

Public Land Auction

Southern Central Lower Peninsula

August 7th, 2026

Clinton, Gratiot, Ionia, Livingston, Livingston (Dnr), Montcalm, and Shiawassee 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).*

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Clinton
- Gratiot
- Ionia
- Livingston
- Montcalm
- Shiawassee

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.

Important Information Regarding Rules and Regulations

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

- Livingston DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

<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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ 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 DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is 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 DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-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 DNR recommends that a person who is interested in acquiring

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Clinton

Lot #	Lot Information	Address	Min. Bid
2000	Parcel ID: 010-017-300-040-00; Legal Description: BEG 155.31 FT E OF SW COR OF SEC 17 T5N R1W, TH NE'LY 534.09 FT ALG CURVE TO RT DELTA ANGLE OF 12 DEG 42 MIN 37 SEC, RADIUS OF 2407.55 FT, CHORD OF 532.99 FT BEARING N 31 DEG 01 MIN 11 SEC E, S 52 DEG E 100 FT SW'LY 203.91 FT ALG CURVE TO LEFT, DELTA ANGLE OF 5 DEG 03 MIN 47 SEC, RADIUS OF 2307.55 FT, CHORD OF 203.84 FT BEARING S 34 DEG 50 MIN 34 SEC W, S 228.76 FT, W 238.53 FT TO POB. Comments: Property is a single story home on Clark Road with an attached garage. Home appears to be occupied to some extent currently. Utilities on and lots of stuff in the garage that I can see through the window. Can't see into the house through any other window. Home looks to be in relatively decent shape on the outside with a shingle roof in good shape, I would say relatively new, aluminum siding all in good shape and what looks to be a poured foundation. I saw a few cracking areas in the foundation but nothing overly concerning. Lot is irregular shape and measures ~1.61 acres. I can't see the inside of the home but from the outside and what I can see in the garage I would say the home is probably in relatively good shape. It's not too large so if updates or restorations are needed costs would probably be minimal. The great thing about this property is the location! Very nice houses in the area and very quiet country setting on Clark Road. Two car attached garage looks like the doors are in good shape. I would say the windows of the house probably are the most needed updates. Small front yard but large so property is easy to maintain on the outside. Little bit of debris in the backyard and a shed. I'm not saying that there is a hoarder situation but there is quite a bit of stuff in the garage so I would assume the house to have quite a bit of belongings as well. Could be a great buy for the right purchaser! Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$648.89	5061 E CLARK ROAD BATH	\$10,782.87
2001	Parcel ID: 010-033-200-015-50; Legal Description: COM N 1/4 COR SEC 33, T5N R1W, TH S 8.21 FT TO C/L PARK LAKE RD, TH S 29 DEG W 392.82 FT ALG C/L, TH S 89 DEG W 536.22 FT TO POB, S 435.00 FT, S 89 DEG W 582.00 FT, N 435.00 FT, N 89 DEG E 582.00 FT TO POB. (NEW 2006 FROM 33-200-015-00). Comments: Property is vacant parcel off Park Lake Road in East Lansing. Property is ~582 x 435' and measures out to roughly 5.8 acres. Property is inaccessible by road and is accessible by foot through Township owned property on the north. Property looks to be primarily wooded with swamp-like conditions throughout the property. Property sits behind villas of Walnut Grove and is bordered by Oak Island Village on West edge of property. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$440.67	16086 PARK LAKE ROAD EAST LANSING	\$7,586.80
2003	Parcel ID: 050-110-000-017-00; Legal Description: LOT 17 AUTO PARK SUB. SEC 33 T5NR2W. Comments: Property is only the face, front, of the home and the foundation remaining. Not sure if there was a fire or a demolition that was never completed. Property is fenced in with neighboring yard. Could be a good lot, houses in the area are kept up relatively well and home was in a good location. May be able to rebuild here, would have to look into it. Right now you just have yourself the beginnings of a swimming pool! Additional Disclosures: 36; 50 (see key for full text) Summer Tax Due: \$1,118.14	553 E SHERIDAN RD LANSING	\$4,738.47
2004	Parcel ID: 050-200-000-013-00; Legal Description: LOT 13 DYERS SUB. SEC 28 T5NR2W. Comments: Property is a vacant lot in a neighborhood on Pearl Street near the corner of Florence Street. Property measures roughly 66 ft. x 140 ft And consists of lightly wooded land that heavily in the rear of the property. Not sure if buildable the way it but appears to have possibly had a home on it at one time as there is remnants of a garage pad in the back corner. Do your research. ~0.21 Acres. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$109.30	PEARL ST VACANT LANSING	\$1,021.11
2006	Parcel ID: 050-471-000-088-02; Legal Description: A PARCEL OF LAND FROM LOTS 87 & 88 SUPERVISORS PLAT OF VALLEY FARMS NO 2, SEC 33, T5NR2W DESCRIBED AS FOLLOWS: THE W 20 FT OF LOT 87 & THE E 37.93 FT OF LOT 88. SPLIT FROM 050-471-000-088-00 FOR 2017 ROLL. Comments: Property is a one and a half story home on Bennett Road in Dewitt. Homestead a little far back off the street. Home is currently occupied so pictures were limited to a few from the road. Property looks to be kept up relatively well and roof, siding and fixtures appear to be in decent shape from what I can see. Houses on both sides of the home and the property spans roughly 60 feet wide Buy 220 feet deep measuring ~0.30 acres. Home looks to be in good shape from the outside but not sure about the inside. If I had to guess I would say not bad shape from the looks of it. Neighborhood is nice and quiet and house sits on a dead end road. Lansing Public School District. Close to State Road and lots of restaurants and businesses Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$1,177.53	1345 BENNETT RD LANSING	\$6,870.26

