Public Land Auction

The Thumb Area

August 4th, 2026

Huron, Lapeer, Lapeer (Dnr), Saint Clair, Sanilac, and Tuscola 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.

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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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

Important Information Regarding Rules and Regulations

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

- Huron
- Lapeer
- Saint Clair
- Sanilac
- Tuscola

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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-liable 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.

Important Information Regarding Rules and Regulations

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

- Lapeer DNR

Michigan DNR Land Sales
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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline**.** While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Huron

Lot #	Lot Information	Address	Min. Bid
2900	**Parcel ID:** 03-031-008-45; **Legal Description:** COM AT SE COR OF SEC TH N ALG E SEC L 484.10' TO POB TH W 279.33' TH N 177.66' TH E ALG N L OF S 1/2 OF SE 1/4 OF SE 1/4 278.88' TH S ALG E SEC L 177.88' TO POB. 1.1 A. **Comments:** Approximately 1.1 acres. Located in the Owendale-Gagetown Area School District. Residential Land Use Code: 401. Approximately 177 feet of road frontage along Riskey Rd South and extends ~278 feet. Partially wooded. Surrounded by farmland. Unfortunately this home is in very poor condition. The roof has failed causing major water damage. The North section of the home appears to be an addition. I believe the roof has failed near the valley where two roofs sections meet. There is about 5 feet of standing water in the basement. Third party stated all the pipes had burst in the basement. The shingled roof didn't look to bad from the exterior with some panels missing but the extent of the damage inside is severe. The ceiling has collapsed in multiple spots and there is mold forming in many of the rooms. The house is full of personal property, debris, and garbage. Three bedroom two bathroom. Animal damaged throughout. Power is still on to the home. Propane tank has been removed. Vinyl siding looks ok. Block foundation looks solid. Large grassy back yard has a small shed and barn. The barn has a concrete slab that looks good. The barn is full of debris. Some piles of trash and other debris in the back yard as well. This house is going to need major repairs, renovations and mold remediation. It may be to far gone at this point. Its a shame because the house has nice curb appeal. Located in a quiet area surrounded by farm land. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 66; 63; 35; 21; 32 (see key for full text) **Summer Tax Due:** $310.27	5452 RISKEY ROAD SOUTH OWENDALE	$6,843.77
2901	**Parcel ID:** 04-332-252-00; **Legal Description:** LOT 25 SANDY ISLES SUB. **Comments:** Approximately 0.18 acres. Located in the Caseville Public School District. Residential Land Use Code: 401. This is a sad one. The house looks great from the road and is located in the private Sandy Isles subdivision right on the water. You have to drive down a beautiful peninsula with nice well maintained homes which adds a really interesting atmosphere to the neighborhood. Initially this looks like a nice home but the interior is completely water damaged and full of mold. The shingled roof looks fine with one section looking a bit suspicious. Appears a small section of shingles is missing or tar papered near a valley where the roof above the garage meets the home. There was water pooled up on the second story and there is standing water on the lower floor. There was water trickling out from basement sliding glass door. The house is full of personal property and debris which is ruined from the mold. The home looks great from the curb with a wide concrete driveway leading to an attached two car garage. The garage was full of debris and personal property as well. Garage did not appear to be water damaged like the interior of the home. The back yard borders a channel that allows access onto the lake. The house has a drive up parking area for a boat. The location is great and shouldn't go to waste but the current structure is likely a full tear down. The building may be salvageable but the mold remediation will be substantial. Someone with the right resources should bring this place back to its former glory. Neighborhood looks nice and is well maintained. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 22; 32; 21; 66; 16 (see key for full text) **Summer Tax Due:** $650.14	9160 DRURY LN PIGEON	$11,066.60

2902	**Parcel ID:** 08-015-029-00; **Legal Description:** COM 1220' N OF THE E 1/4 COR TH W 681' TO POB TH SWLY TO A PT 26.5' W OF NE COR LOT 49 SUPER PLAT OF WEALE TH W TO E L OF PRIVATE RD TH NELY ALG E L OF SD RD TO A PT 40' MOL W OF POB TH E 40' TO POB EXC COM AT A PT 16 1/2' S 70 DEG E FROM NE COR OF LOT 13 & RND TH S 30 DEG W 40' TH S 70 DEG E 40' TH N 30 DEG E 40' TH S 40 DEG W 40' TO POB ALSO EXC COM 33' E OF SE COR LOT 10 TH S 70 DEG E 30.5' TH NLT 45' TH WLY 20' TH SLY TO POB ALSO EXC A PAR OF LAND BEG 16' E FROM NE COR OF LOT 12 TH S 70 DEG E 35' TH S 30 DEG W 30' 6" TH N 70 DEG W TO 16' TO ROADWAY TO POB ALSO EXC COM AT NE COR OF SEC TH S 1254' TH W 645' TH S 30 DEG W 376' TH SELY 16' TO A PT TO BE TAKEN AS POB TH SE'LY 55'3" TH SW'LY 34' 2 1/2" TH NW'LY 51'7" TH NELY TO POB. **Comments:** Approximately 0.09 acres. Located in the Unionville-Sebewaing Area School District District. Residential Land Use Code: 402. Please do your due diligence before placing a bid. This is an irregular shaped lot with possible encroachment issues. There are a few garages built close to the property lines. Mostly open and grassy. This would be a great purchase for one of the near by neighbors that needs space for parking or a spot for a garage. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 39; 23 (see key for full text) **Summer Tax Due:** $5.19	SHORE DRIVE	$765.63
2903	**Parcel ID:** 08-100-075-00; **Legal Description:** LOTS 2 & 3 & LOT 1 BLK 8 EXC COM AT SW COR OF SD LOT 1, TH E 20 FT ALONG LOT LINE TH N 20 FT TH W 20' TH S 20' TO POB SUPERVISOR'S PLAT NO 1 OF ROSE ISLAND. **Comments:** Approximately 0.49 acres. Located in the Unionville-Sebewaing Area School District. Residential Land Use Code: 402. Someone is using the lot to store their extra vehicles and boats. There is a concrete slab on the property but it was done poorly. No framing was built so the pad is not square and they didn't level it. Open grassy lot with trees. The back of the property borders wet lands. Across the street from Saginaw Bay. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 21 (see key for full text) **Summer Tax Due:** $47.75	1851 OUTER DR SEBEWAING	$1,340.17
2904	**Parcel ID:** 08-136-068-00; **Legal Description:** LOT 3 & E 1/2 OF LOTS 2 & 9 BLK 13 ALSO THE W 1/2 OF LOT 10 BLK 13 PLAT OF BAY PORT. **Comments:** Approximately ~0.39 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 401. There is road access on both Main St and Poplar. Gravel two track driveway runs along the East side of the home and leads to a detached garage in the back yard. There is also a large storage shed. The house has been mostly cleared out but there are a few leftover personal items. The house is in overall fair shape. The wood siding is pealing and needs a sand and fresh coat of paint. The shingled roof looks fine but there is a bit of debris build up. Could be set up as a three bedroom one bathroom. The floors are a mix of wood, linoleum, and plywood. No basement. There is a concrete pad foundation on the rear of the home and block with a crawlspace on the front section. The enclosed front porch does not have block all the way around. Gas and electric meters are still hooked up. There is a meter for the garage and one for the home. Radiant heat boiler. Water heater still present. Two older electric panels in the house look fine. The house needs some work but it has a lot of potential. The garage has a slab foundation and there is a cart port on the West side. Shingle roof looks fine but there are some limbs and other debris build up. Could not locate panel in the garage but there is power. There is a decent sized shed sitting on gravel and posts behind the garage. Shingles look good but a few are missing and should be replaced. There are multiple fruit trees planted in the grassy South section. This property needs some TLC but a little would go a long way I think. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $193.32	9737 MAIN ST BAY PORT	$9,235.74
2905	**Parcel ID:** 08-136-072-00; **Legal Description:** LOTS 1-2-3 & 4 BLK 14 PLAT OF BAY PORT. **Comments:** Approximately 0.55 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. Appears to be partially wooded. Next to farm land. Located on Main St and and the end of Poplar St to the South. There is a drainage ditch along Main St so you would need to build a drive over it to access the lot. The section of Poplar St the property is on is unimproved so it would need to be built out to use that section of road. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $52.23	MAIN ST BAY PORT	$1,916.24

2906	**Parcel ID:** 08-136-201-00; **Legal Description:** S 25' OF W 297' OF W 1/4 OF SE 1/4. .17 A. **Comments:** Approximately 0.17 acres. Located in the Elkton-Pigeon-Bay Port School District. Agricultural Land Use Code: 102. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. This appears to be a portion of drainage ditch that runs between farmland. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 7 (see key for full text) **Summer Tax Due:** $4.25	BAY PORT	$744.91
2907	**Parcel ID:** 13-015-291-90; **Legal Description:** Sec 15, Twp 18, Range 11 N 4 RDS OF W 20 RDS OF E 40 RDS OF SE 1/4 OF SE 1/4. **Comments:** Approximately 0.50 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $23.29		$1,037.71
2908	**Parcel ID:** 21-006-014-50; **Legal Description:** N 260' OF S 520' OF E 184.04' OF NE 1/4 OF SW 1/4. 1.09 A. **Comments:** Approximately 1.09 acres. Located in the North Huron School District. Residential Land Use Code: 401. Approximately 260 feet of road frontage along Schave Rd. Unfortunately this house is in poor shape. The stone foundation is crumbling and settling all around the home. Multiple animal burrows leading under the home and foundation. The house seems to have been closed up for many years. There is a vehicle abandoned in the driveway with plates registered in 2014. The main floor of the home is very uneven and the floors feel soft. The furnace, fridge, and refrigerator all appear to be sinking into the floor. Animal damage throughout. There were visible bees coming and going from a hole in the exterior. Inside the home you can hear them in the walls and there are hundreds dead along the windows on the second floor. The house is set up as three bedroom one bathroom. Breaker panel on main floor. Could not locate basement entry. Did not locate well or septic lid. Overgrown vegetation. The shingled roof looks surprising new but there is evidence of leaks inside the home. Near the chimney flashing in the attic looks water damaged. Unknown if they are from a previous roof that was replaced or currently leaking. Appeared dry in the attic. However there is mold forming in the kitchen and portions of the ceiling have collapsed. The back door has a hole and animals are coming and going. The wood exterior needs repairs but there are more pressing issues. Large windows broken and boarded. There is a large barn that has a section that looks like its about to collapse. Wood rooting on the interior. There is debris and personal property inside the home and barn. Drainage ditch runs along the road. This property needs major repairs and renovations or it needs to be torn down. Nice quiet country atmosphere. Minimal traffic. **Additional Disclosures:** 46; 34; 63; 22; 21 (see key for full text) **Summer Tax Due:** $176.46	4701 SCHAVE RD PORT HOPE	$3,314.84
2909	**Parcel ID:** 25-105-008-00; **Legal Description:** ALL THAT PART OF FOLLOWING PARCEL LYING WITHIN SEC 5 COM AT W 1/4 COR OF SEC TH S ALG W SEC L 661.80' TO POB TH S 87 DEG E 12.28' TH S 06 DEG E 594.78' ALG C L OLD LAKESHORE ROAD TH N 30 DEG W 200' MOL TO W SEC L TH N ALG SD W SEC L TO POB. .7 A MOL. **Comments:** Approximately ~0.70 acres. Located in the Harbor Beach Community School District. Residential Land Use Code: 401. Across the street from Lake Huron. This lot is terrain challenged. Slopes up drastically from the roadside. It appears that most of the lot is farmland. Drainage ditch runs along the road side. There was a large pile of concrete chunks on a section of the property. I don't think its necessary to clean this up as its basically become part of the land and vegetation. Just something to mention. Nice area with well maintained properties. LOT# 2910 is adjacent to the North. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 49; 60 (see key for full text) **Summer Tax Due:** $4.17	LAKESHORE ROAD SOUTH HARBOR BEACH	$733.06

2910	**Parcel ID:** 25-106-011-00; **Legal Description:** ALL THAT PART OF FOLLOWING PARCEL LYING WITHIN SEC 6 DESC AS: COM AT W 1/4 COR OF SEC 5 & E E 1/4 COR OF SEC 6 TH S 02 DEG W 661.80' ALG W SEC L SEC 5 & E L SEC 6 TO POB TH S 87 DEG E 12.28' TH S 06 DEG E 594.78' ALG APPROX C L OLD LAKESHORE ROAD TH N 30 DEG W 501.06' TH N 14 DEG W 177.90' TH S 87 DEG E 225.15' TO POB. 1.2 A MOL. **Comments:** Approximately ~1.20 acres. Located in the Harbor Beach Community School District. Residential Land Use Code: 401. Irregular shaped lot. Thins down to a point of the South section and loses road access. Across the street from Lake Huron. LOT# 2909 is adjacent to the South. Appears to be partially farm land but mostly wooded. This property poses some difficulty if wanted to build. There is a drainage ditch that runs through the middle of the lot and feeds the drainage line that runs along the road. The section of land that borders the farmland is terrain challenged and slopes up drastically. The flat section of land has power lines and poles running across it. Nice quiet area. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 49; 60; 41 (see key for full text) **Summer Tax Due:** $8.61	HARBOR BEACH	$797.25
2911	**Parcel ID:** 26-021-002-50; **Legal Description:** COM AT NE COR OF SEC TH W ALG N SEC L 4 RDS TO POB TH W 2 RDS TH S 6 RDS TH E 2 RDS TH N 6 RDS TO POB. .05 A. **Comments:** Approximately 0.05 acres. Agricultural Land Use Code: 402. Approximately 33 feet of road frontage along Kipper Rd and extends ~99 feet. It appears there are encroachment issues with a neighboring building but a survey will need to be done to be certain. There are trailers and some debris parked on the lot. Open grassy lot out in the country. Surrounded in all directions by farmland. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 39; 21 (see key for full text) **Summer Tax Due:** $3.47	HARBOR BEACH	$1,123.39
2912	**Parcel ID:** 28-001-005-90; **Legal Description:** Sec 1, Twp 16, Range 10 N 2 RDS OF S 1/4 OF SW FRL 1/4 OF NW FRL 1/4. **Comments:** Approximately 1.00 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. No observed structures. ~33 feet of road frontage along Sturn Rd. Next to farmland. Level ground. Light vegetation. It looks like there is a drive entrance along the road. This could be a old access route for farmers. Crops may run onto this lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 60; 9 (see key for full text) **Summer Tax Due:** $49.93		$1,462.70
2913	**Parcel ID:** 28-028-005-90; **Legal Description:** Sec 28, Twp 16, Range 10 N 1 RD OF S 1/2 OF N 1/2 OF SW 1/4 **Comments:** Approximately 1.40 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. Only ~16.5 feet wide. This is likely to small to build. Looks like it may be an old trail for farmers to get around. Sits between two separate crops. Some crops may spill over on to this land. This would be a great purchase for one of the farmers in the area that uses this trail. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. This is a great opportunity for an adjacent land owner to increase their property size. Please do your due diligence before placing a bid. **Additional Disclosures:** 60; 9 (see key for full text) **Summer Tax Due:** $25.52		$1,075.41

