min. Bid
5445	Parcel ID: 091-300-000-048-00; Legal Description: LOT 48 MICHAYWE NO. 1 Comments: ~0.44 Large lot on the golf greens. Vacant, unimproved, generally flat wooded lot. Nearby lots are developed and look nice. Located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$74.61	GAYLORD	\$809.73

Saginaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
7835	Parcel ID: 10-12-5-32-1125-000; Legal Description: LOTS 25 & 26 CRANKSHAFT PLAT SEC 32 T12N R5E Comments: This place is pretty rough. Maybe salvageable but can't tell from the outside. Fire damaged and lots of debris. Detached garage and fenced in backyard. Only other house on the block is abandoned so no neighbors! House sits at the end of a dead end and is close to lots of businesses and is in Saginaw City School District Additional Disclosures: 33; 11 (see key for full text) Summer Tax Due: \$318.77	4311 HILAND ST	\$3,857.81
7904	Parcel ID: 90-80-0-80-8000-000; Legal Description: SLY1/2 OF LOT 1BLK.15FISH PHELON & REMINGTONS ADDITION Comments: Property is a two story home currently occupied. Due to occupancy pictures from the street were the only inspection conducted. Older home but in relatively decent shape. Seems Generally sound. House does not have much of a yard so that's a plus if you don't like to mow! Close to parks schools and other businesses. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$871.27	903 PHELON	\$5,058.86
7907	Parcel ID: 90-90-0-28-3000-000; Legal Description: LOT 45HOME LAWN ALSO THE W 1/2 OF THE VACATED ADJACENT ALLEY Comments: ~40 ft road frontage on Maplewood, ~128 ft deep. Assessor records indicate structure is a 914 sq ft wood frame house, built 1927. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$815.39	1926 MAPLEWOOD	\$2,577.46
7922	Parcel ID: 91-00-0-32-9000-000; Legal Description: N.1/2 OF LOT 17BLK.2GEORGE W. HESSES SUBDIVISION OF OUT LOTS 29 & 30GLASBY GALLAGHER & LITTLES ADDITION Comments: One and one quarter story home on South 9th. Home looks to be in restorable condition. Heavily overgrown on the outside but the bones look solid from here. Has some issues but nothing that looks irreparable. First thing you need to do is cut all the growth out and see what it looks like. Aluminum siding and older roof but doesn't look in terrible condition minus a few holes. Other houses in the area are in better condition and the street has a lot of vacant lots that are mowed and kept up. Close to businesses, restaurants and amenities. Saginaw City School District Additional Disclosures: 81; 33 (see key for full text) Summer Tax Due: \$647.57	619 S 9TH	\$5,921.98
8019	Parcel ID: 92-10-0-87-5B05-400; Legal Description: LOT 54EDDY URBAN RENEWAL REPLAT NO 1 Comments: Property is a single story brick home currently occupied. Inspection was limited to pictures from the straight due to occupancy. Home looks in relatively nice shape. Single story with brick siding, no garage, nice yard and kept up relatively decent. Houses in vicinity are nice and neighborhood seems quiet. Close to Expressway and businesses. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$1,056.73	1617 DILLON	\$5,296.99

Saint Joseph Re-Offer

Lot #	Lot Information	Address	Min. Bid
5928	Parcel ID: 052 650 004 00; Legal Description: COM AT PT ON HATCH ST 54.66 FT E OF SW COR OF BLK 1 WAIT & MILLER ADD TH N 132 FT TH E 54.66 FT TH S 132 FT TH W 54.66 FT TO POB. CITY OF STURGIS. Comments: A newly cleared vacant lot. Approximately 0.17 acres of land with 54.66 feet of road frontage along E Hatch St. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$1,776.57	502 E HATCH ST STURGIS	\$7,676.77
9995928	Parcel ID: 052 650 004 00; Legal Description: COM AT PT ON HATCH ST 54.66 FT E OF SW COR OF BLK 1 WAIT & MILLER ADD TH N 132 FT TH E 54.66 FT TH S 132 FT TH W 54.66 FT TO POB. CITY OF STURGIS. Comments: A newly cleared vacant lot. Approximately 0.17 acres of land with 54.66 feet of road frontage along E Hatch St. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 42 (see key for full text) Summer Tax Due: TBA	502 E HATCH ST STURGIS	\$7,676.77

