

Public Land Auction

Monroe

August 28th, 2026

Monroe County



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm
EDT

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Monroe

Lot #	Lot Information	Address	Min. Bid
5000	Parcel ID: 02 028 022 00; Legal Description: SEC 28 T8S R7E 0.056 ACRE LD IN NW 1/4 OF SEC 28 COM @ A PT ON N LI OF SD SEC SD PT BEING S 88D 12M 50S W 1341.01 FT FR N 1/4 COR OF SD SEC 28 TH S 1D 14M 30S E 93.86 FT TH N 30D 14M 50S W 106.76 FT TH ALG SD N LI N 88D 12M 50S E 51.77 FT TO POB Comments: Property consists of a small vacant wooded triangle on Dean Rd intemperance. Situated next to Auto Wash This piece of property is triangular shaped with ~50 foot of road frontage. Not much use but could be useful to somebody! Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	W DEAN TEMPERANCE	\$574.67
5001	Parcel ID: 02 101 032 00; Legal Description: SEC 1 FRL T9S R7E 7.1988 ACRES COM @ A PT WHICH IS N 23D 35M E 794.3 FT FR INTER OF C/L OF DIXIE HWY US 25 WITH MICH-OHIO STATE LI AS A POB TH N 23D 35M E 218.46 FT TH N 64D 25M W 628.11 FT TH S 20D 12M 30S W 915.46 FT TH S 65D 39M E 122 FT TH N 26D 07M E 363 FT TH N 66D 13M E 293 FT TH S 55D 23M E 188.27 FT TH N 23D 35M E 154.9 FT TH S 66D 25M E 53 FT TO POB Comments: Property is OCCUPIED so pictures were limited to the road. Please respect their privacy. Large house with attached garage and multiple outbuildings. Nothing glaring from the outside can be seen from the road. Houses in the area are well kept. Pending the condition of the inside, this could be a great opportunity for the right buyer! House sits on ~7 acres. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: TBA	6259 S DIXIE ERIE	\$8,890.46
5002	Parcel ID: 02 101 063 00; Legal Description: SEC 1 FRL T9S R7E 15.7642 ACRES COM 737.44 FT S 89D 32M 23S W & 726.03 FT N 26D 45M 22S W FR INT OF C/L OF US 25 & STATE LI RD S TH N 26D 45M 22S W 1276.83 FT TH S 83D 07M 30S E 34.58 FT TH S 56D 45M E 110 FT TH S 75D 50M E 100 FT TH S 59D 40M E 330.00 FT TH S 77D 05M E 100 FT TH N 72D 00M 40S E 441.76 FT TH S 2D 34M 32S W 345.79 FT TH N 11D 29M 40S E 362.13 FT TH S 2D 34M 32S W 985 FT TH S 87D 02M 32S W 464.02 FT TO POB Comments: Property is a large ~15.76 acre parcel of land that sits behind a propane business in Ohio. Zoned I-3 Industrial. The property itself is irregular shaped and butts up to two sets of train tracks and a treatment facility. It is inaccessible by car or foot. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA	E STATELINE TEMPERANCE	\$8,581.73
5003	Parcel ID: 02 150 004 00; Legal Description: BELLCREST MANOR LOT 4 Comments: Property is a single story brick ranch. This is a hoarder house, fully packed with hoardings. The outside doesn't look in terrible condition and all of the brick seems to be holding up well. The roof is in good condition also. Unfortunately I can't get in the garage to see. The Hoarding has barricaded the door. The inside is I would say roughly one to two feet deep in paper type trash and hoardings. The bones of this place seem solid so it's just a dumpster and clean up and then you'll know where to be as far as restoration. Doesn't seem damp inside, I don't see any sagging ceilings but I can't see all the rooms. I would say it's just bad hoarding situation. This could be an easy flip for somebody. Neighborhood is very nice and homes are same age and great shape for the most part. This one being the exception. ~0.29 Acre. Additional Disclosures: 66 (see key for full text) Summer Tax Due: TBA	9837 PAMELA TEMPERANCE	\$17,883.55
5004	Parcel ID: 05 008 135 00; Legal Description: ER8-99 SEC 8 T8S R8E .45 A COM 282.75 FT N 23 DEG 48' E FR THE INT OF THE W R/W LI OF TELEGRAPH RD WITH THE S LI OF SEC 8 T8S R8E TH N 23 DEG 48' E 162.66 FT TH S 89 DEG 44' 30" W 168.70 FT TH S 0 DEG 15' 30" E 148.50 FT TH N 89 DEG 44' 30" E 102.67 FT TO THE POB BEING PT OF W 1/2 OF SW 1/4. Comments: Property is a very old home on Telegraph Road in Erie Township. Looks like a renovation gone awry by a hoarder. I think it's 4 bedrooms, could be three. Definitely three upstairs and a bathroom. There's so much stuff in here it's hard to maneuver around. Minus all of the hoarding conditions the actual bones of the house seem very solid. Not even creaking on the floors as I walk around. This thing would need stripped down but I don't even think it would need gutted all the way. There's roughly 6 inches of water in the basement which I'm guessing is due to lack of electricity. Foundation, roof and structure look in good condition. The eaves definitely need replaced. Lots of work but could be a big payoff if you're willing. That's the house. The garage is in worse shape than the house structurally but again probably could still be renovated. Seems relatively solid as far as Foundation, structure, and Roof. Apt upstairs is just flat out scary. Hoarding conditions all the way around outside and inside so get the dumpsters ready. The roofs on both properties look like they were replaced within 10 years or so. The roof damage that seems to be in the attic was probably from before it was renovated. Once you get it cleaned up and stripped down you'll know what you're working with. The property itself could be really nice if redone. ~0.45 Acre. Additional Disclosures: 63; 66; 21 (see key for full text) Summer Tax Due: TBA	9825 TELEGRAPH RD +9823 ERIE	\$9,511.93