2007	Parcel ID: 050-535-000-024-00; Legal Description: LOT 24 WINDY RIDGE NO. 2, SEC 30, T5NR2W. FROM 050-030-200-005-50 FOR 2004 ROLL. Comments: Property is a beautiful newer two story home with attached garage and matching shed out back. Home is currently occupied so pictures were limited to the street only. Home was receiving a fiber optic service install at time of visit. Home is located in a beautiful subdivision just south of Stoll Rd. Dewitt Public Schools. I can't say anything bad about this property other than I couldn't get a look inside! This is going to be a great one! Keep your eye on it Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$3,367.54	15120 IDYL CREST LN LANSING	\$14,536.25
2008	Parcel ID: 120-005-200-025-00; Legal Description: BEG. AT NW COR OF SEC 5 T7N R1W, TH E 24 RODS, S 7 RODS, W 24 RODS, N 7 RODS TO BEG, ALL BEING A PART OF COLONY LOT 46. Comments: Property is a 1 acre plot of land rectangular in shape roughly 400ft x 116ft. Pond in the middle. Surrounded by farm fields just south of Duplain off Watson Rd. There is a gate at the road as well, on the adjacent owner's property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$158.02	V/L N WATSON RD SAINT JOHNS	\$2,472.39
2009	Parcel ID: 150-006-400-010-00; Legal Description: COM AT 1/4 POST, SEC 6, T5N, R3W, TH S 00D21M27S W 396 FT ALONG E LINE OF SEC TO POB, TH S 00D21M27S W 239.25 FT, TH N 89D29M51S W 551.1 FT, TH N 00D21M27S E 239.25 FT, TH S89D29D51S E 551.1 FT TO POB. 3.03 ACRES M/L. Comments: Home is located on ~3 acres NW of Lansing near Eagle. Property features a ranch home and large quonset hut / barn out back. Several vehicles and a storage container present which we do not have title to. House was built in 1958, block foundation with a crawlspace. Roof appears newer but inside of now shows evidence of water infiltration in certain areas. Both the house and quonset hut are packed to the brim with personal property and garbage, plan on several dumpsters to clear this one out. Assessor information indicates 100ft well and 1000 gal septic, we make not representation whether either are merchantable. Nice quiet county setting, could be a nice place after everything is cleaned up. Additional Disclosures: 21; 6 6 (see key for full text) Summer Tax Due: \$592.59	11594 WACOUSTA RD EAGLE	\$5,708.42
2010	Parcel ID: 580-013-100-030-50; Legal Description: COM 387.88 FT S & 311.13 FT W OF THE NE COR SEC 13, T7N R1W, TH S 479.83 FT TO THE CL OF THE MAPLE RIVER, TH N 68D W 127.61 FT, TH N 63D W 227.72 FT, TH N 70D W 141.64 FT, TH N 52D W 84.81 FT, TH N 28D W 164.33 FT, TH N 41D W 75.97 FT, TH E 629.02 FT TO THE POB. 4.37 A. NEW 2004 FROM 121-013-100-030-00. Comments: Property is an auto shop on M-21. Auto shop still in business. Pictures were limited to outside only. Auto Shop looks like it may be private with no advertising. Structure itself looks very "in shape". Large garage door, lots of windows for lighting, Structure I would say is in great shape. There's another building, maybe an office of some type, that is in great shape as well. Looks like it may be a modular or a manufactured Vinyl siding, aluminum roof and a covered porch area This could be a great opportunity for somebody looking open up a shop around here. Parcel is zoned commercial B-2. On top of the two great structures the property itself is 4.42 acres With a very large pond in the center. Overall this is a great property! Additional Disclosures: 21; 17; 6; 33 (see key for full text) Summer Tax Due: \$2,591.22	9950 E M-21 OVID	\$19,188.56