2914	**Parcel ID:** 35-014-050-00; **Legal Description:** LOT 7 BLK 7 OWENDALE LAND CO'S 2ND ADD. **Comments:** Approximately 0.16 acres. Located in the Owendale-Gagetown Area School District. Residential Land Use Code: 401. This is a small home without a basement. It looks like there is a crawl space but could not find entry. The windows to the basement have plywood and bricks covering them. Most likely trying to keep animals out. Furnace and water heater are on the main floor along with the older fuse box. The home has been sitting for a few years now and has a bit of mildew. Two bedroom one bathroom. Floors felt a little uneven in the living room. Gas meter and electric meter still hooked up but appear inactive. Block foundation looks solid. Shingled roof is older and should be replaced. Evidence of some patch work done. Gutter has detached from the rear of the house. Composite siding is in decent shape. Partially fenced in back yard with mature tree. Gravel driveway. The house has mostly been cleared out but there is still debris and personal property. This house has potential. It needs some TLC but its a smaller home so the repairs should be manageable. This would be a great fixer upper for someone that's handy. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,167.17	3906 SIXTH ST OWENDALE	$8,791.52
2915	**Parcel ID:** 36-002-317-90; **Legal Description:** Sec 2, Twp 16, Range 10 E 5' OF W 35' OF LOT 4 BLK 4 WEST SIDE SUB **Comments:** Approximately 0.02 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 5 feet wide. Sits between two houses. There's not a whole lot you can do with this property. Too small to build. Property is being well maintained. Nice neighborhood. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $10.35		$752.80
2916	**Parcel ID:** 36-011-051-90; **Legal Description:** Sec 11, Twp 16, Range 10 COM 823' E OF THE NW COR STAKE OF THE NE 1/4 OF NE 1/4 TH DUE S 165' MOL TH E 4' MOL TH N 165' MOL TH W 4' MOL TO POB. **Comments:** Approximately 0.02 acres. Located in the Elkton-Pigeon-Bay Port School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 4 feet wide. Sits between a house and a garage. There's not much you can do with this property. To small to build. Being well maintained. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $6.87		$726.33
2917	**Parcel ID:** 37-730-010-00; **Legal Description:** COM AT SW COR OF LOT 18 OF AYRES, LEARNED & AYRES ADD TO VILL OF PORT AUSTIN TH WLY ON SEC L 235' TH NLY & PARALLEL TO W L OF LOT 18 50' TO POB TH NLY & PARALLEL TO W L OF LOT 18 50' TH N 86 DEG W 175' TH SLY & PARALLEL TO W L OF LOT 18 50' TH S 86 DEG E & PARALLEL TO SEC L 175' TO POB AKA LOT 14 ROLLIN CHAGNON'S UNRECORDED ADD. **Comments:** Approximately 0.20 acres. Located in the North Huron School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed. It is currently a two track grass drive. There is 50 feet of legal road frontage on Verdon St, 50 feet on Rollin St and 175 feet along Millie St. Dense vegetation. Unable to traverse. Some wet land indicators in the area but there are dry sections. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $15.48	PORT AUSTIN	$820.86
2918	**Parcel ID:** 37-730-027-00; **Legal Description:** COM 460' W OF SW COR OF LOT 18 AYRES, LEARNED & AYRES ADD TO VILL OF PORT AUSTIN TH N & PARALLEL TO W L OF LOT 18 300' TO POB TH N & PARALLEL TO W L OF LOT 18 50' TH N 86 DEG W 136' TH S & PARALLEL TO W L OF LOT 18 50' TH E 136' TO POB AKA LOT 33 ROLLIN CHAGNONS UNRECORDED ADD. **Comments:** Approximately 0.16 acres. Located in the North Huron School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed. It is currently a two track grass drive. There is 50 feet of legal road frontage on an unidentified road. Utilities are in the area. Wet land indicators. The lots is densely wooded with thick vegetation. Unable to traverse. It looks pretty wet. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $15.48	PORT AUSTIN	$820.82

2919	**Parcel ID:** 38-003-021-10; **Legal Description:** LOT 21 & 34 BEVERLY WOODS SUB-DIV. COMBINED ON 12/17/2013 FROM 38-003-021-00 & 38-003-031-00 FOR 2014. **Comments:** Approximately 0.42 acres. Located in the Port Hope Community School District. Residential Land Use Code: 402. There is road frontage on both Beacon Hill Drive and Harbor Drive. This home is located in a beautiful area just across the street from Lake Huron. You can see the lake from the living room but you have to look between the homes on the other side of the street. This neighborhood is full of well maintained properties. Wonderful spot to be. The mobile is in decent shape. The only concerns were some of the floors felt soft along the exterior wall to the North. Felt like some wood rot on the subflooring. Three bedroom one bathroom. The interior was fairly clean but is full of personal property. Recently occupied. The mobile is sitting on a concrete pad. There is a sidewalk that leads into the property and there is a section for a patio. Two entrances to the home. Gas meter removed. Electric still connected but appears inactive. Grass driveway leads to a detached one car garage that is full of personal property. The garage has been turned into a work shop. The garage is in average shape with some vegetation growing around it. Did not see a well head but there are fire hydrants in the area. There is also an old hand pump well very close to the property line but looks like it belongs to the adjacent property. The West section of the property has standing water. This property has a ton of potential and you can't beat the location. Don't miss out on this one. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 62; 17; 16 (see key for full text) **Summer Tax Due:** $2,338.60	4057 BEACON HILL DRIVE PORT HOPE	$5,745.48
2920	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 40-027-065-00; **Legal Description:** W 30 FT 4 IN OF N 113 FT 9 IN OF LOT 7 & S 3 FT OF E 25 FT 8 IN OF W 56 FT OF N 113' 9" OF LOT 7 BLK 8 PLAT OF THE VILLAGE OF UBLY **Comments:** Bundle of 3 parcels totaling approximately 0.20 acres. Located in the Ubly Community School District. Commercial Land Use Code: 201. Approximately 60 feet of road frontage along Main St and ~156 feet along Queen St. Bundle includes 2 buildings with a shared structural wall and a small vacant lot behind both buildings. Unfortunately the building on the west next to Queen St is in very poor condition and is in a state of collapse. It has lacked adequate maintenance for a substantial period of time and has been condemned. The Village of Ubly is in the process of getting a court order to demolish the building. It is unknown whether the adjacent building with the shared wall will also be flagged for demolition. The lower back roof is dilapidated due to rot. Part of the upper roof is sagging. Bricks are falling off the building. Inadequate means of egress due to accumulation of debris inside the building. Multiple sections of the floors are are missing. The West wall has fallen out and the roof is caving in. It has been gated off due to safety concerns. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 36; 34; 63; 5; 31; 64; 22 (see key for full text) *(2 of 3)* **Parcel ID:** 40-027-066-00; **Legal Description:** E 25.8' OF W 56' OF N 110.75' OF LOT 7 BLK 8 PLAT OF VILLAGE OF UBLY. *(3 of 3)* **Parcel ID:** 40-027-067-00; **Legal Description:** S 43 FT OF W 56 FT OF LOT 7 BLK 8 PLAT OF VILLAGE OF UBLY. **Summer Tax Due:** $969.95	2200 MAIN ST UBLY; 2206 MAIN ST UBLY; QUEEN STREET UBLY	$10,299.48

2924	**Parcel ID:** 51-468-005-00; **Legal Description:** LOTS 5 & 6 BLK H EXC THE S 50 FT OF E 136 FT OF LOT 6 BLK H BENJAMIN L SCOTT'S 1ST PLAT TO CITY OF BAD AXE, MICH. **Comments:** Approximately 0.64 acres. Located in the Bad Axe Public School District. Residential Land Use Code: 401. Unfortunately this house is in very poor condition. There are large holes in the roof and multiple trees have fallen on the home. Strong smell of mold coming from the home. Animals and cats are living inside the building. The block foundation is being damaged by many large trees growing directly against the home. This is a massive house that has been neglected for a many years. The trees along the foundation are substantial mature trees not young saplings. This is going to be a massive undertaking to bring this house back to safe living condition. It is likely a total loss. There is a large detached two car garage that is in much better shape then the house. One of the trees that is growing out from the house foundation is tilted toward the garage roof and is making contact. It is pushing against the soffit/fascia area. The limbs are rubbing on the shingles as well. Not to much damage has occurred but if the tree is not removed it will worsen. The concrete slab on the garage is nice. No leaks were seen inside the garage. Possibly insulted. Plywood walls and ceiling. There is a pull down ladder for the attic space above the garage. Nice large grassy back yard with trees scattered around. Although the house is in poor shape this property has potential. Remove the home and trees and you'll have a good start to a new property. You can use the garage to store the tools to build the new home. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 22; 33; 34; 63; 32; 5 (see key for full text) **Summer Tax Due:** $355.05	217 BUFFALO ST BAD AXE	$8,729.02
2925	**Parcel ID:** 52-537-011-00; **Legal Description:** N 57 FT OF LOT 11 BLK 37 J JENKS & CO'S 1ST ADD HARBOR BEACH, MICH. **Comments:** Approximately 0.13 acres. Located in the Harbor Beach Community School District. Residential Land Use Code: 401. Approximately 57 feet of road frontage along S 2nd Street. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. Open grassy lot with a mature tree in the back and one along the sidewalk. Flat terrain. Two driveway entrances along the road. This is a great location right down the road from the Lake Huron This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $231.37	227 S SECOND ST HARBOR BEACH	$28,533.21
2926	**Parcel ID:** 52-541-001-80; **Legal Description:** COM AT 42 1/2 FT E OF NW COR OF LOT 1 BLK 41 TH S PAR WITH 1ST ST 150 FT TO S LINE OF SAID LOT TH E ON SAID LOT LINE 52 FT 8 IN TH NLY 52 FT TH IN ON ELY DIRECTION 10 FT TH IN A NLY DIRECTION 101 FT TO LYTLE AVE TH W PARALLEL WITH LYTLE AVE 43 FT TO POB J JENKS & COS 1ST ADD CITY OF HARBOR BEACH, MICH. **Comments:** Approximately 0.17 acres. Located in the Harbor Beach Community School District. Residential Land Use Code: 401. Approximately 43 feet of road frontage along Lytle Ave. Driveway entrance along the road. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few scattered trees on the South portion. There is a drainage line or stream that runs along the South border of the lot. If its a drainage ditch its a pretty one. Great location right down the road from Lake Huron. Adjacent properties are well maintained. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid.Please do your due diligence before placing a bid. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $279.52	110 LYTLE AVENUE HARBOR BEACH	$19,541.14

