

Public Land Auction

Huron, Lapeer, Saint Clair, Sanilac

September 8th, 2023

Huron, Lapeer, Saint Clair, and Sanilac Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2023 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

Barry, Kalamazoo, Saint Joseph 8/1/2023	Branch, Calhoun 8/2/2023	Berrien, Cass, Van Buren 8/3/2023
Clare, Lake*, Osceola 8/4/2023	Isabella, Gratiot, Mecosta, Montcalm* 8/10/2023	Clinton, Livingston, Shiawassee 8/11/2023
Eastern Upper Peninsula <small>(Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)</small> 8/15/2023	Western Upper Peninsula <small>(Baraga, Dickinson*, Gogebic, Houghton, Iron Keweenaw, Marquette, Menominee, Ontonagon)</small> 8/16/2023	Antrim, Charlevoix, Otsego 8/17/2023
Crawford, Kalkaska, Missaukee, Roscommon 8/18/2023	Alcona, Alpena, Montmorency, Oscoda* 8/22/2023	Cheboygan, Emmet, Presque Isle* 8/23/2023
Mason, Muskegon, Oceana 8/24/2023	Benzie, Manistee, Wexford, Grand Traverse, Leelanau 8/25/2023	Allegan*, Ionia, Kent*, Ottawa 8/29/2023
Monroe 8/30/2023	Oakland 8/31/2023	Hillsdale, Jackson 9/5/2023
Bay, Gladwin, Tuscola Midland (DNR Only) 9/6/2023	Arenac, Iosco*, Ogemaw 9/7/2023	Lapeer, Saint Clair, Sanilac 9/8/2023
Saginaw 9/12/2023	Genesee 9/13/2023	Minimum Bid Re-Offer Auction 9/29/2023
No Reserve Auction 10/30/2023		

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.

Huron

Lot #	Lot Information	Address	Min. Bid	Sold For
7600	<p>Parcel ID: 08-136-060-00; Legal Description: LOT 5 BLK 12 PLAT OF BAY PORT.</p> <p>Comments: The buildings sit on approximately 0.17 acres. The house is in overall poor/fair shape. Dirt driveway runs along the side of the home and leads to a detached garage/car port. Cement slab is in good shape. The car port is very basic but is in decent shape. The shingle roof shows no signs of leaking. Wood siding is in good shape but is bare and should be painted. Vegetation is becoming overgrown on the back side of the garage. The main floor of the home has a one bedroom one bathroom set up. Mix of linoleum and wood floors. There is a toilet flange right next to the back door. The house is dirty and there is debris and personal property throughout it. The house is set up for three apartments but there are only two electric meters and two gas meters. There are two breaker boxes in the basement and one on the main floor and one in the mudroom that leads to the second floor. The second story is set as two studio apartments. One of the rooms is down to bare sub floor. There is some slight leaking around the chimney area. The shingled roof looks to be in fair shape. The wood staircase/porch that leads to the second story does not feel safe. There are some floor boards that have broken. Vinyl siding has two colors but is in decent shape. The basement is accessible from an exterior entrance. Water heater still present. This house will need some work but it could be a good project for someone looking for a fixer upper. There is potential here. If fixed up this could be a good source of income if you rented out the three apartments. Residential land use code 401. Located in the Elkton-Pigeon-Bay Port School District. Incomplete Construction; Multiple Family Use; Roof Issues; Personal Property;</p> <p>Summer Tax Due: \$175.64</p>	9767 MAIN STREET BAY PORT;	\$6053.65	
7601	<p>Parcel ID: 09-033-074-00; Legal Description: LOT 1 BLK A & A PAR OF ADJ SD LOT 1 ON NELY SIDE DESC AS: COM AT NE COR OF LOT 1 BLK A TH NELY ALG NWLY L OF SD LOT 1 BLK A AS EXT NELY 38' TH SELY TO SE COR OF SD LOT TH NWLY ON NELY SIDE OF SD LOT TO POB ALL BEING PT OF BASS BAY SUB.</p> <p>Comments: Located in the Private Bass Bay Subdivision. The house sits on approximately 0.39 acres. Unfortunately the house has an Danger - Unsafe For Human Occupancy Notice posted on the front entrance. It states 1. The dwelling furnace is non-operational due to inadequate gas supply and the electric range is currently being utilized as the central heating source. (R303.9 Required Heating) 2.Inconsistent Hot Water Supply due to inadequate electrical supply to feed both electric range and electric hot water heater. (E3701.1) 3.The bedroom floor surface and joists have been removed and/or collapsed, exposing the bare ground and also has standing water present. (R317 Protection of Wood Against Decay) 4.Surface mold exists on one ceiling and strong odors of mold present in the home. (R303) 5.Partial drywall ceiling has collapsed due to a past water leak, which cause the light fixture to fall down with exposed wiring. (R702 & R805 Interior Finishes) Attached one car garage. The cement slab has some cracking and crumbling. Garage and house is full of personal property and debris. There is a section of the roof that does not have shingles and it appears to be roll on roofing. Overgrown vegetation is covering most of the front exterior of the home. Open grassy back yard. Nice view of the Lake Huron across the street. Vinyl siding looks good for the most part only needing minor repairs. The bedroom floor/joists have not been replaced since the inspection. There is visible animal tracks in the dirt. Mold is beginning to form on the hall way walls leading to the bedroom. The floor in the bathroom is starting to cave in. There is a ~4 inch gap between the tub and the floor. The ceiling has collapsed in the middle portion of the house. The plywood on the roof has mold. Some of the walls around this area also have mold. This house is going to need a lot of work before its back in good living condition. It also needs the Inspection issues taken care of before it is legal to reside in the home. Please be prepared. The house is in poor shape but the location is very pretty. Residential land use code 401. Located in the Port Hope Community School District. Across the Street from Lake Huron. Mold; Personal Property; Roof Issues; Animal Damaged; Incomplete Construction; Condemned;</p> <p>Summer Tax Due: \$239.89</p>	8011 VANS ROAD PORT HOPE;	\$8864.37	
7602	<p>Parcel ID: 12-011-059-00; Legal Description: ALL THAT PART OF NW 1/4 OF NE 1/4 OF SEC 11 LYING S & W OF HWY-25. 1/2 A. Comments: Small parcel of land on Lakeshore Rd. A house located on the adjacent parcel is encroaching on the property line by ~3.5 ft, please view the survey listed below . Property has no practical use for anyone other than an adjacent land owner. Residential land use code 401. Located in the Port Hope Community School District. Encroachments; Unbuildable Lands / Too Small; Sev Not Accurate;</p> <p>Summer Tax Due: \$251.08</p>	7235 LAKESHORE ROAD NORTH PORT HOPE;	\$3503.66	

7603	<p>Parcel ID: 13-014-182-00; Legal Description: LOT 34 MAR LOU WIL SUB. Comments: This vacant lot is approximately 0.19 acres of land. No observed structures. Wooded with some thick vegetation but easily traversable. Recent survey has been done. Stakes have been placed at the property corners. Residential land use code 401. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Elkton-Pigeon-Bay Port School District. Across the Street from Lake Huron. Would be a great spot to build if you like seclusion and nature.</p> <p>Summer Tax Due: \$29.98</p>	MARY ANN LN;	\$1829.63	
7604	<p>Parcel ID: 35-111-040-00; Legal Description: LOT 5 BLK 3 ORIG PLAT OF OWENDALE. Comments: This building sits on approximately 0.07 acres. Road frontage on both Main Street as well as an alley to the North. It appears to have been sitting for awhile. A third party walking by stated its been abandoned for many years. Slab foundation looked solid from what was visible. There is a large tree growing very close to the back of building and may be cause foundation damage if not removed. Vinyl siding is in good shape. Large glass storefront windows and commercial door. Old metal awning is missing the fabric and is bent. Wood siding on the front is in fair condition but there is a small section on the West side that is bare osb plywood. Gas meter has been removed. Electric meter is still hooked up and active. Main electric line is being supported by a metal pole that has slightly disconnected from the building due to rust. Outdoor light was still on at time of visit. Older AC unit on West side of building. Burn barrel behind the building. Open grassy area on the North portion of the property. The inside of the building is completely filled with personal property and debris. It looks like it is being used for storage. Unable to traverse through the building due to piles of debris and belongings blocking the door ways and halls. Some small sections of the drop ceiling had leak marks but the inside of the building was dry and did not smell of mold. Its possible there are some minor leaks on the flat top roof but it has not caused any major damage yet if that's the case. There were copper water lines visible but was unable to locate water main. It appears this may have been a thrift store at one point in time. Nice location. This would be a great building for someone looking for a small store front in downtown Owendale. Once everything is cleared out and cleaned this could be a nice commercial building. Commercial land use code 201. Located in the Owendale-Gagetown Area School District. Personal Property;</p> <p>Summer Tax Due: \$160.18</p>	7324 MAIN STREET OWENDALE;	\$2109.10	
7605	<p>Parcel ID: 51-334-010-00; Legal Description: LOT 10 EXC TH W 55' BLK 14 WOOD'S & CO'S SECOND ADD TO VILLAGE OF BAD AXE. Comments: On the corner of Maple Street and E Woodworth St. Sits on approximately 0.15 acres. The house looks to be in overall fair shape. Open grassy lawn on the East side of the property with privacy bushes along Woodworth St. There are two electric meters still connected to the home. Gas meter is still attached as well. Overgrown bushes on the front of the home covers up the cement front porch. There is some cracking on the porch and crumbling along the cement steps. The block foundation on the rest of the home looks very solid. Most of the paint on the wood siding has peeled off. Could use a sand and fresh coat of paint. The inside of the home is full of personal property and other debris. Wood floors on the main level are scuffed but could most likely be sanded and refinished. Half bath off the kitchen. Three bedrooms and full bathroom on the second floor. Some areas of the floor on the second story are bare sub floor. There is wall paper on the ceilings with some sections having been removed. Some slight signs of roof leakage. No major damage yet. The shingles on the outside don't look bad so its unknown if the leaks have been dealt with already. Basement was dry. Water heater and furnace are still present. Large basement with plenty of storage space. This would be a good fixer upper for a small family. There is a lot of potential here. Residential land use code 401. Located in the Bad Axe Public School District. Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$256.04</p>	526 WOODWORTH STREET EAST BAD AXE;	\$5566.81	