Gratiot

Lot #	Lot Information	Address	Min. Bid
2600	Parcel ID: 01-020-022-00; Legal Description: COM 20 RDS S OF NE COR OF SEC, TH W 528 FT, S 42 FT, W 132 FT, S 94 FT, E TO CENTER OF RD, N 136 FT TO BEG, SEC 20-11-3. Comments: Property is a vacant heavily wooded on the west side of North Luce Road, just south of W Tyler Rd. Property appears to be heavily wooded and sits a little low off the road. Looks a little damp but I don't see any standing water from where I can stand. Property is a decent size measuring roughly 660 feet deep with approximately 135 foot of road frontage. Not sure if it's buildable the way it sits but it's plenty big enough. Property measures ~1.94 acres and is in a quiet country area just outside of town located in Alma Public School District. Summer Tax Due: \$88.14	N LUCE (2000) RD RD ALMA	\$802.54
2601	Parcel ID: 05-220-024-00; Legal Description: POMPEII W 1/6 OF LOT 24 & LOT 25. FULTON TOWNSHIP, GRATIOT COUNTY Comments: Property is an ~0.26 acre vacant lot on West Fulton Ave. Sitting on the southeast corner Of Fulton Ave and 3rd St in Pompeii. Lot measures approximately 80 feet by one 160 feet and has belongings from one of the neighbor sitting on it. Mounded up in the middle of the lot with remnants of what looks to be a house at one point A lot needs to be cleaned up and could be put back to use. Could be a good investment for the right person. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$57.91	W FULTON ST POMPEII	\$1,197.22
2602	Parcel ID: 05-220-078-00; Legal Description: CD L 917 P 1353 SD L 899 P 1293 POMPEII LOT 78 EX S 44 FT & ALL OF LOT 79. FULTON TWP., GRATIOT COUNTY. Comments: Things are rough all over at this one. Lots of rotting wood, cracked foundation, tree fallen and chopped up in the front yard, collapsing roof in areas of the house, mold and mildew situation going on inside, weak floors in lots of areas, sanitation is horrendous. All that said this place is probably condemned or should be. That's the bad, the good news is the lot size is very nice in the village. L shaped and measuring 0.43 acres. Lot dimensions are roughly 66 feet by 166 feet. The roof is decent in some spots but that's about the only decent thing I can find. The layout is very old fashioned interesting style. Conditions very bad I did not make it through the entire house or find the basement . Lots of closed blocked doors . But this place needs a full gut and then you can go from there. The garage outback is in bad shape as well. Metal roof seems to be holding up but just overall bad conditions. Nice neighborhood and close to a church and right in the village so that's a plus as far as community. Could be the right buy for the right person. Additional Disclosures: 21; 34; 66; 5; 32 (see key for full text) Summer Tax Due: \$325.00	115 W BURTON ST POMPEII	\$20,103.08
2603	Parcel ID: 05-760-048-00; Legal Description: DEED L 844 P 1254 WD L 523 P 149 RAINBOW LAKE HIGHLANDS LOT 48. FULTON TWP., GRATIOT COUNTY. Comments: Property is lot on Highland Drive with a garage on it but no home. Garage appears to be in relatively good condition and looks to have personal belongings inside and outside of property. Garage sits off road roughly 80 feet and roughly 24 foot by 36 foot deep. ~0.36 acres. Neighborhood is nice single family homes kept up very well and close to Rainbow Lake and Chicken Island! Fulton Township, Fulton Schools. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$116.61	HIGHLAND DR PERRINTON	\$2,304.32
2604	Parcel ID: 41-600-350-00; Legal Description: VILLAGE OF ASHLEY, GRATIOT COUNTY PHINNEY'S ADDITION LOTS 350, 351, & 352. ALSO TRAILER Comments: Property is a mobile home with a detached garage on Reed Street in Ashley. Lot measures roughly 130 feet by 200 feet of road frontage on Reed St. Mobile is in semi rough shape on the outside and inside, but not bad structurally and the roof is in good shape on the mobile. No signs of leakage just needs cleaned up, flooring, paint and fixed up on the inside a little. The garage is a different story. Failing roof on the S half all the way across. The walls and doors of the garage seemed to be straight so it may be able to be salvage but you definitely are looking at trusses and all the other fixings. Inside the mobile terrible as far as clutter or garbage. The main bathroom of the house is in bad situation but that's the worst room here. Actually smells pretty good inside the home. Almost like air fresheners and they're not covering anything up, miraculously! Nice Quiet Community and Ashley Community Schools. There is an Affidavit of Affixture for the mobile recorded with the Gratiot County Register of Deeds (L777 P782). Additional Disclosures: 5; 21; 17 (see key for full text) Summer Tax Due: \$829.91	174 S REED ST	\$11,243.25