Lapeer

Lot #	Lot Information	Address	Min. Bid
4000	**Parcel ID:** 002-008-009-00; **Legal Description:** 02 08 300 040 00 SEC 8 T8N R11E COM AT N 1/4 POST, TH S 0 DEG 34' 23" W 1661.41 FT, TH S 89 DEG 47' 06" E 440.60 FT, TH S 0 DEG 40' 26" W 1001.01 FT, TH W 438.83 FT, TH N 0 DEG 34' 23" E 1002.62 FT TO PT OF BEG. 10.10 A. **Comments:** Approximately 10.10 acres. Located in the North Branch Area School District. Residential Land Use Code: 402. Road frontage on both Cedar Lake Rd and Welch Rd. This is a beautiful piece of land that looks untouched. It's over 10 acres so only a portion was walked through but there were no signs of dumping. Tons of healthy trees with an easy forest floor to walk through. Vegetation is light which makes traversing the property enjoyable. Appears to be mostly flat terrain but there are rolling hills in areas. There is an open grassy section on the East section of property. Across the street from public hunting land. Would be a beautiful spot to develop. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $228.98	CEDAR LAKE RD ATTICA	$1,440.00
4001	**Parcel ID:** 003-006-022-00; **Legal Description:** SEC 6 T7N R11E THE E 10 RODS OF W 22.5 RODS OF S 15 RODS OF SW 1/4 OF NW FRL 1/4. .937 A. **Comments:** Approximately 0.937 acres. Located in the Lapeer Community School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along Davis Rd. This property was occupied on last visit. Please be respectful and use caution if visiting the property in person. Unfortunately the house and garage are in poor shape. Built in 1965. Three bedroom one bathroom. The house is interesting, it appears to be a mobile but also has a block foundation and walk down cellar entrance on the back side. It looks like multiple additions have been built on the home over the years and the areas where the roofs meet look very bad. There is a lot of wood rot along the roof. Fascia/soffit damage. The roof has a collapsed roof and the walls are bowing in spots. There is a good amount of debris scattered around the property but mostly focused around the home. There is a large trailer parked on a concrete slab in front of the garage. Two electric meters still hooked up. Could not find a well but it will require one out here. Appears to use a solid fuel furnace to warm the home. There is what looks like a chicken coop in the back yard. Plenty of space in the back yard. Overgrown grass. This property is going to require a great deal of work to get it back in good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 6; 5; 33; 21; 22 (see key for full text) **Summer Tax Due:** $269.54	3029 DAVIS RD ATTICA	$1,225.00
4004	**Parcel ID:** 008-123-001-00; **Legal Description:** T7N R9E VILLAGE OF ELBA LOT 1 BLK 3 & W 1/2 OF VACATED PLACER ST ADJ SAME ON EAST ALSO COM 476 FT E OF NW COR OF GODFREYS PLAT VILLAGE OF ELBA, TH N 125 FT, TH E 89 FT, TH S 125 FT, TH W 89 FT TO BEG. CORRECTED LEGAL 10/1/2020 TO MOST RECENT MATCH DEEDS 1988 L640/P347 & 1989 **Comments:** Approximately 0.26 acres. Located in the Lapeer Community School District. Residential Land Use Code: 401. Approximately 89 feet of road frontage along Hammond Rd and extends ~125 feet. Unfortunately this house is going to require some major work to get in back in good living condition. The main concern with this one is the old stone foundation and the structural issues it may be causing. The house looks like it was in the middle of a renovation. The floors are all down to bare plywood. The floors feel soft and the are uneven in many places. You can see the floor has sunk ~4 ins from the baseboards that are attached to the wall. There is a small addition built on the side of the home that has a failing roof. There is mold in this room. The basement is wet and there is mold forming. Water heater ands furnace still present. 100 amp breaker panel. A good portion of the mortar on the old stone foundation is missing and deteriorated. The house seems to be settling. Concrete front steps on home are settling and cracked as well. Three bedrooms and one bathroom. Shingled roof looks ok. Submersed well pump. There is a detached one car garage behind the home with a solid concrete pad foundation. No issues there. Wood siding in good shape. Shingled roof looks fine. Small grassy back yard with a bit of debris. Gas and electric meter still hooked up but look disconnected. This house is going to require some major repairs. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 22; 21; 32; 34; 50 (see key for full text) **Summer Tax Due:** $616.60	5452 HAMMOND RD LAPEER	$4,545.00

4005	**Parcel ID:** 017-650-019-00; **Legal Description:** SUPERVISOR'S PLAT #2 LOT 19. 40 X 78 **Comments:** Approximately 0.06 acres. Located in the Lapeer Community School District. Residential Land Use Code: 402. Approximately 40 feet of road frontage along Bronson Lake Rd and extends ~78 feet. PLEASE NOTE: Assessor records indicate that this is a vacant lot. However, we think that the house that is assessed to the lot directly to the South encroaches the properly line of this parcel. Some or all of that structure may actually be located on this parcel. The only way to verify this would be to get a survey. Purchasing this lot may result in complicated legal issues. Please do your due diligence before bidding. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $38.91	BRONSON LAKE RD LAPEER	$789.00
4007	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 042-213-004-00; **Legal Description:** 04 51 000 000 00 VILLAGE OF CLIFFORD PEARSON'S ADDITION S 24 FT OF E 60 FT OF LOT 4 AND N 22 FT OF E 1/2 OF LOT 5 BLK 13; ALSO COM AT A PT 60 FT W OF THE SE COR OF LOT 4, BLK 13; TH N 24 FT; TH W 6 FT; TH S 24 FT; TH E 6 FT TO POB. (CORRECTED LEGAL 11/15/08) **Comments:** Bundle of two parcels, approximately 0.09 acres. Located in the Marlette Community School District. Commercial Land Use Code: 201. This two story building appears to have been a pub/bar at one point in time. Gas meter removed. Electric meter still hooked up. Unfortunately this building is in very poor shape and is a dangerous building as it currently sits. It appears the roof has failed in multiple areas causing major water damage. Animals are living inside the building as well. The major concern is the deteriorating block foundation that looks dangerously close to failing entirely. There is an exterior stairwell that leads to the second floor. Did not enter second story due to safety concerns. The other side of the building has a large second story deck. This side of the building is in very poor shape with major bowing and flexing. The interior of the building is trashed and there is mold. It would take a massive undertaking to get this building back in safe usable condition. It may be better to demo and rebuild in its place. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 39; 36; 34; 63; 5; 32; 22 (see key for full text) *(2 of 2)* **Parcel ID:** 042-213-005-50; **Legal Description:** 04 51 200 000 00 VILLAGE OF CLIFFORD PEARSON'S ADDITION S 24 FT OF E 1/2 OF LOT 5 BLK 13. **Summer Tax Due:** $1,351.77	9711 MAIN ST CLIFFORD; 9703 MAIN ST CLIFFORD	$3,230.00
4009	**Parcel ID:** 042-225-004-00; **Legal Description:** VILLAGE OF CLIFFORD PEARSON'S ADDITION LOT 1 BLK 24 ALSO LOT 3 BLK 25 ALSO LOT 4 BLK 25. COMBINED WITH 224-001-00 AND 225-003-00 FOR 2009 **Comments:** Approximately 0.48 acres. Located in the Marlette Community School District. Residential Land Use Code: 401. This is a case of nice property but poor structure. This is a pretty lot tucked back in a small neighborhood. Grassy open lot with a handful of trees that provide ample shade. Railroad St cuts the property in two but its almost like the road is a personal driveway. There are some makeshift storage sheds next to the road. Adjacent to farmland to the West. The mobile is unfortunately in poor shape. The last residents did some DIY additions to the home and they seem to be failing. Multiple broken windows. Siding is is made up of multiple materials. Two bedroom one bathroom. Breaker panel was in poor shape. Furnace still present. No propane tank but hook ups are on the back of the mobile. Mix of flat and metal roofing does not look good but there weren't any major leaks. There is a good amount of debris scattered around the property but mostly focused directly behind the mobile. Once this property is cleaned up it would be a great spot to build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 22; 50; 63; 17; 47 (see key for full text) **Summer Tax Due:** $1,590.74	4400 GERTRUDE ST CLIFFORD	$1,205.00

4010	**Parcel ID:** 046-304-027-00; **Legal Description:** 16 44 300 000 00 SEC 4 T9N R11E VILLAGE OF NORTH BRANCH COM 150 FT N OF NW COR OF BLK 2 OF NE DIV OF VILL OF BEECHVILLE TH E 120 FT N 60 FT W 120 FT S TO BEG. **Comments:** Approximately 0.16 acres. Located in the North Branch Area School District. Residential Land Use Code: 401. Approximately 60 feet of road frontage along Jefferson St. There are signs that a house once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with some trees and bushes along the property lines. Fresh concrete sidewalk has been laid along the road side. No driveway entrance but there's no curb to restrict access. Remains of old concrete slab. There is a small shed in fair shape still on the property that is still very usable. Nice little lot. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $613.13	6830 JEFFERSON ST NORTH BRANCH	$5,090.00
4011	**Parcel ID:** 047-615-007-00; **Legal Description:** VILLAGE OF OTTER LAKE ORIGINAL PLAT THAT PART OF LOT 7, LYING N OF PMRR R/W BLK 15. **Comments:** Approximately 0.02 acres. Located in the Lakeville Community School District. Residential Land Use Code: 402. This is a small gap lot that is to small to build. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $10.40	FOREST AVE OTTER LAKE	$450.00
4012	**Parcel ID:** 047-615-102-00; **Legal Description:** SEC 7 T9N R9E VILLAGE OF OTTER LAKE BEG S 01 DEG 02' 10" E 880.11 FT FROM NE COR OF SEC, TH S 01 DEG 02' 10" E 200.04FT TO N LINE OF AVE I OF VILLAGE, TH ALONG N LINE N 89 DEG 50' W 169.85 FT TO E LINE OF VILLAGE, TH ALONG E LINE N 00 DEG 10' E 200 FT TO S LINE OF AVE H, TH ALONG S LINE S 89 DEG 50' E 165.65 FT TO PT OF BEG. AND THAT PART OF 66 FOOT FORMER PMRR R/W LYING N OF FORREST ST & W OF HART LAKE ROAD EX E 183 FT THEREOF AND EX THE WLY 300 FT THEREOF AND THAT PART OF THE VACATED 13TH ST SOUTH OF P.M.R.R. ADJACENT TO BLOCK 15 NORTH OF FOREST AVE. **Comments:** Approximately 0.77 acres. Located in the Lakeville Community School District. Residential Land Use Code: 401. Approximately 170 feet of road frontage along Forest Ave and ~200 feet along Hart Lake Rd. This property was occupied on last visit. Please be respectful and use caution if visiting the property in person. There were multiple dogs on the property. Gravel driveway offers plenty of parking. The house appears to be in average shape from the exterior inspection only. The interior condition of the house is unknown. Block foundation looks solid but there are some cracks here and there. Vinyl siding looks good but needs a power wash in areas. There is a section of wood exterior on the front addition of the home. Shingled roof looks fine. Gutters need a little work and there is a bit of soffit/fascia repairs need as well. Nothing too major. The land slopes down from the road and there is a walk out basement on the back. Above ground pool with deck in the back yard with a few sheds. AC unit on back of home. Electric and gas meters still hooked up. Nice side yard to the South with multiple trees. This property needs some work but there is a lot of potential here. Nice little area. Please do your due diligence before placing a bid. **Additional Disclosures:** 45; 33; 6 (see key for full text) **Summer Tax Due:** $2,086.21	6405 HART LAKE OTTER LAKE	$5,130.00

4013	**Parcel ID:** L21-35-700-040-00; **Legal Description:** CITY OF LAPEER R ROOD'S ADDITION LOT 7, BLOCK 2 (L=9 P=529 SEC 32, T8N-R10E) **Comments:** Approximately 0.20 acres. Located in the Lapeer Community School District. Residential Land Use Code: 401. This house is on a corner lot with road frontage on both N Saginaw St and W Fair St. This property was occupied on last visit. Please be respectful and use caution if visiting the property in person. The house appears to be in average shape from the exterior inspection only. The garage appears to be in decent shape as well. Short concrete driveway leads to the detached two car garage that has a mini spilt on the outside. Shingles look fair. Vinyl siding needs a cleaning. There are a couple sheds next to the garage with a good amount of debris. There are atv parked on the property. There is an additional concrete parking area between the house and garage. Stone foundation on the house looks ok but there are some areas that need attention. Some crumbling along the side entrance and cracks in other areas. Vinyl looks good on the house but needs a wash. Electric and gas still hooked up and active. Shingled roof looks fine. Nice little neighborhood. Adjacent neighbor came over to check on what was going on. This one has potential. It no doubt will need repairs and renovations but from the exterior it looks like a decent home. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21; 33; 45 (see key for full text) **Summer Tax Due:** $766.30	1205 N SAGINAW ST LAPEER	$1,830.00
4014	**Parcel ID:** L21-29-200-040-00; **Legal Description:** CITY OF LAPEER JENNING'S ADDITION N'LY 74 FT LOTS 25 & 26, BLOCK 7 (L=9 P=598 SEC 5, T7N-R9E) **Comments:** Approximately 0.22 acres. Located in the Lapeer Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please be respectful and use caution if visiting the property in person. The occupant/former owner has indicated that they intend to bid on the property at the auction. Multiple dogs in the home. The house appears to be in below average shape from the exterior inspection only. Interior condition is unknown. Brick on the chimney is starting to fall away near the ground. Electric and gas meter are still hooked up and active. Stone foundation has cracks and looks a bit loose in areas. Will need attention. Metal siding is in decent shape. Nice large grassy fenced in yard. Gravel driveway leads to a detached two car garage. There is some cracking on the North wall of the garage. Shingled roof on both house and garage looks fine. Gutters need attention on the home. Some fascia/soffit damage but nothing major. One of the windows is boarded. There is a large RV parked on the property. Adjacent to a fenced off parking lot. Three bedroom One bathroom. This house was built in 1900 so it will no doubt need repairs and renovations but there is potential here. This would be a great house for a fixer upper team. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 46; 45; 33 (see key for full text) **Summer Tax Due:** $849.22	242 S SAGINAW ST LAPEER	$1,785.00