7606	<p>Parcel ID: 51-433-001-00; Legal Description: BLOCK 33 ALL OF BLOCK 33 NOT SUBDIVIDED ROBERT PHILIPS FIRST ADD TO VIL NOW CITY OF BAD AXE. Comments: This vacant lot is approximately 0.05 acres of land. The West side of the property runs along a rail road track. There is a large commercial building to the East of the property. The Property is located on a platted subdivision road but the road has not been constructed. There is legal road frontage on East Hopson Street. Plat map is provided in the photos. Residential land use code 401. The property has been recently surveyed with wood stakes at the corners. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Located in the Bad Axe Public School District. Vul - Vacant Urban Lot; Roads - Platted Or Easement Known, But Unimproved; Unbuildable Lands / Too Small; Summer Tax Due: \$4.19</p>	HOPSON STREET EAST BAD AXE;	\$1514.28	
7607	<p>Parcel ID: 52-154-001-50; Legal Description: W 1/2 LOT 1 BLK 4 RANSOM BARTLETTS ADD CITY OF HARBOR BEACH MICH. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Was told by third party there are dogs on the premises. The house looks to be in overall fair shape. Shingle roof is older but looks to be in good shape for its age. No major damage seen on the roof but there are some minor repairs along the flashing. The white paint is peeling on some sections of the wood siding. Could use a sand and fresh coat of paint but looks good for the most part. Small dirt driveway in front of the home. Small chain link fenced in backyard. Mix of concrete and block foundation looks solid. There are two front entrances on the home. The main one is in good shape. The other one has a tree growing next to it which has caused the cement steps to loosen. It is being held up by blocks. Electric and gas meter are still hooked up and active. Nice little neighborhood close to downtown Harbor Beach. Close to Lake Huron. This would be a great fixer upper. It looks like the house is in decent shape and has a lot of potential. The house sits on approximately 0.08 acres. Residential land use code 401. Located in the Harbor Beach Community School District. Occupied; Beware Of Dog; Personal Property; Dnvi; Summer Tax Due: \$128.79</p>	106 BARTLETT STREET HARBOR BEACH;	\$3053.15	

Lapeer

Lot #	Lot Information	Address	Min. Bid	Sold For
3900	<p>Parcel ID: 001-004-011-30; Legal Description: SEC 4 T6N R12E COM NW COR, TH N 87 DEG 39'32" E 409.2 FT, TH S 1 DEG 59'39" E 239.5 FT TO POB, TH N 88 DEG 21" E 132 FT, S 1 DEG 59'39" E 151.66 FT TO C/L OF WEBSTER RD, TH NW'LY ALONG SAID C/L TO A PT S 1 DEG 59'39" E 95.12 FT FROM POB, TH N TO POB .374 ACRES Comments: This is a vacant parcel with no observed structures. Approximately 0.37 acres. Open grassy lot. Ground is flat and level. A couple trees along the road side. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Imlay City Community School District.</p> <p>Summer Tax Due: \$77.07</p>	WEBSTER RD IMLAY CITY;	\$4100.00	
3901	<p>Parcel ID: 001-025-027-00; Legal Description: SEC 25 T6N R12E FORMER PMRR RIGHT OF WAY ACROSS W 1/4 OF SECTION. 2 A. Comments: This is a vacant parcel with no observed structures although large power line towers run through the middle of the property. Approximately 2.00 acres. Open grassy lot with Some large bushes and some saplings along the North border. Ground is flat and level. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Almont Community School District. Adjacent to LOT#3902 to the West. Easement Or Access Across;</p> <p>Summer Tax Due: \$65.01</p>	SCOTCH SETTLEMENT ALMONT;	\$4790.00	
3902	<p>Parcel ID: 001-026-013-00; Legal Description: SEC 26 T6N R12E THE FORMER RR R/W ACROSS N SIDE OF NE 1/4 OF SE 1/4. 2 A. Comments: This is a vacant parcel with no observed structures although large power line towers run through the middle of the property. Was able to access the property by taking a two track trail that runs through LOT#3901. There may be an easement onto the property but it is not in the legal description. Please research before placing bid. You could purchase LOT#3901 that would allow access onto this property. Approximately 2.00 acres. Open grassy lot with Some large bushes and some saplings along the North border. Ground is flat and level. There is a drainage stream the cuts through the property on near the West side. There is farmland to the South that may encroach onto the property. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Almont Community School District. There is gas, electric, and phone in the area but it may not be established on this portion of land. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$34.21</p>	SCOTCH SETTLEMENT ALMONT;	\$4412.00	
3903	<p>Parcel ID: 003-007-006-80; Legal Description: SEC 7 T7N-R11E PARCEL H COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 T7N-R11E; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89°53'30" WEST 1327.34 FEET; THENCE SOUTH 00°36'00" EAST 1503.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°49'26" EAST 319.77 FEET; THENCE SOUTH 01°14'48" EAST 1180.85 FEET TO A POINT ON THE EAST-WEST Æ LINE OF SAID SECTION 7; THENCE ALONG SAID Æ LINE, NORTH 89°43'53" WEST 331.63 FEET; THENCE NORTH 00°36'00" WEST 1144.67 FEET TO THE POINT OF BEGINNING. CONTAINS 8.67 ACRES. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES DESCRIBED BELOW AS PRIVATE ROAD EASEMENT. ALSO SUBJECT TO UTILITY EASEMENT AND SURFACE DRAINAGE EASEMENT AS DESCRIBED BELOW. RESERVING THEREFROM ANY PORTION DEEDED, TAKEN OR USED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 11/11/1998 FROM 003-007-006-10; Comments: This vacant lot is approximately 8.5 acres of land. There is a stream that runs through the property as well as a decent sized pond that has fish. Someone has dyed the water a blueish green. Hunting blind has been built by a tree just south of the pond. Great hunting spot. Gas electric and phone are in the area but you may have to run them deeper into the property if you plan to build deeper in the woods. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Lapeer Community School District. Beautiful property. Property has easements noted in the legal description. Easement Or Access Across;</p> <p>Summer Tax Due: \$157.75</p>	VIK-MAR LANE ATTICA;	\$6082.00	

3904	<p>Parcel ID: 003-010-056-20; Legal Description: SEC 10 T7N R11E PART OF SE 1/4 OF SEC 10 BEG AT S 1/4 COR OF SEC TH N 511.50 FT TO BEG TH E 297 FT TH S 58.08 FT TH E 236.71 FT TH N 900 FT TH W 482.18 TH S 841.85 FT TO POB. 10.04 A. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Gas and electric meter are hooked up and appear active. There are fresh tire tracks in the driveway and throughout the open grassy area. It looks like the former residents are moving their things off the land. Multiple boat trailers are parked on the property as well as a boat, a jet ski and a large travel trailer. The house looks to be in overall poor/fair shape from the exterior inspection but will need some repairs before damage continues. Wood siding has lost most of its paint and there are a few spots where the wood siding is missing around the North entryway. This needs to be addressed soon before rain makes its way into the interior if it hasn't already. Wood front porch. Block foundation looks solid with only some minor cracks. Plywood has been built around the chimney. Most of the property is wooded. Large property. Plenty of space to build whatever you'd like. Great spot for someone that likes nature. Low traffic area. This is a nice area for family home. You could always build new if the home is in poor shape. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Land Cover - Deciduous Forest: 3.49ac (35.7%), Mixed Forest: 3.08ac (31.5%), Developed Open Space: 3.04ac (31.1%), Pasture/Hay: 0.17ac (1.7%). In the Lapeer Community School District. Occupied; Dnvi; Personal Property; Summer Tax Due: \$487.92</p>	78 SPRINGER LANE ATTICA;	\$6580.00	
3905	<p>Parcel ID: 004-006-031-30; Legal Description: SEC 6 T10N R11E PART OF S 1/2 OF SW FRL 1/4 COM 330 FT NOF S 1/4 COR TO POB THENCE N 140 FT TH W 400 FT TH S 140 FT TH E 400 FT TO POB 1.29 A Comments: This is a vacant parcel with no observed structures. Approximately 1.29 acres. Wooded with thick vegetation. Clears and becomes grassy and open the farther you go West. There is also what looks to be a pond/marsh land on the West border. Ground is flat and level. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the North Branch Area School District. Land Cover - Pasture/Hay: 0.67ac (51.6%), Deciduous Forest: 0.24ac (18.8%), Developed Open Space: 0.20ac (15.6%), Open Water: 0.18ac (14.1%) Wetland Indicators; Summer Tax Due: \$92.83</p>	MERRILL RD SILVERWOOD;	\$5600.00	
3907	<p>Parcel ID: 006-150-013-00; Legal Description: T9N R10E BINDON'S PLAT # 2 LOT 13. Comments: The trailer sits on approximately 0.44 acres. Open grassy lot with a handful of large trees. There is a vehicle parked on the property but the registration is old and appears abandoned. Two small sheds on the North border. One has closable doors and the other is a carport style. Full of personal property and debris. Well spout near the road. The trailer has a chain link fenced in area on the South side. The trailer looks to in poor/fair shape. The inside is clean for the most part. There is still personal property inside. Some of the walls in the main living area appear to have some water damage. Slight mildew/mold forming on some of the walls. Two bedroom one bathroom. Furnace and water heater still present. Nice spot to build. In the North Branch Area School District. Personal Property; Roof Issues; Mold; Mobile Home; Summer Tax Due: \$152.88</p>	6050 EAST STREET NORTH BRANCH;	\$6224.00	