2605	Parcel ID: 51-010-161-00; Legal Description: GEMSTONE FIELDS CONDOMINIUM UNIT 61 Comments: Property is a vacant lot in gemstone fields at the end of a cul-de-sac on Crystal Ct. Property is slightly rolling and slopes down off of the road roughly 8 feet below road elevation at the center of the property. One house at the south end and another house to the north. Nice new build subdivision with lots of beautiful homes. My only concern is the fire hydrant dead center at the road frontage . You would have to look into it. ~0.43 acres Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$1,241.52	163 CRYSTAL CT ALMA	\$5,556.02
2606	Parcel ID: 51-344-333-00; Legal Description: COM 54 1/2 RDS E AND 8 RDS 14 LKS N OF SE COR OF NW 1/4 OF SW 1/4 SEC 34-12-3 TH E 71 FT N 5 RDS W 71 FT S 5 RDS TO BEGINNING Comments: Property is a vacant lot on the corner of Gratiot and Walnut St. Situated on the northeast corner of the intersection this lot measures roughly 70 feet by 80 feet is ~0.13 acres, and it used to have a house on it which has been demolished within the past year. SEV does not accurately reflect this yet. Neighborhood is very nice and houses are kept up very well. Homes are single family older homes with modern updates and features. Close to town and lots of businesses. Alma Public Schools Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$136.61	702 GRATIOT AVE ALMA	\$29,244.78
2607	Parcel ID: 51-354-339-00; Legal Description: KENSINGTON HEIGHTS SUBDIVISION, LOTS 29-30-31. Comments: Property is a single story home on Hickory Street in Alma. Property is currently OCCUPIED so pictures were limited to a few from outside. Home looks older with shingle roof and relatively decent shape from what I can see. Aluminum siding also in decent shape and looks like a poured foundation but not certain. Overall home needs some updates and some TLC from the outside. Not sure about the inside. Backyard is fenced in and everything looks a little overgrown. They are keeping up with it but just barely. Overall this could be a good purchase for somebody looking to flip a property or possibly a small first starter home for somebody in the area. Close to town and Michigan Ave. Alma Public Schools. This property was in violation of the City of Alma's Anti-Blight Ordinance in October of 2023. We are unsure of the status of this violation or any clean-up that may or may not have occurred. For more information about the status of this violation please contact the City of Alma's Code Enforcement. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$2,138.41	1615 HICKORY ALMA	\$17,897.57
2608	Parcel ID: 51-354-755-00; Legal Description: HALL SHARRAR RIVERSIDE, SEC 35-12-3, COM AT SW COR OF LOT 90, THENCE N 58 FT E 61.4 FT S 19.3 FT S WESTERLY 72.4 FT TO BEGINNING BEING A PART OF LOT 90. Comments: Property is a smaller single story home on the corner of Michigan Ave and Bridge Ave. Situated on the northeast corner of the intersection. The home takes up most of the wedge shaped lot with only about a 30 by 30 triangle of grass to mow. Inside is smaller than the outside looks! which will make it nice and cheap for restoration. Home is definitely in restorable condition from what I can tell. Light mildewy smells and looks like lots of odd mushroom growth on the floor in one of the rooms. Didn't really hang outside for very long. I'm sure the electrical panel is hidden in one of these rooms. Not sure about the foundation it's hidden by the asbestos shingle siding . This one's gonna need a hefty amount of elbow grease and a couple dollars but it could be brought back to life relatively easily I believe. Would make a great flipper or rental! Additional Disclosures: 32 (see key for full text) Summer Tax Due: \$835.65	1003 MICHIGAN AVE ALMA	\$4,168.96
2610	Parcel ID: 53-750-009-00; Legal Description: WD L 491 P 248 E. W. SMITH'S ADDITION W 44 FT LOT 8 EX 22 FT OFF N END BLOCK 1. PROPERTY ADDRESS 203 EAST PROSPECT AVENUE Comments: Property is a vacant lot on the corner of East Prospect Street and North Clinton Street. Sitting on the northeast corner this lot measures 50 feet 110 feet, ~0.12 acres, and is flat as a pancake! Probably used to have a house on it at one time but that must have been some time ago. New sidewalks and road being put in at the time of visit. Property is close to (as in walking distance) parks, a Baseball diamond, elementary schools and the Pine River. Great location! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$71.49	203 E PROSPECT ST SAINT LOUIS	\$2,142.20

2611	Parcel ID: 53-750-064-00; Legal Description: WD L 485 P 1156 E. W. SMITH'S ADDITION LOT 6 BLOCK 6. Comments: Property is an old commercial building (Carburetor repair shop) on the corner of Gratiot and Union Street. Right across the street from Public Works department and middle school. Lot measures roughly 70 feet by one 130 feet and building takes up roughly half of the lot. The other half is open grassy yard on the corner. Building is a block built structure with lots of updates needed, but these structures are usually pretty solid. I'm guessing that's what you would be left with is a block shell because if it's wood on here it's rotting, rotted or ready to rot! Roof looks to be in pretty rough shape one area has failed and there is a large hole that's open to the elements. Neighborhood is clean and nice and houses are kept up well. Could be a great business opportunity for the right purchaser. I can see an auto mechanic shop here, resale shop, Multiple business opportunities once restored. I personally think restoration is possible but there is a lot of cracking in the block so you would have to do your due diligence. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 5; 13; 33; 21; 36 (see key for full text) Summer Tax Due: \$144.48	403 N UNION ST SAINT LOUIS	\$6,760.15
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Ionia