5005	<p>Parcel ID: 05 021 034 00; Legal Description: 922-874 1444-775 SEC 21 T8S R8E COM 667.65 FT S 89 DEG 11' E FR CEN OF SEC 21 T8S R8E TH S 0 DEG 49' W 297.35 FT TH S 89 DEG 42' E 115.17 FT TH N 0 DEG 54' E 296.32 FT TH N 89 DEG 11' W 115.50 FT TO POB.</p> <p>Comments: Property is a large duplex home on Bay Creek. Currently occupied in one half. The other half is upstairs and those are looking very sketchy. Pictures only taken from the outside. Home looks to be an old farmhouse converted into a duplex. Metal roof, wood shingle siding, and a poured foundation. All of which are in very rough shape. Not sure about the inside conditions of the property but the outside needs lots of work. Looks like it would need roof, windows doors, siding, the works. That being said it is being lived in so somebody finds one part of it livable. Probably restorable but might need quite a bit. Property is very private with no other houses visible other than lot 5006 which sits behind and may have an easement. Could be a good renovated rental when done. ~0.78 Acres.</p> <p>Additional Disclosures: 34; 5; 18; 6; 33; 21; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	8598 BAYCREEK RD + 1/2 ERIE	\$8,899.20
5006	<p>Parcel ID: 05 021 035 00; Legal Description: 963-873 SEC 21 T8S R8E 0.18 A COM 667.65 FT S 89 DEG 11' E & 297.35 FT S 0 DEG 49' W FR CEN SEC 21 T8S R8E TH S 0 DEG 49' W 70 FT TH S 89 DEG 42' E 115.07 FT TH N 0 DEG 54' E 70 FT TH N 89 DEG 42' W 115.17 FT TO BEG ALSO R/W ACROSS THE FOLL DESC PAR COM 667.65 FT S 89 DEG 11' E FR THE CEN OF SEC 21 T8S R8E TH S 0 DEG 49' W 297.35 FT TH S 89 DEG 42' E 20 FT TH N 0 DEG 49' E 297.21 FT TH N 89 DEG 11' W 20 FT TO P O B. *****</p> <p>Comments: Property is a very rough single story home on Bay Creek that sits directly behind Auction Lot 5005. Easement for access recorded in legal description. Home has been abandoned for quite some time it looks like. Animals have taken over the garage. Inside the bones actually seem pretty solid. Lots of clean up work to do but at least it's not completely full of garbage. The main issue looks to be the eaves and overhangs. Can't get a good look at the foundation pretty overgrown but there are some spots that look like they may have loose blocks. Inside would need to be stripped down and redone but probably doable. Not sure how much it would cost or how much work would be involved but I don't think it would be cheap if I had to guess. Floors are pretty uneven and could be from freeze damage. Lots of debris in the yard and overall this one needs quite a bit of work. The nice is privacy and seclusion. Only other home is lot 5005, Buy both and have a little rental complex out here! ~0.18 Acre. Additional Disclosures: 34; 30; 63; 35; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	8586 BAYCREEK RD ERIE	\$5,473.00
5007	<p>Parcel ID: 05 140 008 10; Legal Description: 854-636 TO 639 ADELIN SUBDIVISION LOT 9 & LOT 10 COMBINED IN 2015</p> <p>Comments: Property is a vacant lot on Merie. Looks to be pretty swampy and measures about one acre. 200 ft x 200 ft. This property has a few older nice trees and some knee high vegetation. That being said there are houses in the vicinity and if possible The lot is definitely large enough to be built on. I wouldn't qualify it as a swamp lot but probably is going to need some fill. Nice little neighborhood with houses kept up well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	2446 MERIE AVE ERIE	\$3,056.79
5008	<p>Parcel ID: 06 003 024 00; Legal Description: EX3-16A SEC 3 T5S R8E 2 A COM AT THE W 1/4 COR OF SEC 3 T5S R8E TH N 318.36 FT TH N 88 DEG 37'E 273.67 FT TH S 0 DEG 05' E 319.47 FT TH S 88 DEG 37' W 274.04 FT TO THE P O B.</p> <p>Comments: Property is an ~2 acre vacant lot on the corner of Newburgh Road and Sumpter Road. Property looks to be moderately wooded and flat. There is a shallow ditch that runs along the Newburgh Road property line. Property measures approximately 317 feet of frontage on Sumter Road and 275 foot of frontage on Newburgh. Nice quiet country community, Great place for a house!</p> <p>Summer Tax Due: TBA</p>	W NEWBURG RD VACANT CARLETON	\$18,140.83
5009	<p>Parcel ID: 06 033 011 00; Legal Description: EX33-9A SEC 33 T5S R8E COM T NW COR TH S 89 DEG 56' E 144.15 FT TO A PT TH S 0 DEG 16' E 341.28 FT TH S 61 DEG 05' W 167 FT TH N 421.2 FT TO POB.</p> <p>Comments: Property is a very large old home on the corner of Zink and Doty. I have to be honest the property does look like the Addams Family house. Pretty dire very creepy conditions! The bones seem solid! This one probably could be resurrected! I could go on and on. The big issue on this one is structural. On the West side of the house there is a bay window that extends both floors. The block work appears to show cracking and some unstable situation. This would definitely have to be contended with. The place is Mammoth inside. Conditions are very rough and the last time this thing saw an update was probably 50 years ago or better. The roof is great shape and looks like that was redone within the last decade probably. Snapped a couple pictures of the basement but did not venture down, lots of trash and garbage and smells. Minus the Bay window situation this could be restored to a really cool property. Take a look for yourself and don't be afraid to bid! Additional Disclosures: 66; 22; 63; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	6791 ZINK RD MAYBEE	\$19,471.20