3908	<p>Parcel ID: 007-023-002-00; Legal Description: T6N R11E, SEC 23 COMM AT N 1/4 CORN OF SEC; TH N 89 DEG 58'09" E 531.50 FT ALONG N SEC LINE TO POB; TH N 89 DEG 58'09" E 233.83 FT; TH S 0 DEG 02'16" W 500 FT; TH N 89 DEG 58'09" E 100 FT; TH S 0 DEG 02'16" W 815.02 FT; TH S 89 DEG 57'54" E 540.44 FT; TH N 0 DEG 19'33" E 639.02 FT; TH N 89 DEG 58'09" E 200 FT; TH N 0 DEG 19'33" E 234.61 FT; TH S 89 DEG 58'09" W 43 FT; TH N 0 DEG 19'33" E 92 FT; TH N 89 DEG 58'09" E 43 FT; TH N 0 DEG 19'33" E 348.79 FT TO POB. 12.05 A.</p> <p>Comments: There is a large house, metal carport, and a large metal barn on the property. The house and barn are not in great shape and will require a lot of work to get back into good living condition. The property however is beautiful and would be an incredible place to live. There is a large pond about the size of 0.5 acres and a large portion of the property is wooded. Would make for great hunting land or just land to enjoy nature. There is a stream that runs through the property as well. Small metal gate at the front of the driveway at Crawford road. Trees line the both side of the driveway as enter the property and leads you to an attached two car garage that has garage doors on both the North and South side. The drive through garage takes you behind the home were there is a large metal carport with slab foundation. The car port is in good shape due to is construction. The Barn next to it is starting to fall apart due to the shingled roof failing. There are large sections of the roof that have collapsed. The barn is full of personal property and debris. Looks like it could have once been used for horses. There are multiple stalls. The metal siding is in good shape and the block foundation looks solid. The roof seems to be the main issue with the garage. The house has roof issues as well. There were large holes in the roof visible from the back yard. All of the shingles are in poor shape with a lot of peeling and cracking. The inside of the home is water damaged due to the holes in the roof. The damage seems to be located on the East section of the home but it has made its way to the basement as well as other areas. The inside of the home is full of personal property and debris from the failing roof. It appears racoons have made their way into the home with some areas being animal damaged. The house is quite large with many living rooms and dining areas. The basement is wet and many of the ductwork and metal is showing signs of rust. There is mold forming in areas of the home. Furnace and water heater are still present. It looks like the furnace isn't too old. The outside of the home looks fairly nice but the roof is in very poor shape. Block foundation looks solid. Vinyl siding needs a wash but otherwise looks fine. The front porch needs repairs. The house will require a great deal of work to get it back into good shape but it deserves the time and effort. This is an incredible property and would be a great investment if you are looking for a property to raise a family. This type of property doesn't come around often. In the Dryden Community School District. Personal Property; Roof Issues; Mold; Animal Damaged;</p> <p>Summer Tax Due: \$884.84</p>	5310 CRAWFORD RD DRYDEN;	\$11081.00	
3909	<p>Parcel ID: 010-001-022-00; Legal Description: T6N R9E, SEC 1 PT OF SW 1/4 OF SEC, BEG AT SW CORN OF SEC; TH N 100 FT ALONG W LINE; TH S 89 DEG 14' E 200 FT; TH S 100 FT; TH N 89 DEG 14' W 200 FT TO POB. .46 A</p> <p>Comments: On the corner of Herd Rd and Pratt Rd. Approximately 0.46 acres. The building is still getting power and looks to be in use. Previous owner is Century Telephone. It is unknown if they have rights to continue using the building. Cement construction is in good shape. Shingles look good as well. The building is in overall good shape. The East side of the property is partially wooded. The West side of the property has wet land indicator. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. In the Lapeer Community School District. Land Cover - Pasture/Hay: 0.21ac (44.3%), Developed Low Intensity: 0.20ac (42.7%), Developed Medium Intensity: 0.06ac (13.0%). Wetland Indicators; Easement Or Access Across;</p> <p>Summer Tax Due: TBA</p>	PRATT RD METAMORA;	\$3855.00	

3910	<p>Parcel ID: 012-026-031-00; Legal Description: SEC 26 T7N R10E PARCEL G BEG S 03 DEG 07' 27" E 888 FT FROM W 1/4 COR OF SEC, TH N 87 DEG 04' 28" E 491.10 FT, TH S 03 DEG 07' 27" E 443.5 FT, TH S 87 DEG 04' 28" W 491.10 FT, TH N 03 DEG 07' 27" W 443.5 FT TO POB. 5 A. Comments: These buildings sit on approximately 5 acres of land. The house is in very poor shape due to it being renovated into a grow operation. It is unknown what "construction" work has gone on inside the home. The roof on the home is in very poor shape where they installed air ventilation which has caused a great deal of water damage. There is mold forming in areas. The block foundation looks solid for the most part but there is a section on the front of the home that has plywood built to the side of it. Some small cracking. Vinyl siding looks ok. There is a large wood porch on the back of the home. Submersed well with pressure tank in the basement. The shingled roof is in bad shape. There are multiple AC units connected to the home. The house is going to need a major overhaul and have all of the former construction work redone. The floors are all bare sub floor. The basement foundation looks good. The electrical work is in disarray. Multiple breaker boxes with bare wiring. There looks to be two furnaces. The home looks like it could be salvaged but it is going to require a good deal of work. The storage building is in better shape. The cement slab foundation looks solid but there were a few animal burrows leading underneath it. The metal siding looked good as well as the metal roof. The interior of the building was mostly dry except for an area near the garage door. The building was also retrofitted to grow plants. The electrical breaker box was in disarray. With some elbow grease and TLC these buildings could be very useful. Plenty of space to raise a family. Land Cover - Pasture/Hay: 2.71ac (55.7%), Developed Open Space: 1.90ac (38.9%), Developed Low Intensity: 0.26ac (5.4%). In the Lapeer Community School District. Mold; Roof Issues; Harvesting; Incomplete Construction; Personal Property; Summer Tax Due: \$964.83</p>	2333 BROKER RD LAPEER;	\$17160.00	
3911	<p>Parcel ID: 013-019-011-72; Legal Description: PART OF WEST 50 ACRES OF SOUTH HALF OF SEC.19 T9N R9E AT WEST SECTION LINE, N 196.55 FT.TO THE E QUARTER CORNER, CONTINUE N 310.09 FT. TH P.O.B. N 150 FT. TH E 600 FT., TH S 150 FT. TH W 600 FT TO P.O.B. 2.07 A Comments: This vacant lot is approximately 2.07 acres of land. No observed structures. Mostly wooded with thick vegetation. There is a drive/trailer that goes through the property. Two older trucks found parked on the property that look to be abandoned. There is a fairly new cement slab foundation on the property. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. Mobile Home Pad; Summer Tax Due: \$76.55</p>	11306 WASHBURN RD OTISVILLE;	\$5312.00	
3917	<p>Parcel ID: 018-101-004-00; Legal Description: T10N R10E VILLAGE OF SILVERWOOD LOT 4, BLOCK 1 AND PART OF LOT 15, BLOCK 1 DES AS COM AT THE SE CORNER OF LOT 4, BLOCK 1, TH W 54 FT; TH S 9 FT; TH E 54 FT; TH N 9 TO POB. CORRECTED LEGAL 12/13/2012 Comments: The house and garage sit on approximately 0.14 acres. Open grassy lot with a handful of trees. The vegetation has become overgrown and is making its way up the side of the house. Difficult to get a good view of entire home. The metal siding on the home is falling off in many areas showing the previous composite siding as well as some bare plywood. Block foundation looks generally solid but there are areas where the grout is deteriorating. The shingled roof looks to be in fair shape. Did not see any major damage. The cement slab in the garage has some cracking and movement. Some areas of the garage soffit is falling apart. Surface pump and tank on main floor of home. Water heater still present. Looks old. There was a breaker box on the main floor as well as an additional break box in the attic. The house was in overall poor/fair shape. Parts of the floor were bare plywood. The ceilings had collapsed in a few areas and there was visible animal damage. No basement was found. Possible entryway was covered in vegetation. Did not find an entrance inside the home. The floor on the enclosed porch is collapsing. Two bedrooms on the second story with a walk in attic space. One bedroom one bathroom on main floor. The house will need a lot of work before its back in good living condition. Please be prepared. In the Mayville Community School District Incomplete Construction; Animal Damaged; Summer Tax Due: \$270.81</p>	2770 MARLETTE RD SILVERWOOD;	\$7929.00	