Lapeer DNR

Lot #	Lot Information	Address	Min. Bid
10076	**Parcel ID:** Part of 008-014-027-00 (A); **Legal Description:** Part of the SW 1/4 of Section 14, T7N, R9E, Elba Township, Lapeer County, Michigan, More particularity described as: Commencing at the West Quarter Corner of said Section 14; thence S 890.8 feet; thence N46D11â€™E 166.13 feet; thence N60D43â€™E 60.23 feet; thence N47D02â€™E 50.14 feet; thence N47D57â€™E 49.95 feet; thence N42D06â€™E 40.52 feet; thence N44D27â€™E 38.95 feet; thence N37D34â€™E 42.65 feet; thence N36D05â€™E 41.46 feet; thence N58D23â€™E 233.33 feet; thence N24D32â€™E 46.10 feet; thence N60D08â€™33â€W (measured) North58D14â€™00â€W (recorded) 28.64 feet to the Point of Beginning; thence continuing N 58D14â€™W (measured) N58D14â€™00â€W (recorded) 102.96 feet; thence N15D09â€™17â€E (measured) N17D37â€™00â€E (recorded) 77.82 feet; thence S79D14â€™00â€E 3.49 feet to waters edge of Lake Nepessing; thence along said approximate waters edge in six courses: (1) S08D55â€™08â€E 16.7 feet, (2) S04D49â€™23â€E 12.23 feet, (3) S07D29â€™06â€W 18.4 feet, (4) S34D00â€™22â€E 31.55 feet, (5) S46D05â€™41â€E 29.2 feet, and (6) S37D59â€™00â€E 41.56 feet to the Point of Beginning. **Comments:** The subject property is a vacant ~0.057 acre parcel with legal road access on Hunt Road with frontage on Nepessing Lake south of the Golf Road intersection. The property is located about 4.5 miles southwest of Lapeer MI. The area is comprised of somewhat poorly drained loam soil with 0 to 2% slopes. Elba Township is zoned within the Low-Density Residential District. The property is much too narrow and small to meet local zoning to build. There are several adjacent private landowners who are currently using these strips of land for lake access. Some of these neighbors have placed boats and dock sections etc. on the State of Michigan property but bidders should be aware that these items are personal property and are NOT included as part of this sale. The State of Michigan is retaining underwater inland bottomlands off the shore of the subject property. The property is only a few feet wide and has been paved over near the old restaurant access. If visiting this property in person please reference the boundary lines shown in the photos and be respectful of the adjacent private property owners. **Additional Disclosures:** 9; 42; 21; 75 (see key for full text) **Summer Tax Due:** TBA		$13,000.00

Saint Clair

Lot #	Lot Information	Address	Min. Bid
6300	**Parcel ID:** 01-145-0057-000; **Legal Description:** LOTS 64 & 65 KENDALL FARM SUBD SEC 02 T2N R16E **Comments:** Approximately 0.31 acres. Located in the Algonac Community School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. There is ~100 feet of legal road frontage on North Ave in the Kendell Farm Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Appears to be wooded wetlands. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $542.50	425 NORTH AVE LANDLOCK VAC ALGONAC	$1,800.00
6301	**Parcel ID:** 03-769-0512-000; **Legal Description:** LOT 19 BLK 32 SUBD J VILLAGE OF MARYSVILLE **Comments:** Approximately 0.11 acres. Located in the Marysville Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. There is ~40 feet of legal road frontage on New York Ave in the Subdivision J Village of Marysville. Plat map provided in photos for reference. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 23 (see key for full text) **Summer Tax Due:** $37.06	VACANT LOT MARYSVILLE	$1,000.00
6302	**Parcel ID:** 06-136-0001-000; **Legal Description:** LOT 1 ASSESSOR'S LAPEER AVENUE PLAT **Comments:** PLEASE NOTE: This house has recently been damaged by a fire. This occurred after we had already visited the property and we do not know the extent of the damage at this time. The photos shown were taken prior to the fire occurring. We are in the process of attempting to get updated photos. Approximately 0.10 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Road frontage along Miller Street as well as a dirt/gravel alley that runs along the East and South border of the property. The house was built in 1918. Three bedroom one full bathroom. Forced Air. Small grassy back yard that's partially fenced in. Vinyl Siding looks good. Block foundation looks solid. Gas meter removed electric meter still attached but not active. The roof is the major issue with this home. It needs to be replaced asap. There are a couple sections that look like open holes. The interior of the home has some mold and the basement was wet but its still manageable at this point. Three bedroom one bathroom. The interior of the home has been mostly cleaned out. Its a shame the roof has issues because this house would be move in ready if not for that. Water heater and furnace still present. 100 amp breaker panel looks good. The basement has the most debris and personal property. There is an addition crawl space area for storage. This house will need some major work before its back in good living condition but its small so it should be manageable. Please do your due diligence before placing a bid. PLEASE NOTE: The City of Port Huron has issued a Blight Violation Notice on this property attached below under 'Related Documents' which outlines the required repairs and the expectations of the the City of Port Huron. For more information about the blight violation, please contact the City of Port Huron. **Additional Disclosures:** 32; 5; 21; 11 (see key for full text) **Summer Tax Due:** $1,944.33	1422 MILLER ST PORT HURON	$16,400.00

6303	**Parcel ID:** 06-155-0013-000; **Legal Description:** LOT 11 ASSESSOR'S PLAT OF MILLER LAND **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 0.16 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. This is a corner lot with road frontage on both Miller Street and 12th Street. House was built in 1918. Four bedroom two full bathrooms. Forced air. The house appears to be in pretty good condition from the exterior inspection only. Block foundation looked solid where visible. Vinyl siding looks good but could use a wash. Shingled roof looks fine. Gutters look good. There is a wrap around wooden deck on South and West side of the home. Exterior wood staircase leads to a second story entry. Electric meter and gas meter still hooked up and appear active. There are hook ups for two gas meters but only one has a meter. Its possible the house is set up for a duplex. Small grassy area surrounds the home with trees scattered throughout. There is an additional side yard area to the North that is chain link fenced in. There is a shed as well as a concrete slab inside the enclosure. This property has a lot of potential. The house looks pretty good from the outside but it was built nearly a century ago. It will likely require some repairs and renovations so please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 21; 33; 6; 45 (see key for full text) **Summer Tax Due:** $2,348.33	1133 MILLER ST PORT HURON	$8,300.00
6304	**Parcel ID:** 06-264-0102-000; **Legal Description:** LOT 17 BLK 12 INCL S 1/2 VAC ALLEY ADJ BOTSFORD'S LAPEER AVENUE PLAT **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 0.14acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Multiple dogs on property. Exterior doors look animal damaged. Small front and back yard. The back yard is partially fenced in and has a mix a small trees. Driveway parking leads to a detached two car garage. The home was built in 1924. Three bedroom one full bathroom. Forced air. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid except a few cracks. Vinyl siding is in good shape. Shingled roof looks ok but the rear section has a good amount of moss and veg build up. The garage has a wood exterior that has lost a good amount of its paint. Slab foundation looks good where visible but there is a tree growing to close and should be removed before it causes damage. Shingles on the garage look good. Multiple vehicles present on last visit. Gas and electric meter still hooked up and appear active. Concrete front steps need repairs. Overall this looks like a nice property. It will no doubt require repairs and renovations but there's a lot of potential here. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 45; 21 (see key for full text) **Summer Tax Due:** $1,449.68	2529 JOHN L ST PORT HURON	$8,250.00
6306	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 06-264-0142-000; **Legal Description:** LOT 34 EX S 17 FT BLK 15 BOTSFORD'S LAPEER AVENUE PLAT INCL S 1/2 VAC ALLEY ADJ **Comments:** Bundle of two parcels, approximately 0.20 total acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Shared driveway entrance. Dirt/gravel driveway parking. Small behind the home. Small grassy front and back yard with a handful of trees. The West side of the property borders a commercial parking lot with a chain link fence. House was built in 1941. Three bedroom one full bathroom. ~780 sq ft. Forced Air. The house appears to have been abandoned leaving all the debris and personal property behind. The house is full. Unfortunately the house has some animal damage that is focused mostly in the basement. The bathroom is in poor shape and needs a full rehab. Other then that the house is in pretty decent shape for its age. Block foundation looks solid. The shingled roof looks fairly new. Siding could use a fresh coat of paint. Watch your step on the wood porch. Very unstable. The vegetation around the home needs to be trimmed back. Furnace, water heater, and 100 amp panel are still present and look good. Unknown condition. There is a lot of potential here. This would be a great fixer upper for someone that's handy. Its a small home so the projects should be manageable. Don't miss out! Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 32; 63; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 06-264-0143-000; **Legal Description:** LOT 35 EX S 17 FT BLK 15 BOTSFORD'S LAPEER AVENUE PLAT INCL S 1/2 VAC ALLEY ADJ **Summer Tax Due:** $1,909.06	2515 LAPEER AVE PORT HURON; 2500 VACANT LOT LAPEER AVE PORT HURON	$13,200.00

6307	**Parcel ID:** 06-362-0103-000; **Legal Description:** LOT 28 BLK 36 PLAT OF VILLAGE OF FORT GRATIOT **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 0.06 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. The current occupants are in the process of moving their personal property from the building. Will most likely be unoccupied by the time of the auction. The house was built in 1903. Three bedrooms one full bath. The house is tucked in quite tight between the other adjacent homes. Small overgrown backyard with a shed in poor condition. There were cats inside the shed on last visit. Large concrete back porch is settling and has cracks. Gas meter removed but electric is still hooked up and active. Vinyl siding is in decent shape. Shingled roof looks ok, no glaring issues on the roof. A little bit of wood rot along the soffit/fascia area. Typical wear. The floors in the home are not the most level but still feel solid. The kitchen has bare plywood floors. Bathroom is actually quite nice comparative to the rest of the home. Basement is full of debris and personal property. Modern electric breaker panel. Radiant heat boiler. Water heater still present. Third party stated there is animal damage around the home. Over all the house appears to be in fair shape. It's over a century old so it will likely require repairs and renovations so please be prepared for some work. The property has a lot of potential though. This is a well maintained block with nice looking homes. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21; 63 (see key for full text) **Summer Tax Due:** $1,212.97	2611 FOREST ST PORT HURON	$7,450.00
6308	**Parcel ID:** 06-365-0612-000; **Legal Description:** N 41.2 FT LOTS 1 & 2 BLK 67 SUBDIVISION OF THE FORT GRATIOT MILITARY RESERVATION **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 0.10 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Corner lot with road frontage on both Mansfield St and Poplar St. There is a short driveway that leads to a garage on Mansfield. House was built in 1917. Three bedroom one full bathroom. Forced air. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Honestly there's not a whole lot to say about this one because It looks pretty nice from the outside. Vinyl siding in good shape. Shingle roof looks fairly new. Windows look modern. Block foundation looks solid. Electric and gas meter still hooked up and active. Fenced in side yard. There is also a yard to the West that provide addition space. The one car garage is in fair shape but the shingles are older then the house. Didn't see any glaring issues from the exterior inspection. There is a lot of potential with this one. Don't miss out! Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $1,330.71	2033 POPLAR ST PORT HURON	$7,700.00
6309	**Parcel ID:** 06-452-0047-000; **Legal Description:** LOT 14 BLK 228 JENKS' LAPEER AVENUE PLAT **Comments:** Approximately 0.15 acres. Located in the Port Huron Area School District. Residential Land Use Code: 402. Older concrete driveway that leads to a two car garage. Unfortunately the garage is in poor shape. A few sections of the shingled roof failed allowing water to enter the building and as a result there is mold on a good portion of the walls. Slab foundation has some cracking and settling. The driveway has a good amount of cracks as well but it still very usable. There used to be a house on this property but has long been removed. Open grassy area where house once was. A few trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size and gain some extra parking space. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 32; 5; 21 (see key for full text) **Summer Tax Due:** $1,323.27	721 15TH ST PORT HURON	$4,450.00
6311	**Parcel ID:** 06-681-0024-000; **Legal Description:** E 37.08 FT OF LOT 33 TAYLOR, YOUNG & KENNEY'S SUBDIVISION OF LOTS 12 & 13 MCNEIL TRACT **Comments:** Approximately 0.04 acres. Located in the Port Huron Area School District. Residential Land Use Code: 402. No observed structures but there are the remains of some slab foundations. Most likely belonged to a garage that no longer exists. The lot is almost entirely slab. Sits behind a home on Stone St. Privacy fence on the West and North borders. Small amount of debris but nothing difficult to clean up. You can access the property through an alley to the East. Would be a good purchase for one of the adjacent property owners looking to increase their property size. After its cleaned up this would be a great spot for parking. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $89.70	VACANT LOT STONE ST PORT HURON	$3,850.00