Lot #	Lot Information	Address	Min. Bid
3000	Parcel ID: 020-013-000-070-00; Legal Description: COM SW COR OF SEC 13, N 12RDS, E 14RDS, S 12RDS, W 14RDS TO POB. SEC 13-6-8 BOSTON TWP, IONIA COUNTY, MICHIGAN Comments: Property is a rundown storage barn on N east corner of Peck Lake Rd and Morrison Lake Road. Wooden construction with an old barn door and updated garage door probably 30 plus years ago. Property itself is 192 feet by 231 feet measuring slightly over one acre. I would classify the land as rolling. Large hills on center of the property running down towards the road on both sides. The property is in a nice quiet peaceful country setting. Only sounds around here are birds, bugs and the occasional car passing by! Summer Tax Due: \$148.54	5991 MORRISON LAKE RD SARANAC	\$3,044.80
3001	Parcel ID: 020-017-000-020-32; Legal Description: PT NE 1/4 SEC 17 COM E 1/4 PO TH N 415FT TO POB; TH W 25FT, TH N 25FT, TH E 25FT, TH S 25FT TO POB SEC 17 T6N R8W BOSTON TWP, IONIA COUNTY, MICHIGAN SPLIT ON 07/14/2000 FROM 020-017-000-020-00; SPLIT/COMBINED ON 09/08/2021 FROM 020-017-000-020-30; Comments: Property is 0.01 acre parcel of land (roughly 25' x 25') surrounded by 4 other privately owned wooded parcels. Little use for anyone other than an adjacent property owner. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$3.07	KYSER RD OFF LOWELL	\$682.97
3002	Parcel ID: 030-015-000-040-00; Legal Description: 2A IN SE COR OF N 1/2 OF NW 1/4 BEING 10RDS N & S BY 32RDS E & W SEC 15-5-8 CAMPBELL TWP, IONIA COUNTY, MICHIGAN Comments: Property is a single story home on Nash Hwy in Campbell Township. Home is in rough shape. Remnants of a shingle roof with no shingles left. Aluminum siding not in terrible shape but missing in some spots. Foundation looks to be poured where I can see and I'm guessing there is a crawl access somewhere . The main concern here is going to be the mold and mildew issues. Home is practically unbreathable with animal damage, mildew and I'm guessing mold. Really rough conditions. Not entirely sure this one is salvageable. You might have to strip it down to the foundation only! I think if you leave one wall up it's technically a remodel. Small pole barn in the back; Not in terrible shape but definitely needs cleaned out and cleaned up. Lot is 2 acres and dimensions are 166 ft by 525 ft roughly. Property looks to be moderately wooded and cleared out for the most part close to the home. Additional Disclosures: 21; 66; 32 (see key for full text) Summer Tax Due: \$313.61	11232 NASH HWY CLARKSVILLE	\$4,749.52
3003	Parcel ID: 080-050-000-135-00; Legal Description: ELECTRIC PARK LOTS 49, 50, 51, 72, 73, 74, 100, 101, 102, 125, 126, 127, 128 147, 148, 149. 150, 175, 176, 177, 178 SEC 33-7-5 Comments: Property is a single story home on Sunset Drive in Lyons. Appears to be an older mobile home with a roof-over addition. Home is on Park Street and Sunset in a small waterfront neighborhood on the Grand River. Home is in semi rough shape and is currently occupied so pictures were limited to outside only. Property has an odd shape with the home and garage located up front, and additional lots located to the rear. Please see the included aerial images showing property shape. Additional Disclosures: 6; 17; 33; 21 (see key for full text) Summer Tax Due: \$492.21	8318 SUNSET DR LYONS	\$8,451.21
3004	Parcel ID: 101-090-000-100-00; Legal Description: VILLAGE OF LAKE ODESSA VILLAGE OF BONANZA LOTS 43-44 ODESSA TWP, IONIA COUNTY, MICHIGAN Comments: Property is a two story home on Jordan Lake Avenue and Clark St; sitting on the northeast corner of the intersection. Home is an older two story single family home with a shingle roof, vinyl siding, and a poured foundation. Property also has a shed in pretty rough shape. Home is occupied at the moment. Pictures were limited to outside only. Overall property looks in semi decent shape. The roof lines all look good, minus a little bit of sagging over the front porch area. The roof in the back porch definitely has some issues showing signs of sagging and remnants of a tarp. Lots of garbage piled up leads me to believe conditions inside are probably similar. Handicap accessible ramp on the front is in decent shape but could use a paint job. Overall this property looks like it needs some TLC and spruced up a bit but could be turned around from what I can see. Now in addition to the shed there is a half quonset hut storage structure. Perfect place to put the tools to work on the home! This one is a perfect flip, or even a long term home for somebody looking in the area! Lakewood Public Schools and close to town and businesses. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$780.50	1708 JORDAN LAKE AVE LAKE ODESSA	\$3,952.73

3005	Parcel ID: 150-015-000-005-00; Legal Description: THE S 389 FT OF THE FOLL DESC PARCEL; COM AT SE COR OF NE 1/4 OF SEC, TH W 44 RDS, N 80 RDS, E 44 RDS, S 80 RDS TO POB. EXC BEG 1320.59 FT S OF NE COR OF SEC TH S 571 FT, W 726 FT, N 571 FT, E 726 FT TO POB. SEC 15-8-6 RONALD TWP, IONIA COUNTY, MICHIGAN Comments: This parcel is OCCUPIED. Please respect their privacy. Property is a mobile home with a pole barn on 6.8 acres with a pond. Mostly flat slightly rolling land. Property is currently occupied so pictures were limited. Could not locate anybody on property but dogs. Pole Barn is in great shape. Large door, Siding and roof look in good shape. Mobile home is older probably not worth much. The property itself is what has nice value here Semi level, semi rolling land with large wooded areas and open grassy areas. Pole barn and the pond are very nice addition as well. Additional Disclosures: 45; 6; 33; 17; 21 (see key for full text) Summer Tax Due: \$324.46	6535 STAGE RD FENWICK	\$4,327.36
3006	Parcel ID: 204-090-000-635-00; Legal Description: CITY OF IONIA SUP. INMANS ADDITION LOT 132 Comments: This parcel is OCCUPIED. Please respect their privacy. Home is badly burnt. I believe this place to be a goner inside. Full gut at a minimum. Inside of the front and upstairs of home burnt beyond recognition in most rooms. That being said the bones of the home seems solid. There is an occupant behind the home. He is a renter and he is currently finding a place to move his belongings. Small older garage in the back barn style with hanging door. Home sits on that sits high up off of Lafayette St, I would say probably 15 feet above street level. Driveway has retaining wall built from what looks to be old concrete. The sad thing is the outside has a lot of charm. Would love to see this home restored to its natural glory! Cool older neighborhood with lots of topography and houses are kept up relatively good shape for the most part. Not far from McConnell Park. Additional Disclosures: 21; 11; 6 (see key for full text) Summer Tax Due: \$2,672.98	446 LAFAYETTE ST IONIA	\$10,911.55
3007	Parcel ID: 204-200-000-055-00; Legal Description: CITY OF IONIA SUP. TAYLOR ADDITION LOT 11 Comments: Property large older home that sits high up off Jones Street roughly 60 feet off the road. Home has shingle roof, wood slat siding, and stone foundation. Nice deep lot leads back to asphalt pad where garage may have been. Small shed in the backyard and yard strewn with debris. Inside looks like construction was being done and abandoned in the process. Lots of the work is already complete. Just needs somebody to come in and finish up! very large old house with interesting character and I'm sure lots of stories in its past. Not sure if the boiler system is functioning but that is the heating mechanism and some of the rooms still have radiators. Structurally the home seems relatively solid as I walked through I don't feel any weak floors. Outside definitely needs some work as well. Cool woodwork but there is a lot of wood rot near eaves and valleys. That being said the roof does not look in terrible condition and the back portion of the home is in addition with a poured foundation, no basement. The stone foundation has signs of repair and report Foundation has slight cracking. This place needs cleaned up and brought back to life! Additional Disclosures: 34; 50; 21 (see key for full text) Summer Tax Due: \$3,360.56	421 JONES ST IONIA	\$13,546.29
3008	Parcel ID: 401-080-000-230-00; Legal Description: CITY OF BELDING BELDING LAND & IMP CO ADDN LOT 181 Comments: Property is a single story trailer or modular like home with a flat roof, vinyl siding, and almost no floors! this place is extremely rough and I don't see restoration happening in my opinion. Floor falling through, structurally unsafe, and unsound. That being said the street is nice and on the block other than this one are kept up relatively well. The lot itself measures 0.20 acres and roughly 66 feet x 132 feet. Backyard has half a privacy fence built behind home and a couple nice larger trees. Close to town and Belding area School district. Additional Disclosures: 36; 66; 5; 17 (see key for full text) Summer Tax Due: \$816.43	528 MERRICK ST BELDING	\$4,985.29
3009	Parcel ID: 402-140-000-240-00; Legal Description: CITY OF BELDING LUTHER ADDN LOTS 95 & 98 SPLIT ON 06/02/2008 FROM 402-140-000-245-00; Comments: Property is a vacant lot off Leroy in Belding. No road access but accessible through right of way. Neighbors may believe the unconstructed roadway is private. Property is 0.4 acres and measures Roughly 132 feet by 150 feet and is moderately wooded semi rolling semi level property. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$78.31	LEROY ST BELDING	\$970.11