3918	Parcel ID: 018-101-010-00; Legal Description: T10N R10E VILLAGE OF SILVERWOOD S 31 FEET OF LOT 10 AND N 11 FEET OF LOT 11 AND THAT PART OF LOT 15 COM 2 FEET S OF NE COR OF LOT 10, TH N 9 FT, TH E 69 FT, TH N 39 FT, TH E 54 FT, TH S 48 FT, TH E 65 FT, TH S 84 FT, TH W 188 FT, TH N TO BEG, BLK 1. Comments: This vacant lot is approximately 0.55 acres of land. No observed structures. The West portion of the lot has frontage on Silverwood Rd. Open grassy area near road. Flat level ground. As you travel to the East the property increases in size and becomes wooded. Surrounded by nearby homes. Nice spot to build. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Mayville Community School District. Land Cover - Developed Open Space: 0.41ac (74.6%), Developed Low Intensity: 0.14ac (25.4%) Summer Tax Due: \$12.61	SILVERWOOD RD SILVERWOOD;	\$4036.00	
3919	Parcel ID: 041-521-069-02; Legal Description: 44-041-521-069-00 PART OF THE SE ¼ OF SEC 21 T6N R12E VILLAGE OF ALMONT COM AT THE SE COR OF SAID SEC 21; TH N 88 DEG 13'38"W 1336.55 FT (N 88 DEG 13'42"W RECORD) ALONG THE S LINE OF SAID SEC 21 TO POB; TH CONT ALONG SAID S LINE N 88 DEG 13'38"W 151.02 FT (N 88 DEG 13'42"W RECORD); TH N 00 DEG 58'22"E 339.29 FT TO APPROX CENTERLINE OF THE FARNUM DRAIN; TH ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; (1) S 11 DEG 40'13"E 239.36 FT ;(2) S 41 DEG 28'04"E 146.14 FT TO POB. .389 ACRES Comments: Approximately 0.39 acres of lands. Ground slopes down from the road but levels out. This is an irregular shaped lot that runs along a stream. Triangular in shape. The property is widest along the road and thins out to a point as you travel North. In-between a house and stream. Open grassy area near the road side. Sidewalk runs through the South section. Partial fence near the bridge. This is basically a side yard for the adjacent house to the West. I imagine it would be difficult to build on this spot but it may be possible. Drain in the middle of the property close to the road. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Almont Community School District. Vul - Vacant Urban Lot; Summer Tax Due: \$21.79	W ST CLAIR ALMONT;	\$4666.00	
3920	Parcel ID: 042-220-003-00; Legal Description: VILLAGE OF CLIFFORD PEARSON'S ADDITION LOT 3 BLK 20. Comments: This vacant lot is approximately 0.19 acres of land. No observed structures. Open grassy lot. Level flat ground. A few trees along the South East section. Side walk along the North border. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Marlette Community School District. It appears there is an unimproved alley on to the South. Land Cover - Developed Low Intensity: 0.13ac (69.1%), Developed Open Space: 0.06ac (30.9%) Vul - Vacant Urban Lot; Summer Tax Due: \$744.76	WASHINGTON ST/MAITLAND CLIFFORD;	\$4613.00	
3921	Parcel ID: 047-653-007-00; Legal Description: VILLAGE OF OTTER LAKE W C CUMING'S ADDITION LOT 5 EX THE N 20 FT THEREOF, AND THE S 44.90 FT OF E 57 FT OF LOT 7, AND LOT 6, BLK 3. Comments: This building sits on approximately 0.15 acres of land. The main floor was previously a convenience store but has been abandoned for quite some time. The Second story floor was set up for two apartments. Unfortunately this building is in rough shape. The roof has been failing for an unknown amount of time but it has been causing some major damage to the interior of the building. A large amount of rain water has made its way into the apartments and the convenience area on the main floor. The ceilings have fallen in on the main floor and there are puddles all throughout. Rust and mold are forming. The inside of the store was mostly cleared out but there are shelves and refrigerators. It looks like there is a kitchen of some sort in the back of the store. The apartments are in poor shape as well with holes in the walls, buckling floors from excess moisture and ceiling collapse. Two water heaters and two furnaces. Was unable to locate a basement. The building feels solid for the most part but there are areas on the second floor that has seen water for a long time and look unsafe, opposed to the exterior of the building looks really great for an old building. Vintage advertising on the brick exterior. Parking on the side of the building. This was once a very nice building and main store for the town. It deserves to be renovated and brought back to its former glory. It will need great deal of work but there is a lot of potential here. There is a small additional building behind the Main commercial building. Possible a storage shed or pump room. Large AC units on the flat roof top. Located in the Lakeville Community School. Vandalism; Harvesting; Mold; Roof Issues; Personal Property; Summer Tax Due: \$4,564.20	6401 DETROIT ST OTTER LAKE;	\$27725.00	

3922	<p>Parcel ID: L20-83-354-040-00; Legal Description: CITY OF LAPEER SEC 12 T7N R9E COM W SEC LN AT S LN OF HWY M-21, TH ELY 198 FT; TH S ALG W SEC LN TO GTRR R/W; TH W ALG R/W TO W SEC LINE TH N TO BEG EX S2*13'53" E 241.06 FT FRM NW SEC COR ;TH S2*13'53"E 300 FT TO NLY LN OF GTRR; TH N74* 02'23"E 198 FT; TH N02*58'53"W 253.03 FT; TH S87*46'07"W 189.03 FT TO POB Comments: This vacant lot is approximately 1.94 acres and is located on the corner of Lake Nepessing Rd and Davidson Rd. High traffic area. Would be a great spot for a commercial building or maybe a couple billboards. Level Ground. Mostly open and grassy. There is a Pond to the East. Some wet land indicators but the lot is mostly dry. Land Cover - Developed Medium Intensity: 1.03ac (53.0%), Developed Low Intensity: 0.60ac (31.0%), Grassland/Herbaceous: 0.29ac (15.0%), Developed High Intensity: 0.02ac (1.0%) In the Lapeer Community School District. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Wetland Indicators; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$493.90</p>	LAKE NEPESSING RD LAPEER;	\$7295.00	
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Saint Clair

Lot #	Lot Information	Address	Min. Bid	Sold For
6100	<p>Parcel ID: 01-129-0056-000; Legal Description: N 1/2 LOT 484 & LOT 485 & THAT PART OF 20' ALLEY S OF LOT 485 & BETW E & W LINES OF SAID LOT EXTD SUPV ROY T GILBERTS PLAT NO 4 SEC 03 T2N R16E Comments: These structures sit on approximately 0.41 acres of land. The house is in overall excellent condition. After a bit of lawn maintenance and an interior clean up this house would be in great move in shape. Block foundation looked solid. Red siding is in good shape. The shingled roof looks newer with no major damage seen. Long Cement driveway with ample parking. Wood side porch with ramp access. Plenty of open grassy yard space for the kids to play. There is a large "shed" on the South East section of the property that would be great for a wood shop. The shed is in fair shape. Some areas might need attention but it was secured and the inside was dry. Shingled roof looks older but was in fair shape. Wood siding is in fair shape. Wood burning stove. The shed had its on breaker box. Personal property in the shed. Screened in back porch addition. Electric meter and gas meter are still hooked up. AC unit on side of house. The interior of the home is mostly cleared out. There was debris on the back porch area, nothing difficult to clean/remove. Water heater and furnace were still present and look to be in good shape. Three bedroom two bathroom. The bathrooms were in good shape and tiled well. The master bedroom on the main floor has a very large walk in closet with ample storage space. The inside of the home felt clean. The last residents took care of the home. This is a nice property that appears to have been well maintained. We don't get this very often. Don't miss out on this great property. Residential land use code 401. In the Algonac Community School District. Personal Property;</p> <p>Summer Tax Due: \$2,839.34</p>	1780 WASHINGTON ST ALGONAC;	\$14800.00	
6101	<p>Parcel ID: 01-145-0045-000; Legal Description: LOT 51 KENDALL FARM SUBD SEC 02 T2N R16E Comments: This vacant is approximately 0.16 acres of land. Small creek runs through the property. Wet land indicators. Open grassy lot with a couple large trees. Between Michigan St and a house on Center St. Level ground. Would be difficult to build a home on the property due to the creek splitting the land in two but could possibly be a spot for a storage garage. Please contact the local government unit to get more information about any building restrictions in the area. Residential land use code 402. In the Algonac Community School District. Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$44.42</p>	379 CENTER ST VL ALGONAC;	\$1200.00	
6102	<p>Parcel ID: 02-300-0002-000; Legal Description: LOT 8 BLK 1 COTTRELLS SUBDIVISION OF PART OF SECTION 1 Comments: This vacant is approximately 0.14 acres of land. Open grassy lot with a grouping of trees to the North. Level ground. All utilities are at the road. Sidewalk runs along the South border. There is a picnic bench near the trees. Sits between a house and a commercial parking lot. Ready for a new build. Nice location. Please contact the local government unit to get more information about building before making any bids on this property. Residential land use code 402. In the East China School District. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$365.34</p>	BELL AVE MARINE CITY;	\$2000.00	