Sanilac Re-Offer

Lot #	Lot Information	Address	Min. Bid
6002	Parcel ID: 040-030-400-050-00; Legal Description: T10N R15E SEC 30 COM AT SE COR OF W 1/2 OF SE 1/4, TH W 568 FT TO POB, TH N 317 FT, W 238 FT, S 317 FT, E 238 FT TO POB 1.70 ACRES Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 1.70 acres of land. ~238 Feet of road frontage along E Peck Rd. Residential land use code 401. Located in the Peck Community School District. Additional Disclosures: 45; 6; 33; 21 (see key for full text) Summer Tax Due: \$140.04	1311 E PECK PECK	\$1,725.12
6003	Parcel ID: 111-008-100-200-01; Legal Description: T13N R16E SEC 9 COM AT SW COR, TH E 952.0 FT, N ALG CL M-25 2333.80 FT, N 408.0 FT, W 385.0 FT TO POB, TH W 399.90 FT, N 330.0 FT, E 399.90 FT, S 330.0 FT TO POB 3.00 ACRES Comments: This vacant lot is approximately 3.00 acres of land. ~399 Feet of road frontage along Indian Creek Rd. No observed structures. Some trees along the South border. Made up of cultivated crops, shrubbery, and open space. The property is currently being used as farmland with active crops. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Deckerville Community School District. Additional Disclosures: 60 (see key for full text) Summer Tax Due: \$54.78	N LAKESHORE DECKERVILLE	\$1,285.82

Tuscola Re-Offer

Lot #	Lot Information	Address	Min. Bid
6320	<p>Parcel ID: 020-006-400-0500-00; Legal Description: VAS-6-05 SEC 6 T11N R8E S 1/2 OF LOT 5. 1 A LONGACRES SUB. Comments: The house sits on approximately 1 acre of land. ~80 Feet of road frontage along S Kirk Rd. There is no driveway entrance to this property. The road frontage is blocked by a row of trees and vegetation. A portion of this will need to be cleared for a driveway. The adjacent neighbor to the North has a driveway that runs close to this property's boundary line. There is no easement or shared access. You are responsible for creating new access to this property. This is a mobile home with a roof and walls built around/over it. The building and the shed/garage are both in poor condition. The previous residents mistreated this property and have not maintained it. Roof issues on both. Overgrown vegetation throughout. Multiple windows and doors have been broken. Soffit/fascia damage. There is an addition on the North side of the building that has a failing roof. There is mold forming in the home. water heater has been removed. Floors are down to the plywood subfloor. Did not see propane tank or electric meter. Lots of debris around and inside the home. Three bedroom One bathroom. Electrical and water heater have been harvested. The building is going to need a good amount of work before its back in good living condition. It may be worth it to hall the building off the property and build a small home. There is plenty of space on the property for a fresh build. The West portion of the property is made up of deciduous forest. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Vassar Public School District. Additional Disclosures: 32; 5; 21; 17; 50; 66; 48 (see key for full text)</p> <p>Summer Tax Due: \$166.84</p>	4472 KIRK RD VASSAR	\$3,652.33