5010	Parcel ID: 07 765 329 00; Legal Description: F329-31 SEC 29 T6S R10E BREST BAY GROVE SUBDIVISION LOTS 329 TO 331 INCL INACCESSIBLE PARCEL-NO ROAD Comments: Property is a landlocked wooded lot off Maple Street. Property looks to be wooded and is accessible by foot only through right of way. Lot measures 0.34 acres. In Brest Bay close to Lake Erie. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA	MAPLE NEWPORT	\$356.07
5011	Parcel ID: 07 765 344 00; Legal Description: F344-46 SEC 29 T6S R10E BREST BAY GROVE SUBDIVISION LOTS 344 TO 346 INCL Comments: Property is a wooded lot off Hickory Road and Main St with no known legal access. Property looks to be wooded and is accessible by foot only through right of way. Lot measures ~0.34 acres. In Brest Bay close to Lake Erie. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA	HICKORY NEWPORT	\$387.75
5012	Parcel ID: 07 887 202 00; Legal Description: F-202 SEC 28 T6S R10E POINTE AUX PEAUX FARMS LOT 202 Comments: Property is a vacant triangle of land nestled between Lake Road and Ives Drive. Triangular in shape property measures ~0.14 acres and May have once had a house on it that is no longer. Neighborhood is very nice and property is close to park (Within eyesight) and Lake Erie. Could be a useful little piece for somebody! look into building Houses in the area are in great shape and kept up very well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	IVES NEWPORT	\$2,900.58
5013	Parcel ID: 07 927 580 00; Legal Description: F-580 STONY POINTE BEACH LOT 580. Comments: Property is a vacant urban lot on Shady Lane in Newport. Property is small and measures ~0.07 acres. Possibly too small to build you would have to look in to it. Houses in the vicinity are nice and kept up well. Properties close to parks and Lake Erie. Could be a good opportunity for someone looking for a small lot in the area. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	SHADY NEWPORT	\$945.63
5014	Parcel ID: 08 011 024 00; Legal Description: 1296-434 SEC 11 T7S R7E 1.0098 A COM 1629.02 FT N 0 DEG 30'E FR THE SW COR OF SEC 11 TH N 0 DEG 30'E 100 FT TH S 88 DEG 00'30"E 440 FT TH S 0 DEG 30'W 100 FT TO N 88 DEG 00'30" W 440 FT TO POB. Comments: Property is dilapidated collapsing house. I can definitely say this one is long gone. There is a pole barn in the back that looks pretty decent. It's very old and metal but I don't see any rust. Houses in the vicinity older farm home renovated and a couple others all in good shape and kept up well. After you tear the house down you could store all of your tools in the pole barn in the back to re-build up front! Sound like a plan? Property is roughly 440 feet deep and 100 feet wide measuring in just over 1 acre. Additional Disclosures: 36; 21 (see key for full text) Summer Tax Due: TBA	4501 LEWIS AVE IDA	\$14,734.67
5015	Parcel ID: 08 051 017 00; Legal Description: KELEMAN ACRES PLAT I LOT 17. Comments: Property is a vacant lot on Douglas in Ida. Property is moderately to heavily wooded and measures ~0.36 acres in size. Just just under 100 foot in road frontage. Houses on the street kept up very nice and area is a quiet country feeling residential community. Once cleared out this could be a great place for a new house! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA	DOUGLAS RD- VACANT IDA	\$1,685.97

