

Public Land Auction

Monroe

August 5th, 2025

Monroe County



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.

Monroe

Lot #	Lot Information	Address	Min. Bid
4900	Parcel ID: 01 026 012 00; Legal Description: SEC 26 T5S R9E 3.9556 A. COM 1494.74 FT S FR NW COR OF SEC 26 T5S R9E TH N 89DEG 56' E 1020.33 FT TH S 27DEG 43' W 200 FT TH S 89DEG 56' W 927.31 FT TH N 176.94 FT TO P O B. Comments: I assure you behind all the junk that you see there is a mobile home in there. Probably not of use. Lots of junk cars in the front yard portion. Property is very nice other than the spot right here where they were living. Pretty much an open yard in the front all the way to the road. Oh and at the road it looks like the road Commission took out the driveway and replaced it with a ditch. So that makes it a little difficult to pull in! Once this is all cleaned up it will be a very good lot! 3.95 ac. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$216.71	10603 TELEGRAPH RD CARLETON	\$3,449.84
4901	Parcel ID: 03 006 079 00; Legal Description: SEC 6 T6S R10E LOT BD N BY EBERLINE E BY CRK S BY SHAVELLA W BY HWY. Comments: Vacant lot on Swan Creek Rd next to a church parking lot. This is a riverfront lot so that's nice! Lot measures ~0.61 acres ~138 ft of road frontage and ~105 ft deep. The land is predominantly flat and rolling towards the river. There seems to have been a structure here at one time so it may be a good spot to build along the river, but interested bidders should consult with the local zoning and building authority to make sure the parcel is suitable for whatever you intend to do with it. Summer Tax Due: \$20.57	SWAN CREEK RD NEWPORT	\$1,185.58
4902	Parcel ID: 07 014 008 00; Legal Description: SEC 14 T6S R9E 1 A MOL COM 761.90 FT N 01 DEG 14'E & 531.88 FT S 51 DEG 59'E FR SW COR SEC 14, TH S 51 DEG 59' E 90.54 FT, TH S 32 DEG 22'W 451.25 FT, TH N 89 DEG 20'W 105.75 FT, TH N 32 DEG 22'E 515.48 FT TO POB. Comments: This property is a small single-story home, 2 bedrooms, one bathroom. Vinyl siding and I believe it is built on a slab. The roof is not in great condition with some leakage seen but only a few collapsing spots. So it may be fixable without being replaced. Lots of junk left here and an overall grossness that just needs cleaned out. The area is nice and quiet and houses in the vicinity are in decent shape and kept up. This one might not take a lot of money to fix which is a bonus but it's going to be a little bit of work for sure! ~1 acre Additional Disclosures: 5; 66; 63; 21 (see key for full text) Summer Tax Due: TBA	6095 N STONY CREEK MONROE	\$5,881.33
4903	Parcel ID: 07 028 052 00; Legal Description: SEC 28 T6S R9E 1.814 A MOL COM 1627.37 FT N 88 DEG 28'W & 294.16 FT S 01 DEG 54'W FR NE COR SEC 28, TH N 88 DEG 28'W 148.26 FT, TH S 04 DEG 14'W 410.95 FT, TH S 41 DEG 03'E 242.19 FT, TH N 01 DEG 54'E 588.83 FT TO POB. Comments: Property is currently occupied so pictures were limited to being taken from the road. Property is a large single-story ranch style home with stone siding and a shingle roof. Houses very large and satellite appears to show a pool in the backyard. Couldn't get a very good look at the property but it didn't look to be in too terrible of shape. Area is quiet and a rural country setting.~1.63 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: TBA	945 E HURD MONROE	\$16,741.85
4904	Parcel ID: 07 776 299 00; Legal Description: SEC 35 T6S R9E DETROIT BEACH SUBDIVISION LOT 299. Comments: Property is a two-story home on 5th in Detroit Beach Sub. Three bedrooms one bathroom, vinyl siding and a lot of junk and debris in the yard. Overall rough condition but definitely could be fixed up. Bones seem relatively solid and no real leakage seen from the roof. It's definitely old and outdated and needs to be spruced up. But the location is very nice and the neighborhood is good with lots of nicer homes in the vicinity. There was a live raccoon in one of the closets so there's that....Little bit of cracking in the foundation but nothing major. ~0.12 acres Additional Disclosures: 21; 63 (see key for full text) Summer Tax Due: TBA	3300 5TH MONROE	\$4,637.81
4905	Parcel ID: 07 927 440 00; Legal Description: SEC 29 T6S R10E STONY POINTE BEACH SUBDIVISION LOTS 440 & 441. Comments: Property is a single story home on Ave A in Newport. Overall very rough condition. Aluminum siding, detached garage and some serious roof issues. Smaller house so it wouldn't be too much to fix up if it's able to be done. The roof is the big issue here. I could hear some kind of water running while in there. Not sure where it was coming from but it sounded like below. Property is close to the water and the houses in the vicinity are much nicer. Quiet neighborhood and lots of work to do but some decent potential if restored! ~0.15 acres Additional Disclosures: 66; 5; 21 (see key for full text) Summer Tax Due: TBA	4367 A NEWPORT	\$14,441.62