6314	**Parcel ID:** 06-743-1807-000; **Legal Description:** LOT 12 BLK 210 WHITE PLAT INCL 1/2 VAC ALLEY ADJ **Comments:** This property is currently OCCIPIED. Please respect their privacy and keep viewings to the roadside. Approximately 0.10 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. House was built in 1914. Three bedroom 1.5 baths. Radiant heat boiler. Concrete driveway runs along the East side of the home and leads to a fenced in back yard with wheel chair accessible ramp. There is access to the home through an alley to the North. The house has been sitting for many years. Adjacent neighbors in the area have been keeping an eye on it over the years. Feels like a time capsule on the inside. The house is in nice shape but it is over 100 years old so its going to need some work. Third party stated there are three layers of shingles on the roof. Wood siding looks pretty good. Paint is old but holding up well. There is a great deal of overgrowth along the chimney and exterior wall on the back side of the house. Some wood rot around the fascia/soffit area. Possible animal damage but did not see evidence on the interior of the home. Solid wood floors looks amazing. Carpet on the main floor. Nice wood work all throughout the home. Fairly clean but there is a great deal of personal property and debris. Some paint and plaster pealing in certain areas on the second floor. There is a third story attic area that has plenty of space for storage or could be finished out. Gas meter removed. Electric meter hooked up but not active. Possible leaks but did not see any mold and water damage. The basement has mildew but is in decent shape. Boiler looks fairly modern. Nice big pressure tank. Breaker panel is older but looks intact. Block foundation looks solid. Nice antique metal windows. This house is over a century old so its gonna need repairs and renovations but it is a nice interesting home that deserves to be fixed up. Would be a great project home for a flipper. Please do your due diligence before placing a bid. **Additional Disclosures:** 32; 21; 6 (see key for full text) **Summer Tax Due:** $5,409.94	1411 GRISWOLD ST PORT HURON	$13,150.00
6315	**Parcel ID:** 11-340-0017-000; **Legal Description:** E97' OF W 194' OF LOT 8 ALEX J & CLARISSA HILLOCK PLAT **Comments:** Approximately 0.66 acres. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 402. Please note that road access to this property may not be usable. There is a gravel road that leads to the property but it may be privately owned. Its possible there is an easement. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. Wooded with pines and some open grassy sections. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $34.94	LAKESHORE RD BURTCHVILLE	$1,300.00
6316	**Parcel ID:** 14-883-0196-000; **Legal Description:** ELY 25' OF WLY 50' OF SLY 125' OF NLY 250' OF LOT 2052 DICKINSON ISLAND LAND CO'S PLAT T2N R15E **Comments:** This property sits on Dickinson Island and is only accessible by boat. The property appears to have no access as well. The land is most likely marsh or underwater. Please do your homework before bidding on this property. **Additional Disclosures:** 7; 14 (see key for full text) **Summer Tax Due:** $3.73	DICKINSON ISLAND	$700.00
6317	**Parcel ID:** 14-901-0031-000; **Legal Description:** LOT 56 RUSSELL ISLAND **Comments:** This property is presumed OCCUPIED, please respect their privacy. This property is a 2 story home located on Russell Dr. In order to access this parcel you must go by private boat or take the exclusive ferry from Algonac which we believe is only available to property owners. The home appears to be very well maintained. The exterior of the home could use some minor maintenance, primarily the decks. Home features two decks and a beautiful view. Very unique place to live. Beautiful surroundings. Water front on Saint Clair River. Located in the Russell Island Association. More information on the Association can be found in the related links, and related documents below. Russell Island does not allow any motor vehicles outside of golf carts, however most of the island can be walked within 15 minutes. Please do your homework before bidding on this property. **Additional Disclosures:** 21; 6; 16; 33 (see key for full text) **Summer Tax Due:** $3,119.96	307 RUSSELL DR RUSSELL ISLAND	$7,650.00

6318	**Parcel ID:** 15-035-2007-500; **Legal Description:** BEG N 89D 49M 50S W 1315.78' & N 662' FROM E 1/4 COR, TH N 165', TH S 89D 49M 50S E 660', TH S 165', TH N 89D 49M 50S W 660' TO BEG SECTION 35 T7N R16E 2.5 A **Comments:** Approximately 2.5 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along Wadhams Rd and extends ~660 feet. Handful of trees but mostly open and grassy. House was built in 1900. Three bedroom one bathroom. Unfortunately this home has been abused and on last visit there was about 6 feet of standing water in the basement. There is an uninhabitable notice posted on the front entrance. The floors in the house feel soft in many spotrs. There are multiple walls with large holes. Incomplete construction. There is debris, garbage, and personal property all throughout the home and garage. The house doesn't look bad from the outside but the interior is pretty trashed. The bathroom is in shambles with missing walls and flooring. Its a shame because the property is nice with plenty of space and neighbors with well maintained properties. Depending on the severity of the water damage this house could be rehabbed. But it might make more sense to demo and start fresh. This property is going to require major repairs please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 36; 50; 66; 21; 32; 47; 31 (see key for full text) **Summer Tax Due:** $817.75	3304 WADHAMS RD NORTH STREET	$12,900.00
6319	**Parcel ID:** 20-718-0009-000; **Legal Description:** LOT 10 SHERWOOD PARK SUBD **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 0.33 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. House was built in 1973. ~80 feet of road frontage on Krafft Rd. Three bedroom 1.5 baths. Electric baseboard heating. Paved driveway leads to an attached two car garage. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Shingles look fairly new. Block foundation looks solid. Vinyl siding in good shape. There were two electric meters. Gas meter still present. Wide paved driveway leads to an attached two car garage. Nice grassy front and back yard. It looks like there have been some recent property line markers placed on the South East corner. There is a large detached two car garage behind the home that looks to be in good shape as well. Slab foundation with block wall. There is a chimney coming out of the roof so the garage is heated. A bit of overgrown vegetation around the home but nothing major. This house honestly looks great from the outside and is surrounded by nice homes. Lots of potential here. We don't see these too often. Don't miss out. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $1,423.18	4041 KRAFFT RD FORT GRATIOT	$8,150.00
6320	**Parcel ID:** 22-003-1001-000; **Legal Description:** W 224' OF N 274' OF NW 1/4 SECTION 3 T8N R15E 1.41 A **Comments:** Approximately 1.41 acres. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 401. Approximately 224 feet of road frontage along Fisher Rd and ~274 feet along Kilgore. No observed structures but there are the remains of an old foundation as well as a mobile home pad. SEV may not be accurate. There is an old pump shed to the South East that has a collapsed roof. Slab foundation has cracks. There is also another shed type building that was constructed near the old building foundation. It is in poor shape and full of debris. There are some old snowmobiles that look abandoned as well as an old trailer. Electric meter still present. Quiet country atmosphere. Flat terrain plenty of trees. This is a nice spot to build. Great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42; 21 (see key for full text) **Summer Tax Due:** $197.32	8990 KILGORE RD AVOCA	$4,200.00

6322	**Parcel ID:** 25-023-3011-000; **Legal Description:** THE N 67 FT OF THE S 1228.3 FT OF E 1/2 OF E 1/2 OF SE 1/4 1 A SEC 23 T6N R16E **Comments:** Approximately 1.00 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Approximately 67 feet of road frontage along Allen Rd. There is evidence that a house once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is open and grassy along the road side till you reach the garage. It becomes thick vegetation and wooded. Lots of young trees but there are mature ones as well. Terrain appears to be level throughout. The storage building has a metal exterior and shingled roof. Post foundation. Overall the building is in good shape for what it is. It is missing a garage door. Some minor debris where the house once stood and some stacked around the building. Old water heater has been left. There is a submerged well/pump on the property but the condition is unknown. This is an ideal setting for a fresh build. Looks like a new property marker has been staked along the road. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $322.58	1111 ALLEN RD KIMBALL	$14,500.00
6323	**Parcel ID:** 25-430-0007-000; **Legal Description:** LOT 7 ROBERT NELSON PLAT SEC 18 T6N R16E **Comments:** This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Approximately 1.20 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Approximately 85 feet of road frontage along Richman Rd and extends ~613 feet deep. The house was built in 1941.Three bedroom one bath. Forced air. The house appears to be in below average condition from the exterior inspection only. The interior condition of the home is unknown. Gravel driveway leads to a concrete slab parking area that sits in front of a detached two car garage that looks to be in fair shape. There is good amount of debris surrounding the garage. Multiple vehicles and travel trailers are on the property. Shingles on both home and garage are older but look fine. Vinyl siding in decent shape. Block foundation looks solid around the home. Crawlspace opening on side of home looks like there has been debris thrown into the basement. Electric meter had been bypassed and tampered with on last visit. Open grassy yard around the home and turns into to thick woods as you travel farther West. This property has a ton of potential. It will no doubt require some repairs and renovations but it has a lot going for it. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $908.12	1557 RICHMAN RD KIMBALL	$7,150.00
6324	**Parcel ID:** 28-018-4021-000; **Legal Description:** E 82.5' OF W 792' OF S 330' OF SW 1/4 SECTION 18 T6N R17E 0.62 A **Comments:** Approximately 0.62 acres. Located in the 00000 District. Commercial Land Use Code: 302. Approximately 82.5 feet of road frontage along Dove Rd and extends ~330 feet deep. There is not a driveway or road built to the property but there is legal road frontage. No observed structures but there is a large RV and boat/trailer parked on the property. Grassy opening near roadside allows you to access the property. There is a drainage ditch that runs along the South border of the lot. Thick vegetation and woods as you travel further North. Next to a car/truck mechanic shop. Chain link fence runs along the East section separating the parking lot from this property. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 21 (see key for full text) **Summer Tax Due:** $120.83	DOVE RD PORT HURON	$2,550.00
6325	**Parcel ID:** 28-020-2003-000; **Legal Description:** W 66' OF E 462' OF NW 1/4 OF NW 1/4 OF NE 1/4 SECTION 20 T6N R17E 1 A **Comments:** Approximately 1.00 acres. Located in the Port Huron Area School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Dove Rd. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. It appears a large clean up operation has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few scattered trees and generally flat terrain. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Minor debris scattered around the property. Large gravel driveway entrance along the road. Ground slopes down a bit and there are wet land indicators. Large sections of the property appear dry though. Adjacent to Auction Lot #6326. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $410.33	3571 DOVE RD PORT HURON	$26,150.00

6326	**Parcel ID:** 28-020-2004-000; **Legal Description:** W 66' OF E 396' OF NW 1/4 OF NW 1/4 OF NE 1/4 SECTION 20 T6N R17E 1 A **Comments:** Approximately 1.00 acres. Located in the Port Huron Area School District. Residential Land Use Code: 402. Approximately 66 feet of road frontage along Dove Rd. No observed structures but there are the remains of a concrete slab close to the property line. A large clean up operation has taken place on this lot and the adjacent lot. Small amount of debris scatter throughout the lot. Auction Lot #6325 is adjacent to the West of this property. The South portion of this lot is wooded. There are wet land indicators but there are large sections of dry land. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $59.55	DOVE RD PORT HURON	$2,900.00
6328	**Parcel ID:** 29-021-2002-000; **Legal Description:** N946.96 FT OF W 230 FT OF E 1450.40 FT OF NE 1/4 5 A SEC 21 T6N R14E **Comments:** Approximately 5 acres. Located in the Capac Community School District. Residential Land Use Code: 402. Approximately 230 feet of road frontage along Masters Rd and extends ~946 feet deep. No observed structures. Terrain is level throughout. Land consists of hay pasture, open grassy areas, light vegetation with some trees. concrete drainage along the roadside. There are two dirt drive entrances to the property. There is an old submersed well/pump on the property. Condition is unknown. There is an old lawnmower and some other debris. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. Quite country atmosphere. Trees along the road side for privacy. Plenty of space for kids to play. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 42 (see key for full text) **Summer Tax Due:** $424.18	12119 MASTERS RD RILEY	$6,950.00
6329	**Parcel ID:** 30-550-0120-000; **Legal Description:** LOTS 155 TO 161 INC EXC I-94 R/W. PARK PLAT **Comments:** Located in the Marysville Public School District. Residential Land Use Code: 402. This appears to be a gap lot. It is a small sliver of land off I-94. It's deeded as having ~0.70 acres but actual acreage is closer to ~0.06. It's comprised of 7 lots but I-94 was built over most of them so the only usable piece of land is very small and located on an unimproved road. There's not a whole lot you can do with this property. To small to build. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 8 (see key for full text) **Summer Tax Due:** $486.81	16TH ST ST CLAIR	$6,750.00
6330	**Parcel ID:** 31-011-2002-000; **Legal Description:** THE E 5 RDS OF THE SE 1/4 OF NE 1/4 EXC THE N 5 RDS THEREOF & CONT 2.35 A SEC 11 T6N R15E 2.35 A **Comments:** Approximately 2.35 acres. Located in the Port Huron Area School District. Residential Land Use Code: 402. Appears to be wooded. Please note that road access to this property has not been confirmed. While it appears to be to have no known legal access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $185.77	SPARLING RD GOODELLS	$1,300.00

Sanilac

Lot #	Lot Information	Address	Min. Bid
6500	**Parcel ID:** 010-025-200-020-02; **Legal Description:** T13N R13E SEC 25 COM AT N 1/4 COR, TH S 278 FT, W 156.50 FT, N 278 FT, E 156.50 FT TO POB 1.00 ACRE **Comments:** Approximately 1.00 acres. Located in the Sandusky Community School District. Residential Land Use Code: 401. Approximately 156 feet of road frontage along W Shabbona and extends ~278 feet. This property appeared occupied on last visit. Please use caution and be respectful if visiting the property in person. There were multiple large dogs on the property. This one story home appears to be in below average condition from the exterior inspection only. Interior condition is unknown. The obvious issue with this home is the vinyl siding. It is missing in multiple areas and there is a tarp draped over to keep out the elements. It looks like animals have been digging into areas of the walls. Some of the vinyl has warped on the corner of the home. Could have been from a grill being too close. No major fire damage seen. Just a small bit of warped vinyl. Shingled roof looks fair. The front wood porch is sagging and needs repairs. One of the windows is broken and has been boarded. Block foundation looked solid. Grassy front and back yard. There is a good amount of debris scattered throughout the overgrown grass. Handful of trees on the property. There are three sheds on the property. Multiple vehicles parked on the property. There is a makeshift dog kennel on the side of the property with multiple large aggressive dogs. This property has a lot going for it but it is obviously going to take some work to get it back into good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 45; 6; 33; 46; 63; 21; 66 (see key for full text) **Summer Tax Due:** $129.70	1271 W SHABBONA SNOVER	$1,912.45
6501	**Parcel ID:** 080-015-300-020-00; **Legal Description:** T11N R13E SEC 15 COMM AT A PT 1015 FT S OF NW COR OF W 1/2 OF SW 1/4, AND RUNN TH E 386 FT, S 278 FT, W 386 FT, N 278 FT, TO POB 2.4700 A. **Comments:** Approximately 2.47 acres. Located in the Sandusky Community School District. Residential Land Use Code: 401. Approximately 278 feet of road frontage along Elmer Rd and extends ~386 feet. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. This is an old farm house that does not look like its been well maintained. It appears to be in below average condition with some glaring issues. The block foundation is deteriorating in a few areas. The shingled roof is failing and needs to be replaced asap. There was a ladder and some sheeting placed on the back side roof. There is a large amount of debris scattered all throughout the property but is mostly in focused piles. All of the porches are covered in garbage bags. Multiple vehicles and three travel trailers parked on the property. There is a large older barn on the back side of the property. It is surrounded by debris with overgrown vegetation and trees growing on it. Wood exterior is failing. Wood thatch roof with a portion of metal roof. This is a very old barn. It is still standing but it is in poor shape and needs some TLC. There's a lot going on at this property. It is likely going to take a great deal of work to get it back into good living condition and to remove all the debris. It is a beautiful lot out in the country and deserves to be cleaned up. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 34; 66; 5; 6; 33; 21 (see key for full text) **Summer Tax Due:** $383.78	1341 ELMER RD SANDUSKY	$14,437.18
6502	**Parcel ID:** 140-017-300-160-00; **Legal Description:** T12N R12E SEC 17 A LOT COM AT A PT 882 FT N OF SW COR OF SW 1/4 OF SW 1/4, TH E 10 RDS, TH N 4 RDS, TH W 10 RD, TH S 4 RDS TO POB .25A **Comments:** Approximately 0.25 acres. Located in the Marlette Community School District. Residential Land Use Code: 402. Approximately 66 feet of road frontage along N Van Dyke Rd and extends ~165 feet. There is a small old shed that has a collapsed roof. It is full of debris. This is the only debris found on the property during walk through. The rest of the land consists of small rolling hills, tall grass, and a mix of different trees. Nice spot to build. Across the street from farmland. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $4.14	1600 VAN DYKE DECKER	$798.77