5016	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 09 155 015 00; Legal Description: 999-121,122 1147-28 "ALLEN GRAND VIEW SUBDIVISION" THE N 18.50 FT OF THE S 50 FT OF THE N 150 FT OF LOT 21. Comments: This property consists of a bundle of 4 parcels. Each property is a boat slip w/dock. The dock is constructed of steel and wood and covers much of the parcel area, offering covered boat storage. This is located on a small channel near Otter Creek Marina with Lake Erie Access. Dock is made of solid steel and wood construction. Some of the deck boards could be replaced, they were a bit creaky and didn't trust enough to walk it fully. Each slip measures ~30 ft. This could be a great place to store your toys!</p> <p>(2 of 4) Parcel ID: 09 155 016 00; Legal Description: 999-121,122 1147-28 "ALLEN GRAND VIEW SUBDIVISION" THE S 16.50 FT OF THE N'LY 35 FT OF THE S 50 FT OF THE N 150 FT OF LOT 21.</p> <p>(3 of 4) Parcel ID: 09 155 017 00; Legal Description: 1051-274,275 1147-28 "ALLEN GRAND VIEW SUBDIVISION" S 15 FT OF THE N 150 FT OF LOT 21. Additional Disclosures: 21 (see key for full text)</p> <p>(4 of 4) Parcel ID: 09 155 021 00; Legal Description: 1026-544,555 1147-28 ALLEN GRAND VIEW SUBDIVISION PART OF LOT 21 DESC AS THE N 1/2 OF THE FOLL DESC PAR: COM 32.76 FT N 25 DEG 10' E FR THE SE COR OF LOT 21 ALLEN GRAND VIEW SUB TH N 25 DEG 10' E 25 FT TH N 64 DEG 55' W 19.65 FT TH S 25 DEG 01' W 25 FT TH S 64 DEG 55' E 19.58 FT TO THE P O B. Summer Tax Due: TBA</p>	<p>N LAKESHORE DR LA SALLE;</p> <p>N LAKESHORE DR LA SALLE;</p> <p>N LAKESHORE DR LA SALLE;</p> <p>N LAKESHORE DR LA SALLE</p>	\$3,303.40
5020	<p>Parcel ID: 09 165 063 00; Legal Description: PER DEED HILLCREST ORCHARDS S'LY 120 FT OF LOT 11 Comments: Property is a vacant lot on A Street. Not just any street, "A Street". Property measures ~0.42 acres. It looks like there was a house at one time and now just a small depression where basement was. A few trees and flat lot with tiny mounding probably from demolition. Looks ready to build from where I can see. Houses in the vicinity are mostly ranches kept up very nice and neighborhood is quiet and peaceful. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA</p>	A ST LA SALLE	\$2,633.87
5021	<p>Parcel ID: 12 010 279 30; Legal Description: MAP 21 PER TWP PC 500 .688 AC COM 8200.31 FT N 33°14' E & 795.73 FT S 54°12' E & 339.02 FT N 33° E FR SW COR PC 500 TH N 54°12' W 300 FT TH N 33° E 100 FT TH S 54°12' E 300 FT TH S 33° W 100 FT TO POB Comments: Situated just south of town on Hull Road Is this nice little ~0.69 acre lot. Roughly 100ft x 300ft This lot once had a home on it and now is vacant with tallgrass! Found the old sump line. Ready for the next person to come along and build! Houses in the vicinity are mixed new builds, Renovated homes and early 21st century homes. This could be a great lot for someone looking to build in the location. Not far from town but far enough to feel country like. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA</p>	15005 HULL MONROE	\$7,630.58
5022	<p>Parcel ID: 12 060 195 00; Legal Description: MAP 64 GREENING'S BAY-SIDE SUBDIVISION NO. 1 LOTS 225 THRU 228 Comments: Property is ~0.14 acre lot with no known access. Lot appears to only be accessible by foot. This will take research on potential bidders part. There was no access, and no pictures obtained. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA</p>	BAYSIDE MONROE	\$1,128.41
5023	<p>Parcel ID: 12 060 202 00; Legal Description: MAP 64 GREENING'S BAY-SIDE SUBDIVISION NO. 1 LOTS 234 & 235 Comments: This is a very small vacant lot with no known legal access. Lot was only accessible by foot. Could be a swamp lot, it's hard to tell. No pictures obtained due to access issues. Probably little to no use to anyone other than the adjacent property owner. nterested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7; 9 (see key for full text) Summer Tax Due: TBA</p>	BAYSIDE MONROE	\$903.44