4906	<p>Parcel ID: 09 130 249 00; Legal Description: PART OF PC 367 .9649 AC COM 3011.48 FT S 45 DEG 30' W FR INTS OF CL OF LAPLAISANCE RD & LAVIGNE RD TH S 45 DEG 30' W 14.77 FT TH S 49 DEG 45' W 201.45 FT TH N 44 DEG 30'W 186.92 FT TH N 45 DEG 30'E 216 FT TH S 44 DEG 30'E 201.85 FT TO POB. Comments: Property is a two bedroom home on Lavigne. Definitely could be fixed up here. Roof issues but no real leakage. Large garage is trashed on the inside but not in overall bad shape structurally. Deck off the back is solid. Overall just needs a really good cleaning and spruced up/ updated on the inside. Lots of animal droppings and smells . The basement was dry when I was there but showed signs of getting wet. Farm country out here in no real houses within a stone's throw. Nice yard and nice potential! ~1.46 acres Additional Disclosures: 66; 63; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$590.90</p>	12819 LAVIGNE RD LA SALLE	\$8,621.65
4907	<p>Parcel ID: 10 022 029 00; Legal Description: SEC 22 T5S R7E 20 A E 1/2 OF SE 1/4 OF SW 1/4. Comments: Three story house sets far back in the woods. Absolutely atrocious on the inside. Looks to be demolished by vandals and animals. Didn't make it all the way up or inside because of debris and dead animals. This place is humongous though and it sits so far back in the woods it's eerie. Looks like maybe teenagers have been using it as a personal funhouse. This one will need a lot of work. That being said the bones seemed relatively solid but the roof looks in really bad condition, again I didn't make it to the third floor. Overall just a disaster. All that being said property is beautiful, measuring ~20 acres and heavily wooded. Quiet country setting and with a lot of money and a lot of work you could have yourself a giant house in the middle of the woods right here! Additional Disclosures: 47; 66; 63; 36; 5 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	11310 HOFFMAN RD MAYBEE	\$18,608.41
4908	<p>Parcel ID: 10 028 022 00; Legal Description: SEC 28 T5S R7E .37 A COM AT A PT 856.18 FT N FR SE COR OF SW 1/4 OF NE 1/4 TH N 110 FT TH N 71 DEG 33' 30" W 156 FT TH S 4 DEG 35' W 100 FT TH S 69 DEG 04' E 167 FT TO POB TOGETHER WITH ROW FOR PUR -POSES OF INGRESS & EGRESS OVER TH PT OF FOLL DESC PAR COM 824.06 FT N FR SE COR OF SW 1/4 3F NE 1/4 TH N 69 DEG 04' W 200.94 FT TH N 4 DEG 35' E 124.01 FT TH N 10 DEG 29' E 148.95 FT TH N 12 DEG 01' 30" E 157.79 FT TH S 64 DEG 08' 20" E 30.9 FT TH S 12 DEG 01' 30" W. CONTINUED. DESCRIPTION CONTINUATION OF PROPERTY 5810 028 022 00. 