3010	Parcel ID: 403-200-000-100-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 21 Comments: Property is a condominium unit in a commercial Plaza in Belding called Covered Village. Indoor/Outdoor Entrance and exit in a Plaza style mall. Formerly a fitness center this has enough square footage to probably be any commercial venture you choose! Open floor plan leaves lots of ideas and possibilities. I could see restaurant, fitness center, office space, fun center, lots of options. Inside the place needs work for sure but it's not terrible. Just a little ripped up from the last owners. The basement is a full gut. Looks like they've been dealing with water issues for quite some time and there is evidence water probably got 5 feet high were better, What's the Johnny Cash song? 5 feet high and risin'! Good news is the foundation looks solid from what I can see. This is a vastly large commercial building and I'm sure it was built to last. Right now they have a tiny sump pump running water directly out to the parking lot out the front door. Not sure it can keep up with the supply but there's definitely some water issues going on. Roughly one inch of standing water with lots of damage down here. Overall the place needs cleaned up and the basement needs addressing. This could be a great business opportunity for the right investor! Additional Disclosures: 66; 32; 15; 16 (see key for full text) Summer Tax Due: \$816.72	240 COVERED VILLAGE BELDING	\$3,761.67
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Livingston

Lot #	Lot Information	Address	Min. Bid
4200	Parcel ID: 4703-02-100-018; Legal Description: SEC. 2 T4N, R5E, BEG. 1070 FT. S AND 1379.7 FT. E OF NW COR. OF SEC., E 957.5 FT., S 28* 30' E 47.5 FT. W 300 FT, S 63*30'W 125.5 FT, W 563 FT, N 100 FT TO BEG, 2AC NOT TO INCLUDE (PER JUDGEMENT QUIETING TITLE 08-24-07, LIV CO CIRCUIT COURT CASE# 04-20624-CZ): PARCEL B PART OF NW 1/4 SEC 2, T4N,R5E, COM AT NW COR SEC 2, TH DUE S ALONG W LN SECT 2, 1070 FT TO POB, BEG TH N89*53'20" E 2014.24 FT TO TRAVERSE PT B, SAID TRAVERSE PT B BEING 16 FT FROM WATER'S EDGE OF LOBDELL LK, TH CONT N89*53'20" E 322.76 FT(PREV DESCRIBED AS DUE E 2337 FT TO CTR OF CHANNEL OF FLOWED LANDS), TH S23*33'12" E 39.77, TH ALONG LN AS OCCUPIED AND MONUMENTED N89*05'51" W 338.20 FT TO TRAVERSE PT C, SAID TRAVERSE PT C BEING 16 FT FROM THE WATER'S EDGE OF LOBDELL LAKE AND N00*55'33" W 30.53 FT FROM TRAVERSE PT B, TH CONT ALONG LN AS OCCUPIED AND MONUMENTED N89*05'51" W 642.58 (PREV DESCRIBED IN LIBER 496, PG 552, LIV CO , AS DUE W 957.50 FT), TH CONTINUING ALONG SAID OCCUPIED & MONUMENTED LN, N89*18'42" W 1372.33 FT (PREV DESRIBED IN LIBER 496 PG 552 AS DUE W 1379.70 FT) TO POB, CONT .92 ACRES MORE OR LESS & SUBJ TO A SANITARY EASEMT AS DESCRIBED IN LIBER 1102 PG 081, LIV CO, ALSO SUBJECT TO A UTILITY EASEMENT FOR CONSUMERS POWER CO AS DESCRIBED IN LIBER 246, PG 152 LIV CO RECORDS. Comments: Property is single story house with two detached garages with frontage on Lobdell Lake. Home is OCCUPIED so pictures were limited to a few from across the way. Home looks to be in relatively good shape. Property is deeded as two acres with what looks like roughly ~65 foot of lake frontage. Home is an older ranch style home with aluminum siding. Could use some updates but does not look in bad condition from what I can see. Two detached garages and property sits on what appears to be a private drive. Legal description indicates that there are sanitary and utility easements over a portion of the property. This could be a great investment for the right purchaser! Additional Disclosures: 21; 33; 30; 6 (see key for full text) Summer Tax Due: \$1,290.25	11558 ARGENTINE RD LINDEN	\$16,895.10
4201	Parcel ID: 4703-19-100-007; Legal Description: SEC 19 T4N R5E BEG ELY R/W LINE, HIDDEN LAKE DR, S 54*59'E FROM SE COR OF LOT 17, PLAT OF HIDDEN LAKE HEIGHTS, TH S 75*E 220 FT, TH N 130 FT, TH N 75*W TO ELY R/W LINE, HIDDEN LAKE DR, TH SLY ALONG SAID R/W TO POB Comments: Property is a single story ranch style home with a detached garage on Hidden Lake Drive. Rear of this property is waterfront to a couple of small ponds. Clear out some brush and you'll have a nice view of the water. Shingle roof, wood tongue and groove siding and a block foundation with walkout basement. Overall property needs quite a bit of updates but looks to be structurally sound. Inside smells very mildewy and damp. Lots of leftover belongings from previous owners. This one just needs cleaned up and some TLC. This could be a awesome house for the right buyer! Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$2,037.40	8650 HIDDEN LAKE DR HOWELL	\$3,203.93