6503	**Parcel ID:** 200-019-100-240-00; **Legal Description:** T12N R13E SEC 19 COM 399 FT S OF NE COR,TH W 165 FT, S 79.5 FT, E 165 FT, N 79.5 FT TO POB 0.30 ACRES **Comments:** Approximately 0.30 acres. Located in the Sandusky Community School District. Residential Land Use Code: 401. Approximately 79.5 feet of road frontage along Main Street and extends ~165 feet. Unfortunately this interesting older building is in very poor shape. It has suffered from a major fire and the last occupants have harvested and vandalized the building. There is a great deal of debris and garbage in the building as well as on the property. there is an old truck parked on the side yard. The roof is failing allowing water to further damage the building. There is mold growing in multiple areas. It's possible the building was set up as a duplex with there being an exterior stair case to the second floor. The stairs are showing wood rot and do not look safe. Multiple broken windows. The electric panels and wires have been harvested. There are visible cracks in the block foundation and it appears to have had some work done in the past. The roof is collapsing on the addition built on the back of the building. The fire damage is focused on the second floor trusses and they are pretty charred. There are visible holes in the ceiling going to the second floor. Did not enter the second story do to safety concerns. Nice sized side yard to the South of the building. It is overgrown and there is debris. This was a cool building at one point and its a shame its gotten to this point. It will no doubt take a good amount of work to get it back into good living condition. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 5; 63; 48; 34; 36; 11 (see key for full text) **Summer Tax Due:** $127.32	1431 MAIN SNOVER	$5,958.19
6504	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 232-200-002-001-00; **Legal Description:** ORIGINAL PLAT OF APPLEGATE LOT 1, BLK 2 **Comments:** Bundled lots total approximately 0.90 acres. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 401. This two story home has two bedrooms and one bathroom. It is full of personal property including a boat parked on the North section of the property as well as a vehicle in the garage (not included in the sale). There is a good amount of debris throughout the home and the garage. The house appears to be in fair shape. Slab foundation looked solid where visible. The shingled roof is older and some of the shingles have blown off. There is some minor soffit/fascia repairs needed as well. There is a leak in the corner of the kitchen as well as the back room of the home. There is mold forming in the back room. Water heater and furnace still present. Surface pump well. There is a wide paved driveway that leads to a detached two car garage. Overgrown vegetation surrounds the garage. Slab foundation looks good. Shingled roof is fair. Siding could use some work. Very usable garage. This lot has a lot of potential but it will require some work. The mold and roof issues need to be addressed first. This would be a good project for a handy person. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 5; 32 (see key for full text) *(2 of 3)* **Parcel ID:** 232-200-002-002-00; **Legal Description:** ORIGINAL PLAT OF APPLEGATE LOT 2, BLK 2 *(3 of 3)* **Parcel ID:** 232-200-002-017-00; **Legal Description:** ORIGINAL PLAT OF APPLEGATE LOTS 17-18, BLK 2 **Summer Tax Due:** $687.51	MAIN ST BACK LAND APPLEGATE; MAIN ST BACK LAND APPLEGATE; 4793 MAIN ST APPLEGATE	$6,048.97
6507	**Parcel ID:** 240-008-100-090-00; **Legal Description:** T11N R14E SEC 8 COM 47.90 FT W & 237.70 FT S OF NE COR AS POB, TH S 66 FT, TH W 330 FT, N 66 FT, E 330 FT TO POB **Comments:** Approximately 0.50 acres. Located in the Sandusky Community School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along S Sandusky and extends ~330 feet. Shared driveway turns into a dirt two track drive that leads to a large two car garage on the back of the property. The garage is in very poor shape due to the shingled roof failing. There are major holes in the roof. Metal siding is in decent shape. Slab foundation looks ok. Two over sized garage doors on the front with a sliding barn door on the side. the garage is full of debris and personal property. A portion of the trusses have wood rot. The garage needs some major work but it is very salvageable. The block foundation on the home has mortar that is failing in areas. Seeing a lot of cracks along the mortar lines. The room that looks like an addition on the home has very soft floors. Possible structure issues. The rest of the house floors felt more sturdy. There is personal property and debris all throughout the home. The house will need a deep cleaning. Metal siding on the home needs a power wash. Shingled roof is older but looks fine. Three bedroom two bathroom. Could not find access to the basement. Two electric meters. Large grassy back yard that is partially fenced in near the home. Plenty of trees provide ample shade. There was a cat roaming the property. There are a few piles of garbage/debris in the back yard. There's some potential here but its going to require a good amount of work. Please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 5; 34; 21; 66; 30 (see key for full text) **Summer Tax Due:** $436.05	522 S SANDUSKY RD SANDUSKY	$14,046.45

6508	**Parcel ID:** 300-100-002-006-00; **Legal Description:** BROWNS DIVISION OF BROWN CITY LOT 6 BLK 2 & W 14 FT OF LOT 5 BLK 2 **Comments:** Approximately 0.24 acres. Located in the Brown City Community School District. Commercial Land Use Code: 201. Corner lot with road frontage on both Main Street and John Street. This is an old church that has a lot going for it as well as a lot going against it. It's a beautiful building that unfortunately has a hole in the roof which has allowed water to damaged the interior for an unknown period of time. A good chunk of the building is in great shape but the areas that have been effected are in very poor condition. Most of the damage is focused on the side and back of the building. The basement and lower floor area are the worst but have concrete floors and walls so the remediation shouldn't be the worst. That being said it's going to take a great deal of work before this one is back in good usable condition. There is mold forming in the areas with water damage. Large sections of the drop ceiling in the basement and office area has collapsed. The basement area, bathrooms, and side office are the most effected areas. The main hall where service took place is in good shape and doesn't appear to have mold. It is full of personal property. High ceilings and stained glass windows bring in beautiful color with the sunlight. The exterior of the church has upgraded block on the front facing sections and regular block on the others. The church spire windows have been boarded but they look like storm doors. Nice concrete steps for the front entrance. There is also a side and rear entrance. Parking area on the North side of the property. Old boiler furnace. Water heater present but rusted. There are multiple fuse and breaker panels ranging in age and condition. Some vandalism in the basement but mostly just paint. Its a shame there is water damage because the shingled and metal roof don't appear to be in overall poor shape. There was one very visible hole in the roof about the size of a basketball. There were squirrels going in and out during inspection. This church is going to require a remediation due to the water damage but it is a beautiful building. The bones appear to be solid. It has a ton of potential but its going to take a bit of work to get there. This would be a great project for a someone in the remediation and renovation business. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 21; 32; 63 (see key for full text) **Summer Tax Due:** $311.39	4296 MAIN BROWN CITY	$8,482.43

Tuscola

Lot #	Lot Information	Address	Min. Bid
6800	**Parcel ID:** 003-015-100-0200-00; **Legal Description:** AR-15 101A SEC 15 T10N R7E COM AT PT 840.51 FT S OF NE COR OF SEC TH W 320 FT, S 245 FT, E 320 FT TO E SEC LN, N 245 FT TO POB. 1.29 A. **Comments:** Approximately 1.29 acres. Commercial Land Use Code: 202. Located in the Millington Community School District. Approximately 245 feet of road frontage along Buell Rd and extends ~320 feet. No observed structures. There is a very large drainage ditch that had a good rate of flow. Water was moving quick like a stream. No driveway entrance. You would have to build something to go over the running water to access the land. There are two separate crops growing on this piece of land. Nice quiet farmland. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** $25.64	BUELL RD MILLINGTON	$513.05
6801	**Parcel ID:** 003-020-100-0120-00; **Legal Description:** AR-20 SEC 20 T10N R7E COM AT A PT THAT IS S 03 DEG 13' 50" E 147.6 FT FROM NE COR OF SEC, TH S 03 DEG 13' 50" E 319.19 FT, TH N 87 DEG 04' 19" W 243.16 FT, TH N 03 DEG 13' 50" W 319.19 FT, TH N 87 DEG 08' 48" E 243.16 FT TO POB. 1.78 A. **Comments:** Approximately 1.78 acres. Residential Land Use Code: 402. Located in the Millington Community School District. Approximately 319.19 feet of road frontage along Bray Rd and extends ~243.16 feet. No observed structures however there are the remains of a foundation and driveway. Perfect spot for some extrra parking. Lot is mostly open and grassy with trees scattered throughout. Some thick vegetation here and there but mostly traversable. There is a large drainage ditch near the South section of the lot and some wet land indicators. Most of the lot is dry. Nearby properties are well maintained and the road has been freshly redone. Small amount of debris but nothing a garbage bag couldn't solve. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $35.77	BRAY RD MILLINGTON	$999.21
6802	**Parcel ID:** 003-031-400-0900-00; **Legal Description:** AR-31 401F SEC 31 T10N R7E N 117 FT OF S 297 FT OF E 230 FT OF S 1/2 OF NE 1/4 OF SE 1/4. .62 A. **Comments:** Approximately 0.62 acres. Residential Land Use Code: 402. Located in the Millington Community School District. No observed structures. The property is made up of thick vegetation and deciduous forest. You need a machete to get through this property. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build if it meets the local requirements. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $34.45	V/L LEWIS RD CLIO	$1,175.14

6804	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 003-032-300-0300-00; **Legal Description:** AR-32 302 SEC 32 T10N R7E COM AT A PT THAT IS 540 FT N OF SW COR OF NW 1/4 OF SW 1/4, TH E 200 FT, TH S 151 FT, TH E TO E LN OF NW 1/4 OF SW 1/4, TH N 191 FT, TH W 80 RDS M/L TO SEC LN, TH S 40 FT TO POB. 5.09 A. **Comments:** This property is a bundle of 3 parcels totaling approximately 15.92 acres. Includes both Residential (402) and Commercial (201) land use codes. Located in the Millington Community School District with approximately 130 feet of road frontage along Lewis Rd. The property consists primarily of a large fenced-in junk yard containing numerous consumer and commercial vehicles in varying states of condition. Multiple older mobile units, believed to have been used as offices, remain on the property and appear to be in poor condition. No electric or gas meters were observed. Storage containers, old tires, trailers, debris, personal property, and garbage are scattered throughout the property. A wooded portion of the bundle appears to have been partially encroached upon by junk yard materials. This property should not be bid on lightly. It will be a significant cleanup project regardless of the intended use. Third-party information indicated the owners have passed away and that the property may be contaminated. Prospective buyers considering development should contact local planning and zoning departments to verify building requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 13; 21; 17; 66; (see key for full text) *(2 of 3)* **Parcel ID:** 003-032-300-0500-00; **Legal Description:** AR-32 302B SEC 32 T10N R7E S 389 FT OF NW 1/4 OF SW 1/4 EX S 180 FT OF W 200 FT ALSO EX N 119 FT OF W 200 FT. 10.42 A. *(3 of 3)* **Parcel ID:** 003-032-300-1610-00; **Legal Description:** AR-32 SEC 32 T10N R7E COM AT SW COR OF NW 1/4 OF SW 1/4, TH N 90 FT, TH E 200 FT, TH S 90 FT, TH W 200 FT TO POB. .41 A. **Summer Tax Due:** $185.71	V/L LEWIS RD CLIO; LEWIS RD CLIO; 10381 LEWIS RD CLIO	$7,178.73
6805	**Parcel ID:** 003-032-300-0700-00; **Legal Description:** AR-32 SEC 32 T10N R7E N 1/2 OF SW 1/4 OF SW 1/4 EX COM AT SW COR OF N 1/2 OF SW 1/4 OF SW 1/4, TH N 200 FT, TH E 435.6 FT, TH S 200 FT, TH W 435.6 FT TO POB ALSO EX COM AT NW COR OF N 1/2 OF SW 1/4 OF SW 1/4, TH S 150 FT, TH E 871.2 FT, TH N 150 FT, TH W 871.2 FT TO POB. 15 A. **Comments:** Approximately 15 acres. Residential Land Use Code: 402. Located in the Millington Community School District. No observed structures. Beautiful lot that has a stream running through the middle. Nice mature trees with lots of new growth. There is a dirt drive that enters the property from the road that appears to be in use by the adjacent neighbors. There are trails running through the property and there is a section that has had the undergrowth cleared. There were no signs of dumping or debris where the property was walked. The vegetation becomes thicker the farther East you travel. Plenty of space for a new build and would be wonderful spot if your family is into a quiet nature atmosphere. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to Auction Lot #6804 to the North. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $176.53	V/L LEWIS RD CLIO	$3,855.14