5024	Parcel ID: 14 125 020 00; Legal Description: S25-14B SEC 25 T7S R6E 2 A ALL THAT PAT OF, THE NW 1/4 OF SW 1/4, WHICH LIES NW'LY OF A LI 125 FT SE'LY OF, MEASURED AT RT ANGLES, & PARA TO CONSTRUCTION LI OF HWY U S 23 RELOC. Comments: This vacant lot has no known legal access and may be of little use to anyone other than an adjacent property owner. Sits adjacent to US 23. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA	VAC LANDLOCKED US23	\$1,275.74
5025	Parcel ID: 44 010 109 00; Legal Description: 866-116 975-214 496-334 529-992,993,998,999 866-116 975-214 PORT SUNLIGHT VILLAGE OF ESTRAL BEACH LOTS 244 & 245. Comments: Property is a ~0.36 acre swamp lot. Accessible by foot with no road access. Property is peppered with large boulder oak trees and other foliage. The ground is wet but not standing in water. Close to Lake Erie in Estral Beach. Additional Disclosures: 10; 7 (see key for full text) Summer Tax Due: TBA	LAKEVIEW ST NEWPORT	\$1,450.33
5026	Parcel ID: 48 040 083 00; Legal Description: 391-423 447-15,16,17 507-473 538-627 693-808 ROCKWOOD ACRES SUB. LOT 109. Comments: Property is a single story home on Race Street in Rockwood. Home is in pretty dire condition. Shingle roof, aluminum siding, and what I believe to be a block foundation. Lots of structural, cosmetic, and overall damage. Heavy neglect and lots of animal damage inside. Bring a dumpster for this one there's quite a bit of stuff. Floors are sagging throughout the house and heavy aromas including animal, mildew, and possibly mold. I also noticed on the side of the house with the driveway there is some foundation issues it looks like. Maybe some animals getting in through there as well. The roof has some decent parts and some not so decent parts. This one would need a lot of overhaul for such a small house but the street is nice and the houses in the vicinity are kept up well. If restorable this could be a good little rental property. Conditions are pretty rough so it's definitely an "if". Additional Disclosures: 34; 5; 22; 66; 32; 21 (see key for full text) Summer Tax Due: TBA	13024 RACE ST SO ROCKWOOD	\$14,340.12
5027	Parcel ID: 55 49 00060 000; Legal Description: GEORGE W BURKHARTS PLAT LOT 61 Comments: Property is skinny that once had a home on it and no longer does. There is a playset on it that may belong to one of the houses next door. Lot measures roughly 30ft x 150ft and has a few trees on the property line along the length. Not sure about building, you would have to look into the code and local ordinances. Neighborhood has older homes with most of them updated. Additional Disclosures: 23; 44 (see key for full text) Summer Tax Due: TBA	228 ALMYRA AVE V MONROE	\$858.40
5028	Parcel ID: 55 49 00522 000; Legal Description: HAGANS FARM PLAT SOUTH 84 FT OF LOTS 134; 135 & 136 Comments: Property is a single story ranch style home on the corner of Hagans and Clark St. Actually not in terrible condition! 