150 FT TH S 10 DEG 29' W 147 FT TH S 4 DEG 35' W 100 FT TH S 69 DEG 04' E 167 FT TH S 32.12 FT TO POB. Comments: No road access was found. A tiny point of the property comes close to the road but doesn't seem to make it with any frontage. It is definitely an odd shaped parcel and I'm not sure exactly what they were going for. ~0.37 acres and heavily wooded. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	TUTTLEHILL RD (FRONT) MAYBEE	\$1,334.89
4909	<p>Parcel ID: 10 033 017 00; Legal Description: SEC 33 T5S R7E. 2.068 A. E 30 FT OF FOLL DESC PROP ALL TH PT OF SE 1/4 DESC AS COM ON E LI OF SEC 33 AT A PT LOC 420.13 FT S FR E 1/4 COR & RNG TH S ALG SD E LI 515.36 FT TO CL OF TUTTLE HILL RD TH ON A 588.969 FT RAD CURVE LEFT WITH A CURVE LENGTH OF 390.93 FT & LONG CHORD BEARING N 19 DEG 0' 31" W 383.82 FT TH N 38 DEG 02' W ALG SD RD 312.69 FT TH ON A 667.65 FT RAD CURVE RIGHT WITH A CURVE LENGTH OF 192.08 FT & LONG CHORD BEARING N 29 DEG 52' 43" W 191.48 FT TH S 76 DEG 42' 10" E 42.83 FT TH S 25 DEG 51' 30" E 71.65 FT TH S 58 DEG 13' E. CONTINUED. DESCRIPTION CONTINUATION OF PROPERTY 5810 033 017 00. 58.08 FT TH S 76 DEG 03' 45" E 222.17 FT TH S 49 DEG 16' 25" E 60.21 FT TH S 25 DEG 29' 10" E 68.77 FT TO POB ALSO ALL TH PT OF SE 1/4 OF SEC 33 DESC AS COM AT E 1/4 COR OF SEC 33 & RNG TH S ALG E LI OF SEC 33 420.13 FT TH N 25 DEG 29' 10" W 68.77 FT TH N 49 DEG 16' 25" W 60.21 FT TH N 76 DEG 03' 45" W 222.17 FT TH N PARA E LI OF SEC 33 266.68 FT TO E & W 1/4 LI OF SEC 33 TH S 89 DEG 42' 35" E 291 FT TO POB. Comments: No known legal road access. Adjacent property owned by a farm encompasses both sides of the road, with the parcel set roughly 100 to 200 feet N off of the road. The property measures ~2 acres and is heavily wooded. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	TUTTLEHILL RD MILAN	\$3,218.62
4910	<p>Parcel ID: 11 012 012 10; Legal Description: SEC 12 T5S R6E 1.50 AC COM AT E 1/4 COR OF SEC TH N 0 DEG 37'47"W 93 FT ALG E LI OF SEC 12 & CL OF WELLS RD FOR A POB TH S 89 DEG 22'13"W 242 FT TH N 0 DEG 37'47"W 270 FT TH N 89 DEG 22'13"E 242 FT TH S O DEG 37'47"E 270 FT TO THE POB. Comments: Remnants of a house that was once here and has burnt down. Probably just gonna have to clean this one up. The garage looks like it almost made it, but got toasted too. Property itself is ~1.48 acres and is a quiet country environment. Only a few houses in the vicinity and they are kept up very well. This one's probably gonna have to come down. Additional Disclosures: 11; 42; 36 (see key for full text)</p> <p>Summer Tax Due: \$188.44</p>	13223 WELLS RD MILAN	\$6,706.17