Livingston DNR

Lot #	Lot Information	Address	Min. Bid
10078	Parcel ID: Parcel ID is TBD Livingston; Legal Description: Cedarwood Subdivision: That part of Lot 8 in T1N R5E Comments: VERY small triangular parcel. The property does not have a tax-id setup at the township/county level. Located on the northeast shore of Ore Lake off from Riverside Drive. The parcel is surrounded by private ownership and is only accessible via Ore Lake (no legal road access to Riverside Drive). The property is located about 6 miles south of Brighton MI. Did not wanna take a picture. It would be too confusing Additional Disclosures: 42; 9; 7; 75 (see key for full text) Summer Tax Due: TBA		\$1,300.00
10079	Parcel ID: 4715-13-302-029 4715-13-302-030; Legal Description: Huron Country Club Subdivision: Lots 323 and 324 Comments: The subject property is ~0.26 acre in size and is located near the end of Legrand Drive south of the Cranmore intersection about 5 miles south of Brighton MI. The property has lot dimensions of 80 feet X ~145 feet and is comprised of poorly drained mucky peat soil with 0 to 1 % slopes. The subject property has legal platted access to Legrand Drive. The paved portion of Legrand Drive stops about 60 feet north of the NW corner of the property. The open area directly to the south of the dead end is still a platted corridor that provides legal access to the subject property. The parcel is adjacent to 3 private landowners and is zoned within the WFR " Waterfront Residential District which requires a minimum of 1 acre and 125 ft. of width to meet local zoning to build. Since the property was platted in 1926 it may be grandfathered into current zoning ordinances. That said the subject property is likely too wet to build on especially to the east where there is ponded muck. Interested buyers are encouraged to contact Hamburg Township regarding zoning inquiries. Property is inaccessible by foot without trespassing. Looks like swampland or wetland. Additional Disclosures: 75; 8; 41; 42 (see key for full text) Summer Tax Due: TBA		\$600.00
10080	Parcel ID: 4714-31-301-048 4714-31-301-049; Legal Description: Patterson Lakewoods: Lots 10 and 11 Comments: The subject property is ~0.22 acre in size and is located east of Patterson Lake Drive north of the Patterson Lake and Max Drive intersection about 6 miles southwest of Pinckney MI. The property is comprised of well drained loamy sand soil with 12 to 18% slopes. The subject property has legal road access via a platted road that has not been constructed and is dedicated to the subdivision lot owners. Patterson Lake Drive does not front the property. The subject property is adjacent to 3 private landowners and is zoned within the Single-Family Lake Residential District which requires a minimum of 8500 sq. feet (0.2-acre) and 50 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Putnam Township regarding zoning inquiries. The property has dimensions of 100 ft. X 100 ft. Property sits off road and is accessible by foot through the woods. Moderately wooded with nice large trees and what I would consider rolling ground. Nothing visible. Probably a great place for Morrell hunting! Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$16,500.00
10081	Parcel ID: 4714-31-301-045; Legal Description: Patterson Lakewoods: Lot 5 Comments: The subject property is ~0.11 acre in size and is located east of Patterson Lake Drive north of the Patterson Lake and Max Drive intersection about 6 miles southwest of Pinckney MI. The property is comprised of well drained loamy sand soil with 12 to 18% slopes. The subject property has legal road access via a platted road that has been constructed and is dedicated to the subdivision lot owners. Oak Drive (unmarked dirt road) follows the platted corridor and provides access to the SW corner of the property from Patterson Lake Drive. The subject property is adjacent to 2 private landowners and is zoned within the Single-Family Lake Residential District which requires a minimum of 8500 sq. feet (0.2-acre) and 50 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Putnam Township regarding zoning inquiries. The property has dimensions of 50 ft. X 100 ft. Property is accessible by private drive but most likely not buildable. Slope far down to the pond off the road peppered with large nice trees and probably a thick amount of Poison Ivy at certain times of the year! Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$8,250.00