6807	**Parcel ID:** 003-300-000-0100-00; **Legal Description:** AR-33-10 SEC 33 T10N R7E LOT 10 OAK GROVE SUB. **Comments:** Approximately 0.46 acres. Residential Land Use Code: 401. Located in the Millington Community School District. There is trailer on this property but has been condemned. It is sitting on a mobile home pad that looks solid. Dirt/gravel driveway leads to a one car garage that has been converted into "living quarters". All of the walls and doors have been insulated over and there is a large furnace in the corner. The exhaust vent for the furnace is a bit crooked on the roof. Overgrown vegetation around the garage. There is a hole in the concrete pad for what looks to have been a well/pump but it is in disrepair. The garage is full of debris and is unsanitary. Electric meter is still hooked up but was unable to find breaker panel. There is a small addition built onto the back of the garage that has a concrete slab foundation. Both slabs looks good and solid. Vinyl siding is in decent shape and the shingle roof looks ok too. Some wood rot around the door frames and soffit/fascia area. A good pile of debris sits behind the garage. Open grassy lot with a good amount of trees. There is a nice open section without trees near Stanley Dr. The garage is going to need some work due to the DIY construction and misuse but there's potential here. Remove the trailer and clean out the garage and you have a good start to a new property. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 66 (see key for full text) **Summer Tax Due:** $74.32	10414 BAKER DR CLIO	$1,976.17
6808	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 005-013-510-4800-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 48 SHAY LAKE SUB. **Comments:** This bundle consists of 2 tax parcels being sold as one. Combined, the parcels total approximately 0.24 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. The properties are located on a platted subdivision road; however, the road was never built, and direct access to the lots was not possible at the time of last visit. Combined, the parcels provide approximately 100 feet of legal road frontage on Pearl Ave in the Shay Lake Subdivision. A plat map is provided in the photos for reference. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Electric and phone service are present in the area but are not established directly on this unimproved portion of the road. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) *(2 of 2)* **Parcel ID:** 005-013-510-4900-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 49 SHAY LAKE SUB. **Summer Tax Due:** $5.98	V/L JAYWOOD DR (OFF) SILVERWOOD; V/L JAYWOOD DR (OFF) SILVERWOOD	$1,285.18
6810	**Parcel ID:** 005-013-511-6400-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 164 SHAY LAKE SUB. **Comments:** Approximately 0.12 acres. Residential Land Use Code: 402. Located in the Kingston Community School District. Approximately 105 feet of road frontage along Jaywood Dr and ~50 along Parkside Ave. No observed structures. Land consists of light vegetation and trees. Nice forest that is easily traversable. Ground slopes down from Jaywood. Someone has been tossing old bottles in the woods. Needs some clean up but nothing too major. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build is it meets local requirements. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $5.99	V/L PARKSIDE & JAYWOOD DR SILVERWOOD	$699.04

6811	**Parcel ID:** 005-013-512-2100-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOTS 221 & 222 SHAY LAKE SUB. **Comments:** Approximately 0.24 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built. There is technically 100 feet of legal road frontage on Mary's Rd in the Shay Lake Subdivision. Plat map provided in photos for reference. There is a dirt road that runs along the South border of the lot but this appears to be a private road. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Electric and phone are in the area but are not established directly on this portion of unimproved road. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.99	MARYS RD SILVERWOOD	$707.55
6812	**Parcel ID:** 005-013-512-2300-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 223 SHAY LAKE SUB. **Comments:** Approximately 0.12 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 50 feet of legal road frontage on Jaywood Dr and 105 feet on Mary's Road in the Shay Lake Subdivision. Plat map provided in photos for reference. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Electric and phone are in the area but are not established directly on this portion of unimproved road. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.99	NO ROAD SILVERWOOD	$642.59
6813	**Parcel ID:** 005-013-512-3100-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 231 SHAY LAKE SUB. **Comments:** Approximately 0.12 acres. Residential Land Use Code: 401. Located in the Kingston Community School District. Approximately 50 feet of road frontage along Jaywood Dr and extends ~100 feet. No observed structures. Open grassy section near the road then becomes wooded as you travel East. Adjacent to a house that appears abandoned. Small amount of dumping. Down a dirt road that is washed out in places. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $5.99	JAYWOOD DR SILVERWOOD	$699.04
6814	**Parcel ID:** 005-013-512-5300-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOTS 253-254 SHAY LAKE SUB. **Comments:** Approximately 0.24 acres. Residential Land Use Code: 401. Located in the Kingston Community School District. Approximately 50 feet of road frontage along Jaywood Dr. No observed structures. The land is very wet. Marshland/swamp lot. There was active streams crossing the road. It would be difficult to build on this spot. It's a great opportunity for an adjacent land owner looking to increase their property size. Potential buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 10 (see key for full text) **Summer Tax Due:** $9.99	V/L JAYWOOD DR SILVERWOOD	$778.22
6815	**Parcel ID:** 005-013-530-0500-00; **Legal Description:** DAY-13 SEC 13 T11N R10E E 1/2 OF LOT 4 & W 17.3 FT OF LOT 5 SHAY LAKE SUB #3. **Comments:** Approximately 0.25 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 69 feet of legal road frontage on Penny Lane in the Shay Lake Subdivision #3 Subdivision. Plat map provided in photos for reference. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $3.99	NO ROAD SILVERWOOD	$652.86

6816	**Parcel ID:** 005-014-563-1600-00; **Legal Description:** DAY-O SEC 14 T11N R10E LOT 316 SHAY LAKE HEIGHTS SUB NO 2. **Comments:** Approximately 0.20 acres. Residential Land Use Code: 401. Located in the Kingston Community School District. There was an obsolete structure found in the woods. Missing roof and walls. Collapsing and full of mold. There was a water spicket in the woods that was leaking. Did not hear a pump running. Not sure what is feeding the line. There is a good amount of debris that will need to be cleared up before anything is done with this lot. Very overgrown lot. It was difficult to see the building from the road. Could not locate well head or septic lid. This is a good opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 34; 69; 22; 32; 66; 5; 36 (see key for full text) **Summer Tax Due:** $7.99	BIRCH DR SILVERWOOD	$735.71
6819	**Parcel ID:** 006-500-100-3000-00; **Legal Description:** DEN-30-6 SEC 30 T12N R7E COM AT SE COR OF SEC, TH N 63 RDS 10.83 FT, TH W ON N LN OF EVANGELIST LUTH CHURCH 10 RDS 2.5 FT, TH NELY TO CEN OF STATE ROAD 8 RDS 5 FT, TH SELY TO CEN WHERE SD SEC LN CROSSES STATE ROAD 6 RDS 11.5 FT, TH S 3 RDS 8.5 FT ALSO COM AT A PT ON E SEC LN 63 RDS 10 FT 10 IN N OF SE COR OF SEC, TH W 10 RDS 2.5 FT, TH N 5 FT 8 IN, TH E 10 RDS 2.5 FT, TH S 5.66 FT TO POB. VILL OF RICHVILLE. **Comments:** Approximately 0.27 acres. Located in the Reese Public School District. Residential Land Use Code: 401. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. This is a large older home on the corner of S Van Buren and W Saginaw Rd. High traffic. Wide paved driveway leads to two separate attached garages. The one car garage is attached directly to the home and shares the same brown shingles. The second two car garage has an extended garage door for tall vehicles. The shingled roof on this garage is older then the homes and has failed. Large section has collapsed causing water damage. There is mold forming but it doesn't seem to have spread to the smaller garage or house. The gutters on the home are full of debris. The house does not look like its been maintained. There are multiple trees with limbs rubbing against the home. There is a willow tree with limbs directly on the main roof over the home causing damage. No holes visible yet but there will be soon. Limbs need to be trimmed. Overgrowth surrounds the home. Could not locate gas meter or electric meter. However electric is active inside the home. Metal siding is in fair shape. Brick foundation has some cracking. The block foundation that is visible looks solid. Next to a cemetery. The garage and home are full of personal property and debris. The home will likely need repairs and renovations due to its age but it looks like there is a nice house under all the vegetation. This one has potential but needs TLC. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 32; 33; 6; 21; 5 (see key for full text) **Summer Tax Due:** $381.22	3404 S VAN BUREN RD RICHVILLE	$9,978.16
6820	**Parcel ID:** 011-020-000-2500-00; **Legal Description:** FRE-20-402A SEC 20 T11N R9E S 352 FT OF E 10 A OF W 1/2 OF SE 1/4. 1.33 A. **Comments:** Approximately 1.33 acres. Located in the Mayville Community School District. Residential Land Use Code: 401. Unfortunately this house has been sitting for some time and has not been maintained. Three bedroom two bathroom. There is overgrown vegetation growing all over the home. Difficult to get a good look at things. Appears to be a slab foundation. Did not find basement entrance. Furnace and water heater are on the main floor. The home is full of personal property and debris. The house has a very strong odor. Animal damaged. Could not locate well pump or breaker panel. Likely still here but could not locate due to debris and overgrowth. The metal roof looks old but did not see any leaks. Vinyl siding looks ok where visible. Lots of wood rot along the soffit/fascia area. Gutters have fallen off in multiple spots. There is a wood porch on both the front and back entrance and both are in poor shape. The front porch has collapsed. Partial gravel driveway runs along a row of pine trees and turns into grass. There is a shed/storage building behind the home but it is covered in overgrowth. There are trees growing in front of the sliding barn doors. Large pile of trash behind the home. There is extensive debris at this house. The home is going to require a major cleaning before you can get a real grasp of the condition of the home. It is no doubt going to require repairs and renovations. Nice lot though. Plenty of space and trees. After a clean up project this would be a nice lot to build on. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 66; 63 (see key for full text) **Summer Tax Due:** $681.52	2202 W SNOVER RD MAYVILLE	$5,670.44

6821	**Parcel ID:** 013-016-200-0600-00; **Legal Description:** 016-2006-000 IND-16-102C SEC 16 T12N R9E COM AT A PT THAT IS 46 RDS 14 FT E OF N 1/4 COR OF SEC, TH E 70 FT, TH S 264 FT, TH W 77 FT, TH N 116 FT, TH N 09 DEG 55' 34" E 40.61 FT, TH N 108 FT TO POB. .45 A. **Comments:** Approximately 0.45 acres. Located in the Caro Community School District. Residential Land Use Code: 401. Approximately 70 feet of road frontage along E Dixon Rd. Unfortunately this house is in very poor shape. It looks like the former owners were in the process of renovating but didn't get much further after gutting the home. The house is down to studs for most of the floors. Ceilings and walls are down to studs as well. The roof has failed and the water damage is very prevalent. There is a lot of wood rot inside the home. Window frames showing rot as well. The East side of the home has a large concrete slab that is in good shape the other side of the home has dirt and block foundation. The block looks fine. Did not locate meters but there is natural gas and electric at the road. Submersed well pump in front yard. Grassy front and back yard with trees along the borders. Small shed covered in overgrown vegetation behind the home. There is a very wet section in the back of the property. Wet land indicators. I'm not sure if this house is too far gone. It is going to be a large task repairing it. It might make more sense to demo and reuse the slab to start a fresh build. Quiet country atmosphere. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 22; 36; 50; 48; 32; 5; 41 (see key for full text) **Summer Tax Due:** $244.77	1657 E DIXON RD CARO	$7,250.93
6822	**Parcel ID:** 014-009-000-1900-05; **Legal Description:** SEC 9 T12N R8E PART OF LOTS 1, 2, 4, 5, 11 AND 12 VILL OF WATROUSVILLE DESC AS COM AT SE COR OF SEC TH N 01 DEG 36' 28" E 412.50 FT ALG E LN OF SEC AND TH N 89 DEG 03' 30" W 198 FT TO POB; TH CONT N 89 DEG 03' 30" W 22 FT; TH N 01 DEG 36' 28" E 274.50 FT; TH S 89 DEG 03' 30" E 220 FT; TH S 01 DEG 36' 28" W 27 FT; TH N 89 DEG 03' 30" W 198 FT; TH S 01 DEG 36' 28" W 247.5 FT TO POB. .26 AC **Comments:** Approximately 0.26 acres. Residential Land Use Code: 402. Located in the Vassar Public School District. Approximately 27 feet of road frontage along S Ringle Rd. No observed structures. This appears to be a gap lot. It wraps part way around a house on an adjacent property. Not a whole lot you could do with this property. Grassy. Slight slope from North to South. There was a trailer parked on the lot but its likely this is the adjacent property owners. Bordered farmland. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build if it meets the local requirements. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $2.28	V/L RINGLE RD VASSAR	$622.18
6824	**Parcel ID:** 020-017-000-0700-00; **Legal Description:** VAS-17-102AA1 SEC 17 T11N R8E W 268 FT OF THAT PT OF NE 1/4 LYING N OF M-38. **Comments:** Approximately 2.46 acres. Located in the Vassar Public School District. Residential Land Use Code: 401.This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair shape from the exterior inspection only. Interior condition is unknown. Vinyl siding looks fine. The shingled roof in in fine shape. Block foundation has some cracks but looks solid where visible. Some young trees are growing near the foundation and should be removed before they cause damage. Overgrown vegetation around a good chunk of the home. Gas and electric meters are still hooked up and appear active. There is a good amount of overgrowth surrounding the home. Wood back porch is in poor shape with trees growing through it. Partially fenced in section of land behind the home. This is a decent sized lot. Grassy open space surrounds the home and there is a wooded section to the North. Some wet land indicators. Small concrete pad next to the home. Multiple vehicles were on the property during post foreclosure visit. There is also an RV and a boat. A few large piles of debris . The North section of the property borders train tracks. This property has a lot of potential. Good sized lot with a small home. Doesn't look to bad form the exterior. If there are repairs and renovations needed they should be manageable because of the size. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 41; 21; 6; 33 (see key for full text) **Summer Tax Due:** $233.17	5246 W SAGINAW RD VASSAR	$4,933.75