4911	Parcel ID: 12 255 009 00; Legal Description: MAP 91 WESTWOOD SUBDIVISION LOT 9. Comments: Property is a one and a half story home with a detached garage, stucco siding and an enclosed front porch. The property is currently occupied so pictures were limited to being taken from the road. House looks to be in decent shape and kept up relatively well. Does not look to be in terrible condition nor does the foundation. Nice houses in the vicinity are kept up well. Could be a good rental or a flip for the right investor! ~0.16 acres Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$524.47	761 WESTWOOD MONROE	\$5,706.36
4912	Parcel ID: 13 213 458 00; Legal Description: SEC 13, T6S, R7E COM AT THE INTER OF DIXON RD AND E'LY LINE OF PC 673 TH N 47-11-25 W 14.00 FT; TH N 21-16-13 E 267.89 FT; TH S 61-39-22 E 59.99 FT; TH S 21-16-13 W 284.00 FT; TH N 47-11-25 W 50.00 FT TO POB CONT 0.377 AMOL. Comments: Property is a single story home on Dixon Road. Aluminum siding and I believe built on a slab. Roof is not in terrible condition but is older and there may be some localized leaking but I didn't see any. Couple sheds in the backyard and propane tank. The inside definitely needs cleaned up and worked on but it's not in abhorrent conditions. This one could be cleaned up and turned into a cute little place! The lot itself is only ~0.37 acres, so not a lot to mow or take care of! Nice quiet country area and close to the river.. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$637.05	7600 DIXON RD MONROE	\$6,697.84
4913	Parcel ID: 41 045 006 00; Legal Description: CARLETON VILLAGE BLOCK 4 LOT 6 EXC N 6 FT. Comments: Looks like the house has been recently demolished and now we have a flat vacant lot. Neighborhood is nice, and houses are kept up well. The property itself is ~0.18 acres and houses are on both sides. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA	12753 CRANE ST CARLETON	\$33,103.27
4914	Parcel ID: 51 010 026 00; Legal Description: ALLENS COVE LOT 21 4653 ALLEN COVE. Comments: From the outside this looks like it has phenomenal potential. Currently occupied so pictures were limited to the street. Home is a two-story gambrel roof, appears to be asbestos siding, and has a nice deck on the lake. Houses in the vicinity are much nicer with this one being the odd one out. Very nice neighborhood and this one would appear to have great potential as a flip or investment! ~0.06 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$1,902.96	4653 ALLEN COVE LUNA PIER	\$15,456.78
4915	Parcel ID: 55 19 00004 000; Legal Description: BABCOCK PLAT LOT 24. Comments: Flat vacant urban lot on West 4th Street. Houses on both sides of the lot and a pop-up camper being stored in the back. Houses in the area are older with some of them being rehabbed and updated. Nice lot and not a lot of clean up! ~0.17 acres Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: TBA	718 W FOURTH ST MONROE	\$42,416.14
4916	Parcel ID: 55 39 00200 001; Legal Description: OLD VILLAGE PLAT EAST OF MONROE ST COMM 240 FT S OF SIXTH ST AND 322 FT EAST OF WASHINGTON ST; TH E 10 FT; TH S 60 FT; TH W 10 FT; TH N 60 FT TO POB. Comments: Property is a 10 foot by 60 foot strip believed to be in the vicinity of 623 John R. Property is unable to be built on and also inaccessible Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: TBA	JOHN R CT V	\$739.29
4917	Parcel ID: 55 49 00067 000; Legal Description: COLES PLAT LOT 6. Comments: Property is an older two story home with wood siding and a small very old detached garage. House was boarded up tightly with lots of screws and lots of boards so I did not get inside. I did get my camera in the basement window for A couple pictures and it shows it in relatively decent shape. Not sure about the upstairs but this could be restored by looking at the basement. House is adjacent to an alleyway But it does not look like it's used. Not sure what was next door but now it's just a two acre concrete pad. Houses in the vicinity are in better shape and this could be fixed up to be a nice restoration it looks like! ~0.16 acres Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: TBA	917 E SECOND ST MONROE	\$6,190.13
4918	Parcel ID: 55 49 00321 000; Legal Description: FOSTER SUBDIVISION LOT 7. Comments: Flat vacant urban lot on the corner of Walnut and Kentucky. ~0.11acres. This lot has a gravel drive approach on Walnut and a couple of fire hydrants. The neighborhood is nice and the houses in the vicinity are nice. Looks like the lot is being used by the neighbors. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: TBA	1014 KENTUCKY AVE V MONROE	\$1,109.18