4-bedroom 1-bathroom home on a crawlspace. Flooring has been ripped up throughout the home, exposing sub floors that are in pretty decent shape. Walls and ceiling seems solid. Open floor plan and seems like lots of potential here! Looks like the furnace was ripped out, as well as the hot water heater, and all appliances are gone. Block foundation looks in great shape, vinyl siding could use a power wash, but no visible damage. The roof has some debris from a large tree in the yard that probably should come down soon. No damage on the roof seen, and shingles look relatively new (Probably 10 years old, maybe a little more). No garage, but the driveway is on the backside of the house and is the entire length of the house and there is plenty of room to put one up. Keep an eye on this one. It's a nice investment for the right price! Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA	526 CLARK ST MONROE	\$4,235.95
5029	Parcel ID: 55 49 00742 000; Legal Description: ISADORE NAVARRE FARM PT OF LOT 73 COMM 49 FT N 57D 37M W FR NE COR LOT 73; TH S 32D 10M W 31 FT; TH S 5D 30M W 15.74 FT; TH S 34D 03M W 4.10 FT; TH S 56D 26M E 41.70 FT; TH S 32D 35M W 92 FT; TH N 57D 37M W 80 FT; TH N 32D 35M E 142 FT; TH S 57D 37M E 31 FT TO POB Comments: Property is an irregular shaped lot on the north corner of Half St and 4th St. I'm sure there once was a house here long ago. Property is an L shape with roughly 30 feet of frontage on the alley, 80 foot of frontage on 4th Street, And just over 90 feet of frontage on Half St. Flat with no trees. Could be a good lot for someone looking in the area. Close to town and lots of businesses. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	729 E FOURTH ST V MONROE	\$3,686.53

5030	<p>Parcel ID: 55 49 01172 000; Legal Description: STEWART PLAT W 99.5 FT OF LOTS 173 AND 180 Comments: Property is a vacant square lot on 3rd Street. Formerly 1126 third. Looks like home was torn down quite some time ago. Remnants of foundation and driveway are all that's left. Lot has a few older nice trees with some landscaping racks around them. Lot measures ~0.23 acres, and is a ~100' by 100' square with 100 feet of alleyway access and 100 feet of road frontage. The property is situated close to local businesses and lots of amenities. Could be a good buy for someone looking to build something in town here! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	1126 E THIRD ST V MONROE	\$1,120.09
5031	<p>Parcel ID: 55 69 00206 000; Legal Description: LEMERAND SUBDIVISION E 60 FT OF LOT 6 AND N 40 FT OF LOT 7 Comments: Property is a vacant lot measuring ~0.10 acres. The property had a home that was demolished at some point in the recent past. Land is flat. Houses in the vicinity are older single-family homes, some being updated, and the neighborhood looks nice! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA</p>	710 N MONROE ST MONROE	\$17,450.11

Additional Disclosures Key

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

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

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

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

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](#).

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

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

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

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

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

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.

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

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

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

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