6103	<p>Parcel ID: 02-475-0200-000; Legal Description: LOT 5 BLK 17 EXC BEG AT SW COR OF LOT 5, TH N 30D 45M E 25', TH S 59D 8M E 67.9', TH S 28D 48M W 25.02', TH N 59D 8M W 68.75' TO BEG. MAP OF THE VILLAGE OF MARINE Comments: Previously the Harvest Time Christian Church. The building sits on approximately 0.27 acres of land. This building is connected to the adjacent house to the South. The house is not part of the sale so encroachments are possible. The houses are not connected by door way but they share the same roof and wall. The house is owned by the former owner of LOT#6103. The building looks to be in overall good shape. It is made up of two sections. A prayer area and a living area. The Shingled roof looks fairly new. Where the two sections of the building meet there is a small amount of algae/moss build up. No damage seen inside but this may want to be looked at. The foundation looks solid. The stucco exterior is in good shape. No broken windows. Front entrance that leads into the nave. Steeple on front of the building looks good. Small grassy yard wraps around the West and East border with a large tree and bushes. Electric meter was still hooked up but the gas meter was removed. This is a large building with a nave/sanctuary that is still full of wooden pews. There is personal property and debris throughout the property. The former owners were in the process of renovating the living section of the building. There's fresh framing and a staircase. Two sets of bathrooms but no showers/tubs. Wood floors were nice but there was a section in the kitchen/bathroom area that has buckle and popped up. Possibly due to excess moisture. There were a couple pieces of drywall sitting on the floor that had mold forming. But this was only seen in this area. High ceilings with air duct. There was a furnace in the basement as well as on the main floor. Some of the duct work in the basement has been removed. The basement felt damp. There was a fan on the floor but it needs a dehumidifier. Did not locate a water heater. Two breaker boxes. This is a very interesting building that has a lot of potential. Possible renovate into a residential home. The building is for the most part clean and needs a few repairs for it to be move in ready. Residential land use code 401. Please contact the local government unit to get more information about building restrictions. In the East China School District. Incomplete Construction; Mold; Encroachments; Personal Property; Summer Tax Due: \$5,006.53</p>	205 S MAIN ST MARINE CITY;	\$20300.00	
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6104	<p>Parcel ID: 02-550-0006-010; Legal Description: LOT 8 BLK 1 MARINE CITY WEST T3N R16E SEC 01 Comments: This building sits on approximately 0.19 acres of land. Previously the St. Johns United Church of Christ. The building looks to be in overall good condition. The shingled roof looks fairly new. The metal siding is in mostly good shape except the South side that has a few pieces missing and some rust/dirt build up. Wheel chair accessible ramp on the West side of the building is in poor shape. It is uneasy and some of the boards are broken. Good size parking area on the South portion of the lot. Block foundation on the building looks solid. Brick chimneys look to be in good shape with some minor cracking. Gas and electric meter are still hooked up but are not active. There is an AC unit on the side of the building. There are entrances on three sides of the building. Nice cement steps leads to double doors on the North side. No broken windows. Colored pan glass windows. Two spires are in good shape. Gutters look good. Small basement metal roof near the parking lot looks fine. Access to the basement inside the building as well as a walk down entrance along the parking lot. Truck plow attachment left in the parking lot. The main floor is mostly all a nave/sanctuary. Wooden pews and other furniture are being stored here with other personal property. Mix of wood floors and carpet. There is a second story area for more sitting that over looks the main floor. Very high ceilings with metal tiling ceiling. Some of the tiles have peeling paint and rusting. The shingled roof looks new so I imagine this may have been an issue with the previous roof. The interior of the building was dry no leaks we seen. Two half bathrooms in the basement. Full bathroom with washer and dryer on the main floor. This room looks like it was recently constructed. Fresh construction some incomplete. There was a attic section that leads to the bell in the spire. Some minor crumping along the foundation in the basement. Some fresh plumbing work has been done in the basement. Copper water lines and pvc drain pipes. New sump pump. Two tankless water heaters and a normal water heater. Commercial kitchen range. Modern electrical breaker boxes. 100 amp and 200 amp. Saw two prong and three prong outlets throughout the building. New wall framing in the basement. Electrical was not run but outlets were installed. Furnace still present and sits in a small room. This is under the small metal basement roof along the parking lot. This is an interesting property that deserves to be finished. Some one started renovating it and has done a lot of preliminary work. Now is your chance to finish it the way you want. Could be a cool venue for music shows or an eccentric home. Please contact the local government unit to get more information about building restrictions. Commercial land use 201. In the East China School District. Incomplete Construction; Personal Property; Summer Tax Due: \$5,186.81</p>	227 WEST BLVD MARINE CITY;	\$20100.00	
6106	<p>Parcel ID: 06-130-0025-000; Legal Description: LOT 14 BLK 2 ASSESSOR'S PLAT OF KREUTZMAN LAND Comments: This vacant is approximately 0.13 acres of land. Open grassy lot with a pine tree on the South East corner. On the corner of 12th St and Minnie St. There is additional road access from a dirt two track alley to the North. Level ground Residential land use code 402. In the Port Huron Area School District. Vul - Vacant Urban Lot; Summer Tax Due: \$709.74</p>	1201 MINNIE ST PORT HURON;	\$2300.00	
6107	<p>Parcel ID: 06-204-0012-000; Legal Description: LOT 15 ASSESSOR'S REPLAT OF BLOCK 116 OF WHITE'S PLAT Comments: This vacant is approximately 0.07 acres of land. On the corner on Gillet St and 11th St. Open grassy lot with a couple trees near the South West corner. Level ground. Ready for a new build. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Residential land use code 402. In the Port Huron Area School District. Vul - Vacant Urban Lot; Summer Tax Due: \$686.27</p>	732 11TH ST PORT HURON;	\$3500.00	

6108	<p>Parcel ID: 06-333-0011-000; Legal Description: LOT 11 ELECTRIC AVENUE SUBDIVISION Comments: This house sits on approximately 0.20 acres of land. The house looks to be in below average shape but would be a great fixer upper. Block foundation looked solid with only a few area that have cracked. The composite siding is starting to show its age and could use some repairs especially along the bottom. Shingled roof will need some attention. There are a shingles that have been blown off. Did not see any leaks inside the home and it was dry. Two bedroom one bathroom. 100 amp breaker box. Water heater still present. Possible wood burning stove provided heat but has been removed. A few broken windows. 2 of 3 doors have been boarded on the home. Partial gravel and cement driveway runs along the side of the home and leads to a detached garage that's in fair shape. Vinyl siding needs repairs in a few spots. Cement slab and block foundation looks solid did not see any major cracks. Shingled roof looked decent but there was a visible hole on the front section of the roof. (see photos) The interior wood has not rotted out yet. This section of roof should be first priority. Garage has its own breaker box. There are personal belongings and debris in the house and garage. Third parties stated the house has squirrels living underneath it. This house has a lot of potential. Would make a great fixer upper. Residential land use code 401. In the Port Huron Area School District Boarded; Personal Property; Roof Issues; Animal Damaged; Summer Tax Due: \$5,869.87</p>	1925 ROSELAWN CT PORT HURON;	\$7100.00	
6109	<p>Parcel ID: 06-342-0157-000; Legal Description: LOT 28 BLK 10 FACTORY LAND COMPANY'S PLAT NO. 1 Comments: The house sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall good condition. Block foundation looks solid and has clear glass blocks to allow sunlight into the basement. Singled roof looks fairly new. Metal siding was in fair shape, no damage was seen. Enclosed windowed front entrance mud room. Gravel two track driveway runs along the side of the house where is meets a chain link fence gate to the grassy backyard. There is a storage building in the back corner of the property. Car parked in the driveway. The electric and gas meters were hooked up and active. Nice neighborhood. The exterior inspection makes this look like a good condition house but the interior condition is unknown. Residential land use code 401. In the Port Huron Area School District Drnvi; Occupied; Personal Property; Summer Tax Due: \$2,112.49</p>	2621 PEAVEY ST PORT HURON;	\$10400.00	
6110	<p>Parcel ID: 06-342-0161-000; Legal Description: E 41.5 FT LOT 31 BLK 10 FACTORY LAND COMPANY'S PLAT NO. 1 Comments: This house sits on approximately 0.16 acres of land. The house looks to be in overall fair shape. The house is full of personal belongings and some debris. Three bedroom two bathroom. 150 amp breaker box in the basement. There is a fuse box in the garage. Furnace and water heater are still present. One of the bathrooms is in the basement. There is a section of the plaster ceiling on the main floor that is in the process of collapsing. Block foundation looked solid. Composite siding is in fair shape but could use a few repairs. shingled roof looked newer. One of the bedrooms looked like there was some leaking in the ceiling but this may be a past leak that was addressed with the newer shingles. The house was dry. Nice wood accents in the home. Basement was full of debris and personal belongings. Chain link fenced in back yard. Gas and electric meter were still hooked up but there were not active. There is a shared driveway/alley that runs along the East side of the house and leads to a detached garage. Partial cement slab for the garage. The shingled roof looks fair on the garage however there is a damaged section where there is a visible hole. Sliding barn door. The garage is full of personal property. This house will need some work but there is a lot of potential here. Its an older home that would really benefit from a renovation. Don't miss your opportunity. Residential land use code 401. In the Port Huron Area School District Roof Issues; Personal Property; Summer Tax Due: \$3,016.71</p>	2601 PEAVEY ST PORT HURON;	\$13500.00	
6111	<p>Parcel ID: 06-343-0002-000; Legal Description: LOTS 3 & 4 BLK 1 FACTORY LAND COMPANY'S PLAT NO. 2 Comments: This vacant is approximately 0.14 acres of land. Open grassy lot that sits between two houses. Sidewalk runs along the East side of the property. There is road access on 24th St s well as an alley to the West. Residential land use code 402. In the Port Huron Area School District. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$80.18</p>	3100 24TH ST VACANT LOT PORT HURON;	\$1600.00	

6112	Parcel ID: 06-343-0136-000; Legal Description: LOT 41 BLK 6 FACTORY LAND COMPANY'S PLAT NO. 2 INCL S 1/2 VAC ALLEY ADJ Sideyard Parcel; Unbuildable Lands / Too Small; Encroachments; Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$49.23	2600 VACANT LOT MOAK ST PORT HURON;	\$800.00	
6113	Parcel ID: 06-491-0022-000; Legal Description: NELY 5 FT LOT 20 MARWOOD MANOR Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$24.59	E VACANT LOT RICK DR PORT HURON;	\$900.00	
6114	Parcel ID: 06-562-0216-000; Legal Description: LOTS 17, 18 & 19 BLK S VICTORIA PETIT PLAT Comments: This house sits on approximately 0.23 acres of land. This house is in overall fair shape. Block foundation looks solid only a few cracks here and there. The cement steps to the front entrance are sinking slightly. The rear entrance has a wheelchair accessible ramp that is still in good shape. Shingled roof looks fair no damage seen. Vinyl siding is in fair shape. The East side of the house has some vinyl damage with a section missing. Gas and electric meter are still hooked up. The garage is in worse shape than the house. The shingled roof is old and there is a large hole on the back side. Slab foundation with a partial cement driveway. There is an additional cement driveway closer to the house. Wooden privacy fence wraps around the back yard. The fence gate is broken. The house and garage are full of personal property and debris. Wood floors throughout the house. There was a small section of mold in the bathroom ceiling. Most likely from a leak that will need to be addressed. Two bedrooms on the second floor with one having an en-suite bathroom. Two bedroom two bathroom. Boiler furnace. 100 amp breaker box. Water heater still present. Good size grassy backyard with a few trees. This house needs some work but there is a lot of potential here. Don't miss out on this good fixer upper. Residential land use code 401. In the Port Huron Area School District Roof Issues; Personal Property; Summer Tax Due: \$2,083.33	1339 BANCROFT ST PORT HURON;	\$7300.00	
6115	Parcel ID: 06-714-0021-000; Legal Description: LOT 20 CHARLES A. WARD'S SUBDIVISION OF A PART OF SECTION TEN, KNOWN AS THE LARNED SMITH HOMESTEAD Comments: This house sits on approximately 0.16 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a dog on the property on last visit. Gas and electric meter are hooked up and appear active. The house looks to be in overall fair shape. Block foundation looks solid albeit a few cracks. The addition on the back of the home has sections of the foundation missing but it looks to have been built this way and not from damage. Vinyl siding looks alright no major damage seen. Gravel driveway runs along the side of the house and leads to a fenced in back yard with small shed. Shingled roof looks to be in fair condition no major damage seen. Residential land use code 401. In the Port Huron Area School District Beware Of Dog; Dnvi; Occupied; Personal Property; Summer Tax Due: \$1,854.34	1315 HOWARD ST PORT HURON;	\$9250.00	
6116	Parcel ID: 06-734-0054-000; Legal Description: LOT 4 BLK 136 WELLS' PLAT Comments: This house sits on approximately 0.19 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. No one answered the door but there were multiple vehicles in the driveway and there were window AC units running on the home. The house looks to be in overall fair shape. Block foundation looks sound. Metal siding is in good shape. The shingled portion of the roof looks fairly new. There is a section of flat roofing above the enclosed front porch mud room. Gas and electric were still hooked up and appear active. The house was full of personal property. Cement driveway runs along the side of the home and leads to a gated yard. There is some additional cement parking beyond the gate in the back yard. Chain link fenced in yard. Nice neighborhood. Residential land use code 401. In the Port Huron Area School District Occupied; Personal Property; Dnvi; Summer Tax Due: \$1,592.04	1116 COURT ST PORT HURON;	\$23000.00	