Van Buren Re-Offer

Lot #	Lot Information	Address	Min. Bid
6421	<p>Parcel ID: 80-17-084-038-00; Legal Description: 538-C 34-1-17 951-434 1605-467 1608-942 *** S 1 A OF N 3 A OF S 5 A OF S 14 A OF N 32 A NW 1/4 SE 1/4 EX RR ROW. 1 A. Comments: The trailer sits on approximately 1.00 acres of land. About ~30 feet of road frontage. Backs up to the Van Buren Trail to the West. Unfortunately the trailer is in very poor condition and should be removed from the property. This lot is made up of mostly deciduous forest, grass lands, and wooded wet lands. Thick vegetation throughout. Although there are some clearings. There are the remains of a old tree that fell over. Some debris and garbage but nothing to crazy. Evidence people have had fires back on the property. Appears to be mostly flat ground. Adjacent to Auction Lot #6422 directly South of this lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. Additional Disclosures: 17; 69 (see key for full text)</p> <p>Summer Tax Due: \$29.37</p>	M 140 HWY SOUTH HAVEN	\$693.24
6422	<p>Parcel ID: 80-17-084-057-00; Legal Description: 539-C 34-1-17 951-434 1605-467 1608-942 *** S 66' OF N 32 A OF NW 1/4 SE 1/4 EX RR ROW Comments: The house sits on approximately 2.09 acres of land. 66 feet of road frontage. Unfortunately the house is in poor condition and has been abandoned. A tree has knocked over the powerline pull in front of the home and landed on the roof just above the entryway. Difficult to see the extent of the damage due to foliage. The block foundation looks solid. Cement sidewalk wraps around most of the house. Electric meter still hooked up but the gas meter has been removed. Vinyl siding is dirty but in fair shape. Thick vegetation and overgrowth around the home. The yard has been allowed to grow for some time. Septic tank located on South side of house. Wood gazebo and a few burn piles behind the home. Small wood porch on the back entrance. The interior of the home is in poor shape. There are multiple holes in the ceilings from unwanted animals. Animal damaged. The inside of the home needs to be deep cleaned. 100 amp breaker box. Old furnace. Floors felt soft in certain areas. Master bedroom has an en suite bathroom. Two other bedrooms and another full bath. The interior of the home needs a deep clean and repairs but its not too far gone yet. This property has a lot of potential. Large back yard that leads into a forest. Would be a fun spot for kids to play. Tucked away from the busy road. Adjacent to Auction Lot #6421 North of this property. If purchasing this lot it would be wise to purchase the other as well. In order to keep your privacy. Lands backs up to the Van Buren Trail. Did not see a well due to the over growth, but I imagine that is the source of water. Residential land use code 401. Located in the Covert Community School District. Additional Disclosures: 17; 63; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,067.74</p>	22752 M 140 HWY SOUTH HAVEN	\$6,918.25
6434	<p>Parcel ID: 80-54-550-016-01; Legal Description: 619 2-16 653-10 1026-918 1415-74 1554-685 1589-824 1686-234 *** BEG ON S L LOT 13 AT PT 10' N 65 DEG 4'W OF SE COR SD LOT 13, TH N 21 DEG 28'45"E 164.42' TO PT ON W L OF LOT 15 24.08' SLY OF NW COR LOT 15, TH S 64 DEG 28'40"E PAR N L LOT 15 45.45', TH S 25 DEG 07'30"W 64.64' TO NE COR LOT 16, TH N 65 DEG 04'W ALG N L SD LOT 16 0.50', TH S 25 DEG 40'30"W 91.79', TH N 64 DEG 15'W 0.70', TH S 25 DEG 45'W 1.30', TH S 64 DEG 15'E 2.1' TO W L OF LOT 17, TH S 25 DEG 07'30"W TO S W COR OF SD LOT 17, TH NWLY ALG N L OF MONROE ST TO BEG. ASSESSOR'S PLAT OF PART OF THE VILLAGE OF BANGOR. Comments: This commercial building sits on approximately 0.15 acres of land. About 35 feet of road frontage on M-43. There is a small section of parking lot behind the building that offers additional parking beyond the street parking on M-43. Unfortunately the building's plumbing froze which broke some pipes allowing water to flood the building. The excess moisture allowed severe mold/mildew to grow in most of the building and will require a full rehab. A third party stated that water filled the building until it started to pour out into the street causing people to contact the water department. It was kept locked up tight after the water was shut off. 4 offices and one bathroom. 200 amp break. Large Air conditioner inside the building. Nice long windows in each office. Metal and stone siding looks good. Flat roof looks fine but was unable to get on the roof for a better view. Foundation looks and feels solid. Three door entrances. This is a nice building and should be gutted and renovated. Its a shame the previous residents didn't let the place dry out before locking it up. It could be split into individual offices to rent or would be a good commercial building for a small company. On a busy road with plenty of eyes passing by. Commercial land use code 201. Located in the Bangor Public School District. Additional Disclosures: 35; 32 (see key for full text)</p> <p>Summer Tax Due: \$31,808.86</p>	228 W MONROE ST BANGOR	\$11,356.52

9996421	<p>Parcel ID: 80-17-084-038-00; Legal Description: 538-C 34-1-17 951-434 1605-467 1608-942 *** S 1 A OF N 3 A OF S 5 A OF S 14 A OF N 32 A NW 1/4 SE 1/4 EX RR ROW. 1 A.</p> <p>Comments: The trailer sits on approximately 1.00 acres of land. About ~30 feet of road frontage. Backs up to the Van Buren Trail to the West. Unfortunately the trailer is in very poor condition and should be removed from the property. This lot is made up of mostly deciduous forest, grass lands, and wooded wet lands. Thick vegetation throughout. Although there are some clearings. There are the remains of a old tree that fell over. Some debris and garbage but nothing to crazy. Evidence people have had fires back on the property. Appears to be mostly flat ground. Adjacent to Auction Lot #6422 directly South of this lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. Additional Disclosures: 69; 17 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	M 140 HWY SOUTH HAVEN	\$693.24
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Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local

building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

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

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

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

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

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.

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

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

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

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

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be 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.

57: The interest which was foreclosed and which is being offered for sale is ***less than a 100% ownership interest*** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

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.

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

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

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

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

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