6825	**Parcel ID:** 020-023-000-5000-01; **Legal Description:** VAS-23-403D SEC 23 T11N R8E N 1/2 OF W 5 A OF S 1/2 OF SW 1/4 OF SE 1/4 EX S 183 FT THEREOF. 1.11 A. **Comments:** Approximately 1.11 acres. Located in the V District. Residential Land Use Code: 401. Unfortunately this mobile home is in very poor shape. The roof has failed causing water damage throughout. Animal damage throughout. The ceiling has collapsed in the main room and the floors have holes. Did not venture into the building due to safety concerns. The actual lot is pretty nice but the Mobile needs to be removed. There is a chain link fenced in area on the side of the mobile. There are two sections where a tree limb has fallen and bent the poles. Unable to determine if there is a mobile concrete pad under the home. Lots of vegetation build up. Small shed on the property is covered in overgrowth and is in poor shape. Small trailer parked on the lot but may belong to the adjacent mobile to the South. Shared driveway entrance. Electric meter still hooked up. Propane tank still on the property. This mobile is going to require a great deal of work or you could remove and start fresh. The wooded section behind the home is nice with plenty of mature and young trees. Small amount of dumping. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 17; 22; 21; 63; 5 (see key for full text) **Summer Tax Due:** $85.81	6387 MAPLE RD VASSAR	$2,678.88
6826	**Parcel ID:** 020-034-000-1100-02; **Legal Description:** VAS-34-302 SEC 34 T11N R8E COM AT A PT 81 FT S OF W 1/4 COR OF SD SEC, TH E 260 FT, TH S 213 FT, TH W 260 FT, TH N 213 FT TO POB. 1.27 A. **Comments:** Approximately 1.27 acres. Located in the Millington Community School District. Residential Land Use Code: 401. Approximately 213 feet of road frontage along Caine Rd and extends ~260 feet deep. This property appeared to be OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Multiple lights on in the home and fresh propane tank by the front door. There is a drainage stream that runs along the South border of the lot. Some wet land indicators but was dry through most of the walk through. The house appears to be in very poor shape from the exterior inspection only. This appears to have been modular home that had a failing roof so they built a roof enclosure over the existing home. Lots of wood rot along the soffit fascia areas. Along windows and door frames. The front handicap accessible ramp is showing its age and some of the boards need replacing. The roof on the detached barn is failing as well. A large portion of it has collapsed. The barn is wood post foundation. Dirt floors. The home and barn are full of debris and personal property. Some what of an odor coming from the home. Chain link dog kennel next to small shed. Gravel driveway offers plenty of parking space. There is a decent side yard and backyard with plenty of trees. Water spicket had a leak next to the home. Large trees growing in front of home. Block foundation has cracks. Electric meter still hooked up and active. This property is going to require repairs and renovations please be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 41; 32; 22; 66; 5; 6; 33 (see key for full text) **Summer Tax Due:** $211.72	7265 CAINE RD VASSAR	$5,153.55
6827	**Parcel ID:** 021-029-000-2300-00; **Legal Description:** WAT-29-404A SEC 29 T10N R9E S 314.79 FT OF E 339.79 FT OF SE 1/4 OF SE 1/4. 2.5 A. **Comments:** Approximately 2.46 acres. Located in the Millington Community School District. Residential Land Use Code: 401. Approximately 314.79 feet of road frontage along N Lake Rd and ~339.79 feet along Goodrich Rd. No observed structures but there are the remains of a foundation. There are a few large piles of concrete. There were two travel trailers parked on the property during post foreclosure visit. Burned out car in the gravel/dirt driveway. Good amount of debris on the property including large chemical tanks and a piles of old tires. Contamination indicators. Large grassy lot with plenty of trees. A good portion of the lot is level but there are some areas that are terrain challenged. Low traffic area. There is a grass drive along Goodrich Rd. This could be a nice lot once the debris is cleared. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build depending on the local requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 13 (see key for full text) **Summer Tax Due:** $91.46	9480 NORTH LAKE RD FOSTORIA	$40,025.48

6828	**Parcel ID:** 021-500-133-0400-00; **Legal Description:** L 578 PG 900 WAT-A-01C T10N R9E COM 4 RDS W OF NE COR OF BLK 33 TH S 50 FT, TH W 70 FT, TH N 50 FT, TH E 70 FT TO POB. **Comments:** Approximately 0.08 acres. Residential Land Use Code: 402. Located in the Mayville Community School District. This lot appears to have encroachment issues with the adjacent building to the East. Privacy fence runs onto the property and leads to the adjacent lot. Chain link dog kennel on the lot. Partially wooded. It looks like a good portion of the home is on this lot. The house may be abandoned as it was not being maintained and the vehicle in the drive had overgrown vegetation around it. Located on a stretch of the road that turns from paved to dirt to grass. Prospective buyers considering development should contact the local planning and zoning departments to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 39 (see key for full text) **Summer Tax Due:** $5.43	555 LINCOLN ST FOSTORIA	$1,006.68
6829	**Parcel ID:** 031-500-114-0600-00; **Legal Description:** AK-P SEC 34 T14N R8E LOT 6 BLK 14 ASSESSORS PLAT VILL OF AKRON. .25 A. **Comments:** Approximately 0.25 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 401. This is a cute small home that needs some repairs. Walking inside felt like stepping into a time machine. Feels like a tiny little farm house. The inside is full of personal property. Like someone just got up and left. It feels like its been sitting for many years. Lots of cobwebs. Block foundation is showing some signs of deterioration but nothing major. The exterior surface is showing wear but interior block looked good where visible. Siding is in decent shape. Metal roof looks good. The flashing around the chimney wasn't very visible. Possible leak seen inside the the home near the chimney. There was some mold forming in the basement but looked minor at this stage. This is a small home. The basement was being used as a bedroom. One bathroom. Water heater and furnace still present but the water heater looks rusty. Many of the pipes in the house look rusty. Nice grassy back yard with small shed. A few trees. Some gutter damage and some rot around window frames. This is an old home that will need repairs and renovations but it is very small so the projects should be manageable. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 21; 32 (see key for full text) **Summer Tax Due:** $1,047.29	4334 BEACH ST AKRON	$6,874.86
6830	**Parcel ID:** 037-500-121-0200-01; **Legal Description:** ELM-D-2 T14N R10E LOT 2 EX N 10 FT THEREOF BLK 1 JAMES CLEAVER'S ADD VILL OF GAGETOWN. **Comments:** Approximately 0.18 acres. Located in the Owendale-Gagetown Area School District. Commercial Land Use Code: 201. Unfortunately this building is in very poor shape and will need major repairs before its in safe usable condition. The East brick wall has collapsed and is now bare wood. Brick is deteriorating along the street side and there are many vertical and horizontal cracks. Some of the windows have been boarded. Electric and gas meter still hooked up but appear inactive. The rear wall of the building looks like its about to topple over. Did not enter the building due to safety concerns. Looking through the windows it looks to be in disrepair. Incomplete construction. This was once the Gagetown Salon. There is a bar front inside the main room. The door frames around the two rear entries are rotten and uneven. The brick wall is bowing out and there are multiple cracks. There is another section on the rear wall to the West with major deterioration. This building is going to require a great deal of work to get it back into good usable shape. It may be too far gone at this point. Nice grassy back yard with a couple picnic tables. Street parking. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 46; 33; 50; 22; 21; 34; 36 (see key for full text) **Summer Tax Due:** $385.23	4773 STATE ST GAGETOWN	$4,412.05

6831	**Parcel ID:** 040-500-627-0900-00; **Legal Description:** FRE-36 SEC 36 T11N R9E N 1/2 OF LOT 9 BLK 7 WM TURNER'S 2ND ADD VILL OF MAYVILLE. **Comments:** Approximately 0.13 acres. Located in the Mayville Community School District. Residential Land Use Code: 401. Unfortunately this house is not in the best shape. The entrances have been boarded up and most of the windows on the main floor have been broken. There is overgrown vegetation surrounding most of the building. Electric meter still hooked up could not locate gas meter. The shingled roof needs to be replaced asap. The small section of roof leading to the basement has collapsed. Did not enter basement due to debris and safety concerns. There doesn't seem to be a level floor in this house. Floors feel soft and are very wonky. A section of wood planks on the main floor has popped up and buckled. Vinyl siding looks ok but there are spots that need repair. A portion of the chimney is damaged. Vandalism such as graffiti and broken windows. Animal damage throughout. Watch your step. Most of the house has been emptied but there is a large pile of tires and some other debris. Small shed in the overgrown back yard. Some trees and limbs have fallen on the backside of the house. Block foundation has some cracking. Possible shared driveway with the house to the South. Sidewalk looks like it wraps around this side of the house. This house is going to require a good amount of work before its back in good living condition. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 66; 46; 5; 47; 63 (see key for full text) **Summer Tax Due:** $2,911.30	6134 FIRST ST MAYVILLE	$11,399.28
6832	**Parcel ID:** 040-500-628-1000-00; **Legal Description:** FRE-36 SEC 36 T11N R9E LOT 10 BLK 8 WM TURNER'S 2ND ADD VILL OF MAYVILLE. **Comments:** Approximately 0.25 acres. Located in the Mayville Community School District. Residential Land Use Code: 401. Unfortunately this house is in very poor condition. It has good curb appeal but once you enter the building its quickly apparent the house is in bad shape. Shingle and flat roof has failed sometime ago and has been water damaged ever since. The main floors are collapsing and there is mold throughout. There are beams running across the room that may be load bearing. They are moldy, rotting, and sagging. The ceiling looks like its about to cave in. The North exterior wall shows that the foundation is settling and the cracks have been filled in. I assume the root cause of the problem has not been addressed. Basement likely full of water. This house is dangerous as it sits. Did not venture deep into the house due to safety concerns. Old paved driveway runs along the North side of the property and leads to a grassy back yard with trees. This property is going to take a great deal of work before its back in good living condition. The roof, foundation, and structure all need repairs. This is best suited for someone in the remediation and renovation business. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 36; 34; 32; 21; 5 (see key for full text) **Summer Tax Due:** $2,439.07	6135 FIRST ST MAYVILLE	$7,872.27
6833	**Parcel ID:** 043-001-001-1000-00; **Legal Description:** COL-1-94 SEC 1 T14N R8E COM 106 FT W OF NE COR, TH S 99 FT, TH W 24 FT, TH N 99 FT, TH E 24 FT TO POB. VILL OF UNIONVILLE. **Comments:** Approximately 0.05 acres. Located in the Unionville-Sebewaing Area School District. Commercial Land Use Code: 201. Approximately 24 feet of road frontage along Bay St and extends ~99 feet. This commercial building was being used as a residence. One bathroom studio apartment. The building is in poor shape. The brick and concrete foundation has cracks and there is settling in the basement. Did not enter basement due to safety concerns and debris blocking entrance. The stairs to the basement are rotted. Furnace located on main floor but it is in disrepair. Bathroom is in poor condition and needs renovation. The floors are bare osb ply wood and they are uneven. Most likely sagging due to foundation. Interior is full of personal property and debris. Could not locate electric panel. Wood rot all along the storefront windows. The large main pane of glass is close to falling out. Doors were boarded shut and there is some damage along the door frame. Plywood entrance to the roof is in located in the main room ceiling. This was probably a really cool place to live at one time but the buildings condition is in a poor state now. The building will need some major repairs and renovations before its back in safe usable condition. An old building like this deserves to be fixed up. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 46; 66; 21; 34 (see key for full text) **Summer Tax Due:** $661.62	BAY ST UNIONVILLE	$4,272.45

6834	**Parcel ID:** 051-500-124-1000-00; **Legal Description:** T11N R8E LOT 10 BLK 24 PLAT OF CITY OF VASSAR. **Comments:** Approximately 0.23 acres. Located in the Vassar Public School District. Residential Land Use Code: 402. There is an old garage that may encroach onto the adjacent owners property. Possible encroachment issues. Property is being maintained with the grass being freshly mowed on last visit. The land consists of open grassy space with a mix of trees scattered along the perimeter. Terrain level throughout. The adjacent neighbors have some tires and storage barrels close to the property line. The garage is in poor shape but is still very usable. The garage door has been covered in plywood and sealed up. The side door has been removed and looked like it was boarded at some point. There is debris inside the garage. Doesn't appear to have power. This could be a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 39; 21 (see key for full text) **Summer Tax Due:** $212.93	240 CHERRY ST VASSAR	$1,337.92

Additional Disclosures Key

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

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

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

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

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

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

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

13: A visual inspection of this parcel indicates ***potential environmental contamination.*** Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites, see the EGLE RIDE Mapper for more details. 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 by visiting theEGLE Baseline Environmental Assessments website. 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.

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing ***prior to the sale***.

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 buyerâ€™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.

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.

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

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, 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. It is your responsibility to determine if this parcel is suitable for your desired use.

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper

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

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and 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.

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.

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

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

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.

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.

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.