6117	<p>Parcel ID: 06-743-1490-000; Legal Description: N 40 FT OF S 80 FT LOTS 6 & 7 BLK 164 WHITE PLAT Comments: This house sits on approximately 0.09 acres of land. Unfortunately this house is in poor condition. All of the windows and doors have been boarded up. The roof is failing with visible holes from the exterior. The inside of the home is trashed. The ceiling has collapsed in multiple areas and the inside is wet and growing mold from the damaged roof. There were multiple racoons inside the home during last visit. Did not enter the entire house due to animals and the state of the house. The North side of the house looks like it is bowing. There are visible cracks along the length of the house. Cement two track driveway runs along the side of the house and leads to a cement slab that most likely had a garage on it at one time. Can not determine foundation due to the stucco covering it but the front porch is block and there is cracking and crumbling. The South side of the house has multiple trees growing right up against the house. Most likely causing foundation issues. If not now then later if they are not removed. Gas and electric meters have been removed. There was an uninhabitable building notice posted to the front of the home. This house will need a great deal of work before its back in good living condition. Please be prepared. Residential land use code 401. In the Port Huron Area School District Roof Issues; Mold; Boarded; Sanitation Issues And Garbage; Foundation Issues; Animal Damaged; Condemned; Summer Tax Due: \$900.39</p>	1314 13TH ST PORT HURON;	\$10100.00	
6118	<p>Parcel ID: 06-761-0086-000; Legal Description: LOT 1 BLK 13 JAMES H. WHITE'S SUBDIVISION OF PART OF SECTION 3 AND 4 Comments: This house sits on approximately 0.12 acres of land. On the corner of Nelson St and 16h St. The house looks to be in overall fair shape. Block foundation looks solid. The shingles on the main house look ok. Some small spots need attention. Some soffit damage and a section above the front porch is sagging. The shingles on the garage are in poor shape and should be replaced soon. Lots of vegetation growing on it. Composite siding looks ok a few spots need attention. Wood siding on the garage is in fair shape. Wood front porch and a large wood porch on the side entrance. Wide cement driveway leads to a detached one car garage. The garage is full of personal property. Some gutter damage on the side of the garage. Gas and electric meter are still hooked up but are not active. Furnace and water heater still present. The house is packed from floor to ceiling with personal property. Unable to traverse through the home. This does not look like debris and garbage. It looks like the house and garage are being used as a storage location by the former owners. It felt relatively dry inside the house but there are "Damp Rid" bags hanging up that are full. This would be a good fixer upper. It looks like the house would be fairly nice after all of the debris is cleared out. It is in decent shape but I'm sure it will need a few repairs to get it back into good condition. Residential land use code 401. In the Port Huron Area School District Roof Issues; Personal Property; Summer Tax Due: \$1,537.94</p>	103 16TH ST PORT HURON;	\$12900.00	
6119	<p>Parcel ID: 06-764-0221-000; Legal Description: LOT 10 BLK 19 N. P. WHITE'S SUBDIVISION OF SECTION 9-6-17 INCL W 1/2 VAC ALLEY ADJ Comments: This house sits on approximately 0.15 acres of land. The house is in overall good shape. Block foundation looks solid throughout. Metal siding in good shape. The shingled roof on the house and the garage looks new. Nice wood front porch with brick accent pieces. The gutters are in good shape. Newer windows. Original hardwood floors in most of the house. The basement was dry. Furnace and water heater were still present. Gas and electric meter still hooked up but were not active. Cement driveway runs along the side of the home and leads to a two car garage. The garage is in good shape as well. Cement slab foundation had a crack but was level. Garage door opener. Chain link fenced in back yard. Four bedroom two bathroom. There is debris and personal property in the home but nothing to difficult to clean out. This is a nice home that wouldn't take much to make it livable again. Its basically move in ready but you need to clean out everything. These don't come by very often. Don't miss your opportunity. Residential land use code 401. In the Port Huron Area School District Personal Property; Summer Tax Due: \$1,479.27</p>	1324 19TH ST PORT HURON;	\$8000.00	

6120	<p>Parcel ID: 09-720-0069-000; Legal Description: N150 FT OF S 799.64 FT, MEAS FROM SW COR OF LOT 58 & ON W LOT LINE, OF LOTS 57 & 58 & THAT PART OF OLD PM RR R/W LYING BETW LOTS 57 & 58 SUP PLAT OF BERVILLE. SECS 25 35 & 36 T6N R13E Comments: This house sits on approximately 0.85 acres of land. The house and garage are both in overall fair/good shape. Nice sized lot at the end of the road. Very low road traffic. Plenty of space for kids to play around the front and back yard. The house is sitting on a cement slab. Metal exterior looks good. The shingled roof is in fair shape. Did not see any signs of leaking. Long paved driveway leads to a cement parking area. Large wood front porch. Two bedrooms one bathroom. The water heater has been disconnected. No water softener. Furnace is still present. The house has personal items and debris throughout it but there is not much garbage. The house will need a good cleaning and some minor repairs but the house felt solid. There is a storage garage behind the home that sits on a cement slab. Vinyl siding is in good shape except a small piece on the front that has become detached. There is a garage door on the front with an additional garage door on the side. The inside of the garage has personal items and debris as well but nothing difficult to clean up. There is a urinal installed in the corner of the room that has a pipe lead to the outside of the building. 100 amp break box inside the garage. Shingles on the garage look good. There is an old shed in the very back of the property that is showing its age. There are some tools and other debris inside the shed. Property backs up to farm land. Electric meter was still hooked up but was turned off. Did not see the gas meter but there are bushes that have become overgrown all along the front of the home. This property has a ton of potential. Don't miss your opportunity to pick this one up. Residential land use code 401. I the Armada Area School District. Personal Property; Mobile Home;</p> <p>Summer Tax Due: \$716.25</p>	435 CHURCH ST ALLENTON;	\$6000.00	
6121	<p>Parcel ID: 12-017-3006-002; Legal Description: W 21.64' OF S 383.46' OF N 1/2 OF N 1/2 OF SE 1/4 SECTION 17 T4N R15E .2A Comments: This vacant lot is approximately 0.20 acres of land. Located North of Lindsey Road. Surrounded by farm land and forests. Unable to find road access to the property. It's possible there is an easement to the property but it is not in the legal description. Can not guarantee there is legal road access to the property. Please do your homework before placing a bid. This would be a good purchase for one of the adjacent land owners that already have access to the property. Appears to be partially wooded and farmland. Residential land use code 402. Richmond Community School Drive. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$16.78</p>	;	\$1200.00	
6122	<p>Parcel ID: 14-028-2006-000; Legal Description: E132 FT OF W 198 FT OF NE 1/4 OF NW 1/4 OF NE 1/4 2 A SEC 28 T3N R16E Comments: The building sits on approximately 1.96 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting the property in person. There were aggressive dogs on the property please use extra caution. The house appears to be in overall fair shape. Block foundation looks solid did not see any major cracks or crumbling. The shingled rood looked older but no major damage seen. Newer windows. Wood siding was in fair shape. Gas meter has been removed. Electric meter is still present. There are two storage building/sheds behind the home that have been attached. There is a metal garage door on one of the buildings and an open door on the other. Partial cement slab. The sheds are in poor/fair shape. Nice open grassy back and side yard that backs up into the woods. The South ~60% of the property is wooded. Dirt/gravel driveway leads to an attached one car garage that has a cement parking area in front of it. There were multiple vehicles and a trailer on the property. This house has potential. Large property with plenty of woods. This would be a great purchase for someone that enjoys nature. Residential land use code 401. in the Algonac Community School District. Beware Of Dog; Personal Property; Occupied; Dnvi;</p> <p>Summer Tax Due: \$726.66</p>	6171 GENAW RD ALGONAC;	\$6300.00	
6123	<p>Parcel ID: 14-244-0071-000; Legal Description: LOT 95 EDGEWATER PARK Sanitation Issues And Garbage; Personal Property; Condemned;</p> <p>Summer Tax Due: \$1,410.03</p>	9260 MAPLE ST CLAY;	\$14000.00	