4919	Parcel ID: 55 49 01058 000; Legal Description: STEWART PLAT LOT 75 AND W 31-1/2 FT OF LOT 76. Comments: Vacant urban lot on Humphrey Street in Monroe. Measuring ~0.16 acres, this lot looks to be freshly made and is flat. Homes in the vicinity are older with some indecent condition and some not so much. Could be an area that is beginning to be revitalized. Close to businesses and community centers Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: TBA	1016 HUMPHREY ST MONROE	\$9,808.44
4920	Parcel ID: 55 49 01149 000; Legal Description: STEWART PLAT LOT 158. Comments: The property is a large two-story home with wood siding and some boarding. Got a shot from the basement window and spoke with people in the county regarding the hoarding. The house is completely full, to my understanding. What I saw confirmed what was believed. Did not get inside, but if you did, I'm sure there's a dumpster's worth on each level. The location is nice, right in town, close to the Community Center and splash pad park. PLEASE NOTE: This property may not be salvageable and DEMOLITION MAY BE REQUIRED by the Local Governmental Unit. Please do thorough research and reach out to the Local Unit for more information. You should confirm the status of this parcel as well as the allocation of the cost of demolition if applicable prior to bidding. Get your dumpsters ready and roll the dice on this big boy! ~0.18 acres Additional Disclosures: 66; 33; 21 (see key for full text) Summer Tax Due: TBA	211 WINCHESTER ST MONROE	\$33,525.09
4921	Parcel ID: 55 49 01211 000; Legal Description: STEWART PLAT LOT 199. Comments: Looks like there used to be a house here that is no more. Somebody came through and turned it into a fresh flat vacant urban lot measuring~ 0.18 acres. On the corner of East 4th and Winchester and just across the street from a market. Homes in the vicinity are older but kept up. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA	400 WINCHESTER ST MONROE	\$3,171.34
4922	Parcel ID: 55 49 01405 000; Legal Description: COMM ON W LI ALMYRA AVE 389.25 FT S 34D 10M W FR S LI E THIRD ST; TH S 34D 10M W 30 FT; TH N 55D 50M W 150 FT; TH N 34D 10M E 30 FT; TH S 55D 50M E 150 FT TO POB IN PC 166. Comments: Property is a vacant lot on Almyra Ave. Flat, grassy and just a couple trees. Houses in the facility are older but kept up nicely. Not much to say about this one other than it's ~ 0.10 ac and one of the neighbors seems to be interested. Get your bids ready and make something out of this! Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA	404 ALMYRA AVE MONROE	\$3,156.05
4923	Parcel ID: 55 59 00387 000; Legal Description: HARBORVIEW SUBDIVISION LOT 21. Comments: Property is a vacant urban lot on Detroit Avenue in Monroe. Feels limited to neighbors house and this vacant lot has a small shed or chicken coop on the property. Nice houses in the vicinity and close to commercial and businesses. ~0.18 acres Additional Disclosures: 21; 44 (see key for full text) Summer Tax Due: TBA	1031 DETROIT AVE V MONROE	\$1,624.86
4924	Parcel ID: 55 59 01321 000; Legal Description: RIVERVIEW SUBDIVISION LOT 139. Comments: The property is a vacant urban lot on Arbor Ave. Looks like the home was demolished within the past few years. Property measures ~0.14 acres and houses in the vicinity are older but kept up relatively decent. The property does still have a driveway approach and technically alleyway access, yet it is not maintained. Close to businesses and the hospital. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: TBA	509 ARBOR AVE MONROE	\$42,700.20
4925	Parcel ID: 55 69 00056 001; Legal Description: ANDERSON PLAT, N 1 FT OF THE S 100 FT OF LOT 20. Comments: Property is a one-foot sliver on Tremont. Probably not buildable or usable.... unless you're planning on putting in the Taj Mahal of an ant farm! Or maybe if you know how to bowl a really straight ball it could be fun. Or maybe a "Putting Practice Strip". I suppose there could be a use if you were super creative but more than likely not gonna be of much use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	TREMONT ST V MONROE	\$317.04
4926	Parcel ID: 55 69 00544 134; Legal Description: ST MARYS GARDENS SUBDIVISION LOT 134. Comments: Property is a single story home with brick siding and an attached garage. Property is currently occupied so pictures were limited to being taken from the road. The home looks to be in very decent condition, with houses in the vicinity of the same age and condition. Looks nice and there could be some possible potential for somebody looking into a residential real estate investment! ~0.20 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: TBA	1125 MCCORMICK DR MONROE	\$14,261.50

4927	Parcel ID: 55 49 00670 000; Legal Description: ISADORE NAVARRE FARM LOTS 29 30 & 31. Comments: Vacant commercial lot in the City of Monroe. ~240' of frontage on E 1st St and ~140' of frontage on Jerome St. A commercial building was previously located on this parcel but has since been demolished, SEV may not accurately reflect the current property value. Please be sure to check with the local zoning folks to ensure property is suited for your intended use. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	80 JEROME ST MONROE	\$12,000.00
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Additional Disclosures Key

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

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

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

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.

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.

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

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

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.

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

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded

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

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

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

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