6124	<p>Parcel ID: 14-352-0006-000; Legal Description: LOT 92 PERCH POINT ISLES NO 2 SEC 25 T3N R15E Comments: The home sits on approximately 0.22 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting property in person. This is a cool location right on the water with 60 feet of frontage. Close to Bouvier Bay. Small cement driveway leads to a detached one car garage. There is additional parking on gravel section along the road. The garage's shingled roof has some visible damage and will need to be addressed. Wheel chair accessible wood porch. The porch is not level and appears to be sinking on one side. The wood is solid and there are multiple 4x4 posts in the ground. Not sure the issue but it will need to be fixed. The wood porch wraps around the West, South, and a portion of the North side of the home. The Gas meter has been removed. Electric meter is still present. Metal siding is in fair shape. The shingled roof on the home looks older but no damage seen. There is personal property around the house. Cement slab in the backyard with brick oven/grill. Sand bags have been stacked up along the water. Possible history of flooding? The grass yard was slightly wet but felt solid. This is a interesting property and has a lot of potential. Would be a great place for a fisherman. Fish right from the comfort of your lawn or put a small boat dock in. Please contact the local government unit to get more information about building restrictions. Residential land use code 408. In the Algonac Community School District. Roof Issues; Personal Property; Occupied; Drvi; Summer Tax Due: \$981.88</p>	7338 EDLANE RD;	\$8700.00	
6126	<p>Parcel ID: 15-025-3044-000; Legal Description: BEG ON SLY LINE OF NORTH ST, RD NO. 874, 1086.40 FT NWLY FROM ITS INT WITH NLY LINE OF N RIVER RD, TH S 21D W 200 FT, TH N 68D 14M W 100 FT, TH N 21D 46M E 233 FT TO C.L. OF RD, TH S 68D 14M E ON C.L. 100 FT, TH S 21D W 33 FT TO BEG. 0.54 A FRAC SEC 25 T7N R16E Comments: This vacant is approximately 0.54 acres of land. Mostly wooded lot with a section by the road that is grassy and open. The ground is level for about 15 yards then begins to slope down into a small valley. It looks like there is a underground well pump on the property. There is also water lines, electric and gas in the area. Tall trees. Residential land use code 401. In the Port Huron Area School District. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Terrain Challenged; Summer Tax Due: \$148.04</p>	3559 LIGHTLE RD NORTH STREET;	\$1700.00	
6127	<p>Parcel ID: 16-028-4003-000; Legal Description: COMM AT S 1/4 COR, TH W ON SEC LINE 25 RDS TO C.L. OF BELLE RIVER, TH NE ON C.L. 33 RDS, TH S ON 1/4 LINE 21 RDS TO BEG. SEC 28 T5N R15E 2 A Comments: This vacant lot is approximately 2 acres of land. Appears to be partially wooded from the aerial image. Wet land indicators are likely. Unable to find road access to the property. It's possible there is an easement to the property but it is not in the legal description. Can not guarantee there is legal road access to the property. Please do your homework before placing a bid. This would be a good purchase for one of the adjacent land owners that already have access to the property. Residential land use code 402. Richmond Community School Drive. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$160.26</p>	GRATIOT AVE;	\$1500.00	
6128	<p>Parcel ID: 17-170-0055-000; Legal Description: E20 FT OF LOT 61 & W 30 FT OF LOT 62 CHERRY BEACH LITTLEFIELDS SUBD PART OF PC 186 & 308 Comments: 2-Bed/1-Bath home on ~0.16 acres in Cottrellville Township. Great location half a block from the Saint Clair River. Property is in the Cherry Beach Association which offers a sandy beach, two docks, a tree-lined park and one spectacular view of the St. Clair River. Unfortunately, this home has been vandalized. Sliding glass door is shattered and drywall is damaged in multiple areas around the house. Although the roof looks newer the ceiling has collapsed in the dining room and there is damage to the ceiling joists, which may also be due to vandalism. Some personal property and debris remain throughout the home. This is a fixer-upper but has great potential. Residential land use code 401. In the East China School District. Vandalism; Association Fees; Personal Property; Occupied; Summer Tax Due: \$1,043.55</p>	427 FIELD AVE;	\$22700.00	

6129	<p>Parcel ID: 20-293-0008-000; Legal Description: N 34' OF LOT 15 & ALL OF LOT 16 FORMAN WOODS SUBD Comments: This vacant is approximately 0.45 acres of land. Double sided billboard on busy road! This billboard location gets many eyes on it. The billboard has an led changing screen on the South facing side and a normal billboard on the North facing side. Looks very solid and modern. Was active and showing advertisements on last visit. Electric is active. There were some wet land indicators near the road but the lot seemed dry other then that area. Ground slopes down from the road but levels out. Great spot for a billboard. Could be a nice spot for a new commercial building. Commercial land use code 202. In the Port Huron Area School District. Billboards; Wetland Indicators;</p> <p>Summer Tax Due: \$1,401.40</p>	24TH AVE FORT GRATIOT;	\$8000.00	
6130	<p>Parcel ID: 20-468-0090-000; Legal Description: LOTS 121 & 122 LAKE HURON MANOR Comments: This house sits on approximately 0.56 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall good shape. Shingled roof looks good no major damage seen. Vinyl and brick siding is in good shape. Foundation looked solid. There was a bit of settling on the cement driveway section near the garage. Newer windows. Gutters were in good shape. Open grassy front and back yard with nice vegetation and trees that provide ample shade. Cement driveway leads to an attached two car garage. Cement sidewalk runs along the side of the home and leads to a small front porch. Large wood back porch that connected the garage to the second story entry. Small wood shed in the backyard. Gas and electric meter are still hooked up. AC unit on side of home. The house looks nice and well kept. We don't see these to often. Residential land use code 401. In the Port Huron Area School District Personal Property; Dnvi; Occupied;</p> <p>Summer Tax Due: \$1,506.63</p>	5909 LAKESHORE RD FORT GRATIOT;	\$10700.00	
6131	<p>Parcel ID: 21-018-2006-300; Legal Description: BEG N 0°4'5" W 201.61' & S 89°58'40" E 503.15' FROM INT 1/4 COR, TH S 89°58'40" E 503.15', TH S 46°54'38" E 295.25', TH N 89°58'40" W 610.84', TH N 28°9'3" W 228.72' TO BEG SECTION 18 T8N R16E 2.58 A Comments: This vacant is approximately 2.58 acres of land. The East portion of the property along the road is thick with vegetation and has a mix of older and younger trees. There is not a lot of tall older trees. Power lines run along the roadside. It appears in the aerials that the West portion of the property clears up a bit. Level ground. Plenty of space to build. Please contact the local government unit to get more information about building requirements before placing any bids on this property. Residential land use code 402. In the Yale Public School District. Easement Or Access Across;</p> <p>Summer Tax Due: \$108.69</p>	COMSTOCK RD GRANT;	\$2600.00	
6132	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 23-320-0016-000; Legal Description: LOT 16 HARMONY COURT SUBDIVISION Comments: Each vacant lot is approximately 0.18 acres of land totally 0.54 acres of land. Located at the end of Harmony Dr on an unimproved section of road. The land looks very wet. No trees. Marsh vegetation throughout. I imagine it would be difficult to build. There is a canal/stream that runs along the West border. Residential land use code 402. In the Algonac Community School District. Across the street from Anchor Bay. Wetland Indicators;</p> <p><i>(2 of 3)</i> Parcel ID: 23-320-0017-000; Legal Description: LOT 17 HARMONY COURT SUBDIVISION</p> <p><i>(3 of 3)</i> Parcel ID: 23-320-0015-000; Legal Description: LOT 15 HARMONY COURT SUBDIVISION SEC 15 T3NR15E Bundle;</p> <p>Summer Tax Due: \$63.64</p>	HARMONY RD FAIR HAVEN; HARMONY RD FAIR HAVEN; HARMONY RD. IRA MI;	\$2700.00	

6134	<p>Parcel ID: 23-640-0147-000; Legal Description: LOT 102 SUPERVISOR BOWERS FAIR HAVEN PLAT T3NR15E SEC 15 Comments: This building sits on approximately 0.46 acres of land. The building is in overall fair to good shape. Its a nice building but its in the middle of a renovation and there is still a lot of work left. It looks like they have replaced most of the windows. The framing around the windows is visible. It appears this was once a restaurant. There is a commercial kitchen area that is full of equipment with fire suppressers over the ovens. Three industrial exhaust fans on the side of the building that lead to the kitchen. Walk in refrigerator/ freezer. Large bar area with beautiful wood accents. Large mirrors and tiled walls. The ceilings have nice molding but the paint is peeling in many places. Bathrooms have had the sinks and toilets removed. Full basement. Did not find a water heater. There were two furnaces in the basement. Multiple electric breaker boxes. 200 amp and 100 amp. The plumbing in the basement has been disconnected from the drain pipes. You can access the basement from inside the building as well as an exterior door. Large metal staircase allows access to the attic which looks like its being used as a place to store lumber. There are some personal items in the basement offices. Brick and stone exterior looks nice. Poured concrete foundation looks solid. There were a few spots that were cracking in the basement and have been marked with spray paint. Gas meter has been removed. The electric meter is still connected. There is a paved drive on the East side of the building and leads to a larger parking area. Driveway entrances on both Ira Road and Vernier Rd. Across the street from Anchor bay. This is a really cool building and has a great location. There is still a lot of work to be done but you would have an incredible building when its finished. We don't normally get properties like this. Don't miss your chance. Commercial land use code 401. In the Algonac Community School District. Incomplete Construction; Personal Property;</p> <p>Summer Tax Due: \$6,054.48</p>	8822 VERNIER RD FAIR HAVEN;	\$38300.00	
6135	<p>Parcel ID: 25-011-1001-500; Legal Description: THAT PART OF N 1/2 OF S 1/2 OF NE 1/4 LYING NE OF M-21. SEC 11 T6N R16E 0.42 A Flood Plain; Easement Or Access Across; Wetland Indicators;</p> <p>Summer Tax Due: \$48.99</p>	ALLEN RD KIMBALL;	\$1500.00	
6136	<p>Parcel ID: 25-520-0056-000; Legal Description: LOTS 220 TO 222 INC. ROOSEVELT PARK PLAT Comments: This vacant lot is approximately 0.41 acres of land. Located West of Woodrow Ave. Sits behind a home. Unable to find road access to the property. It's possible there is an easement to the property but it is not in the legal description. Can not guarantee there is legal road access to the property. Please do your homework before placing a bid. This would be a good purchase for one of the adjacent land owners that already have access to the property. Wooded. Gas, electric and phone are in the area. Commercial land use code 202. In the Port Huron Area School District. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$11.35</p>	ROOSEVELT ST KIMBALL;	\$1400.00	
6137	<p>Parcel ID: 26-036-3006-010; Legal Description: N 1/4 OF NE 1/4 OF SE 1/4 LYING NORTH OF A LINE DESC AS BEG AT E 1/4 COR TH S 87D 55M 25S W 1291.86', TH S 42D 03M 05S W 31.04' SECTION 36 T8N R13E .01A Comments: This vacant lot is approximately 0.01 acres of land. East of Kelly Road. Unable to find road access to the property. It's possible there is an easement to the property but it is not in the legal description. Can not guarantee there is legal road access to the property. This is a very small piece of land surrounded by farmland. Triangle shaped. Residential land use code 401. In the Capac Community School District. Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$1.13</p>	KELLY RD;	\$1200.00	
6139	<p>Parcel ID: 28-195-0017-000; Legal Description: LOT 15 EXC THE N 13.04' & ALL OF LOT 16 BLK 3 COTE PLAT AS RECORDED IN LIBER 31 OF PLATS PAGE 6, ST CLAIR COUNTY REGISTER OF DEEDS Dangerous Building; Fire Damage; Wetland Indicators; Condemned;</p> <p>Summer Tax Due: \$63.82</p>	2421 27TH ST PORT HURON;	\$5500.00	

6140	<p>Parcel ID: 31-011-1005-000; Legal Description: BEG N 85D 34M 16S E 140.03' FROM NW SEC COR, TH S 3D 11M 38S E 2.52', TH S 3D 36M 13S E 317.64', TH N 67D 12M 16S E 268.99', TH 924.53' ALONG ARC OF CURVE TO RIGHT, RAD 6073.58', LC BEARING N 71D 33M 55S E 926.64', TH N 14D 4M 26S W 12', TH S 85D 34M 16S W 1144.83' TO BEG SECTION 11 T6N R15E 3.90 ACRES. Comments: This vacant is approximately 3.90 acres of land. Runs along I-69 and Goodells Rd. Residential land use code 402. In the Port Huron Area School District. Wet land indicators visible in a few areas. The ground slopes down drastically from Goodells Rd but become level. Open and grassy. It appears to have road access from Goodells Rd but the bridge guardrail runs the full length of the West border. Powerlines run along the West border. Some minor debris along the road. Please contact the local government unit to get more information about building before making any bids on this property. Easement Or Access Across; Wetland Indicators;</p> <p>Summer Tax Due: \$508.58</p>	I-69 VL GOODELLS;	\$3000.00	
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Sanilac

Lot #	Lot Information	Address	Min. Bid	Sold For
6305	<p>Parcel ID: 171-120-002-002-00; Legal Description: MAP OF DECKERVILLE E 69 FT OF LOT 2 BLK 2 Comments: The house sits on approximately 0.13 acres of land. On the corner of Pine Street and Maple Street. Unfortunately this house is in very poor condition. The shingled roof is failing in multiple areas with large holes. The foundation is cracking and crumbling. The basement has about 3 feet of standing water. The floors on the main level feel uneven and soft. There is mold forming due the excess moisture. Wood siding has had most of the paint peel off. Overgrown vegetation all around the home. Some of the saplings growing next to the house are getting big and are most likely causing damage to the foundation. Boarded doors and windows. The house is full of debris and personal property. Animals have gotten into the home and are causing damage. There are two chimneys and one looks like it is worse in shape. There is cement work on it that is failing. This house will need a great deal of work to get it back into good living condition. Please be prepared. Gas meter has been removed. Electric meter still connected. There is a storage garage behind the home but it is in very poor shape. The roof is about to collapse. Residential land use code 401. Located in the Deckerville Community School District. Personal Property; Animal Damaged; Roof Issues; Foundation Issues; Mold; Boarded;</p> <p>Summer Tax Due: \$196.09</p>	3447 PINE ST DECKERVILLE;	\$1231.05	
6306	<p>Parcel ID: 171-160-010-003-00; Legal Description: TERPENNING ADDN TO DECKERVILLE LOT 3, BLK 10 Comments: The trailer sits on approximately 0.15 acres of land. The Property is located on a platted subdivision road but the road has not been constructed. There is legal road frontage on Wall St. Plat map provided in the photos. The trailer is in very poor condition. It looks like it was being used to store yard equipment like a riding mower. There is a ramp and a large door fabricated on the side of the trailer. The floors are falling through on the interior. The roof is in poor shape. Much of the ceiling has fallen off showing insulation. There are no electric meter or gas meter. Most likely does not have a septic or water. However all utilities are at the road. The trailer is sitting on blocks on dirt. Residential land use code 402. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Located in the Deckerville Community School District. Mobile Home; Personal Property; Roof Issues; Structural Issues; Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$20.46</p>	LUCHA DECKERVILLE;	\$497.22	
6309	<p>Parcel ID: 180-031-300-040-04; Legal Description: T11N R12E SEC 31 COM AT 485 FT N FR SW COR OF SEC TH N 200 FT TH E 558.8 FT TH S 200 FT TH W 558.80 FT TO POB 2.566 Comments: This vacant lot is approximately 2.56 acres of land. Small shed/hunting blind in the back. Some slight debris. Nothing difficult to clear out. Residential land use code 402. Please contact the local government unit to get more information about any building restrictions. E.g. Minimum Sq. footage requirement. In the Marlette Community School District. Open and grassy along the road with a few bushes. Level flat ground. Land Cover - Pasture/Hay: 1.10ac (42.8%), Woody Wetlands: 1.07ac (41.7%), Developed Open Space: 0.40ac (15.4%)</p> <p>Summer Tax Due: \$62.41</p>	KOYLETTE RD MARLETTE;	\$1395.24	
6310	<p>Parcel ID: 191-110-000-260-00; Legal Description: T14N R14E SEC 1 COM AT A PT 7 RDS E & 21RDS N OF SW COR OF E 1/2 OF E 1/2 OF SW 1/4 OF SEC 1, TH W 7 RDS, N 5 RDS, E 7 RDS, S 5 RDS TO BEG. Comments: This house sits on approximately 0.22 acres of land. Two bedrooms two bathrooms. Was unable to locate the basement entrance. Possible exterior entryway to basement has been overgrown with vegetation. There are a few sections of the shingled roof that are failing with large holes allowing rain in. The excess moisture has allowed black mold to form. The house looks like there has been DIY construction. Questionable work. The floors in the kitchen are down to subfloor and they feel very soft. There is debris and personal property throughout the home. Garage behind the home has been turned into a green house that is full of debris. There is debris surrounding the home. Mix of concrete, block and stone foundation looks generally solid but the North West section has some crumbling. Thick vegetation and saplings are growing up on and very close to the home. This house will need work before its back in good living condition. Residential land use code 401. Located in the Ugly Community School District. Incomplete Construction; Mold; Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$272.64</p>	8537 FIFTH ST MINDEN CITY;	\$10726.71	

6312	<p>Parcel ID: 230-002-100-030-02; Legal Description: T11N R15E SEC 2 COM AT THE NE COR, THENCE N89DEG48'33"W 1333.80 FT ALONG THE N SEC LINE TO THE POB. RUNNING THENCE S0DEG12'08"W 330 FT, THENCE N89DEG48'33"W 454 FT, THENCE N0DEG12'08"E 330 FT, THENCE S89DEG48'33"E 454 FT ALONG THE N SEC LINE TO THE POB. 3.439 ACRES Comments: ~3.16 acres. This is a large older farm house. Unfortunately it has been retrofitted to grow plants. The construction looks questionable and was most likely done without permits. Four bedroom two bathroom. There are items here that hint at someone being terminally sick. The house will need a major cleaning. The shingled roof looks fairly new most likely in the last 5 years or so. There are remains of the old shingles piled up around the house from when the new shingles were put on. Furnace and water heater are still present. Gas and electric meter are hooked up and active. There is food and personal property all throughout the house. The basement was damp. There is a sump pump but it appears to be broken. Wheelchair accessible ramp on the back of the home. The brick around the large wrap around porch is crumbling in a few areas and will need to addressed before it causes major damage to the structure. A few broken windows. There are multiple breaker boxes in the home as well as an older fuse box. Some of the breaker boxes look dangerous. These were most likely put in by the last owners and done without permits. This is a really interesting old house that deserves another chance. Would be a great fixer upper for someone that loves older homes. There is beautiful oak wood work throughout the home. Two stair cases to the second floor. Plenty of space for a large family. One of the outer buildings looks like it was used to house animals the other is a block foundation with block walls and a metal roof. This building has been over run with vegetation. Overgrown vegetation throughout the entire property. Sits on approximately 3.43 acres. Residential land use code 401. Located in the Carsonville-Port Sanilac School District. Land Cover - Cultivated Crops: 1.84ac (53.5%), Developed Open Space: 0.96ac (28.1%), Developed Low Intensity: 0.53ac (15.4%), Developed Medium Intensity: 0.10ac (3.0%) Foundation Issues; Personal Property; Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$347.95</p>	4388 SANILAC RD CARSONVILLE;	\$7999.41	
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Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature	Date	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.