10082	Parcel ID: 4714-31-301-046; Legal Description: Patterson Lakewoods: Lot 6 Comments: The subject property is ~0.11 acre in size and is located east of Patterson Lake Drive north of the Patterson Lake and Max Drive intersection about 6 miles southwest of Pinckney MI. The property is comprised of well drained loamy sand soil with 12 to 18% slopes. The subject property has legal road access via a platted road that has not been constructed and is dedicated to the subdivision lot owners. Patterson Lake Drive does not front the property. The subject property is adjacent to 2 private landowners and is zoned within the Single-Family Lake Residential District which requires a minimum of 8500 sq. feet (0.2-acre) and 50 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Putnam Township regarding zoning inquiries. The property has dimensions of 50 ft. X 100 ft. Property accessible by foot. Mostly consisting of swampland with some larger trees. Definitely not buildable Additional Disclosures: 75; 8; 42; 41 (see key for full text) Summer Tax Due: TBA		\$8,250.00
10083	Parcel ID: 4714-32-200-033; Legal Description: Com NE cor HI-LAND LAKE SUB NO. 1 th S 77d 44' 40" E 10 ft along C.L. Patterson Lk. Rd. th S 2d 49' 35" W 342.75 ft to pob th S 68d 32' 50" W 5.23 ft, th S 10d 47' 40" E 72.65 ft, th N 40d 51' 40" E 69.6 ft, th N 49d 08' 20" W 44.11 ft, th S 68d 32' 50" W 22.47 ft to pob. Comments: Located north of the Riverbank Lane and Weiman Drive intersection on the south side of the channel in Hell Michigan. The property doesn't appear to have legal road access to Riverbank Lane and is near the Portage River Dam by Hi-Land Lake. Surrounded by 2 private landowners. Appears there may be a structure on the property. The parcel is zoned within the LR-1: Single Family Lake Residential District which requires 8500 sq feet and 50 foot of width to meet local zoning to build requirements. Interested buyers are encouraged to contact Putnam Township regarding zoning inquiries. ~2300 sq ft I will say it looks like a great fishing location! Additional Disclosures: 42; 75; 39; 7 (see key for full text) Summer Tax Due: TBA		\$2,600.00

Montcalm

Lot #	Lot Information	Address	Min. Bid
5100	Parcel ID: 004-004-022-00; Legal Description: COM 454.1 FT N OF SW COR OF NW 1/4 OF SE 1/4 TH E 300 FT TH N 174 FT TH W 300 FT TH S 174 FT TO POB SEC 4 T12N R8W Comments: Property is a mobile home with a roof and addition on Lakeview. The property is in rough shape. Currently OCCUPIED. Please respect privacy. Lots of things strewn throughout the yard and just generally unkept. Mobile sits on ~1 acres Looks like they added a garage at one point and somebody decided to enclose the garage with a shed like structure on the front. Pictures were limited on this one but the roof structure is decent looking from what is visible. Might be able to be cleaned up and fixed up a little bit and brought back to life. Not sure how much belongings will be left. Additional Disclosures: 17; 6; 33; 21 (see key for full text) Summer Tax Due: \$274.37	11426 N LAKEVIEW RD LAKEVIEW	\$2,444.14
5101	Parcel ID: 004-220-144-00; Legal Description: LOT 144 HONEYMOON HEIGHTS NO 2. Comments: !0.17 acre vacant lot located in the Honeymoon Heights Association, right next to a park. Houses in the area are in good shape. Property is low lying but no water visible. Moderately wooded with some medium trees and a couple large trees and mostly new growth. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.07	ELM DR LAKEVIEW	\$887.91
5102	Parcel ID: 004-220-145-00; Legal Description: LOT 145 HONEYMOON HEIGHTS NO 2. Comments: Right next to park, houses in area are kept up relatively well. Property is low lying and has standing water visible around tree area Not sure about being buildable, you would have to look into that. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$10.07	ELM DR LAKEVIEW	\$887.91
5103	Parcel ID: 004-220-184-00; Legal Description: LOT 184 HONEYMOON HEIGHTS NO 2. Comments: Lightly wooded with I would say rolling round covered with ferns. Can't see any water but there is definitely wet lots in the area. You would have to look into building. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$10.07	MAPLE DR LAKEVIEW	\$887.91
5104	Parcel ID: 004-220-228-00; Legal Description: LOT 228 HONEYMOON HEIGHTS NO 2. Comments: Property is low lying off the road but I don't see any water or Wetland foliage. Thick with brush a few medium sized trees and some deadwood. Not sure if this is buildable or not, you would have to look into it. The lot to the south has quite a few cattails, as well as the lot to the north. But I can't see any on this lot. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.07	MAPLE DR LAKEVIEW	\$887.91
5105	Parcel ID: 004-230-449-00; Legal Description: LOT 449 HONEYMOON HEIGHTS NO 3. Comments: Lightly wooded with some new growth and a few larger trees. Property slopes down to the north Pretty heavy. Would have to be heavily altered to be buildable I believe. Additional Disclosures: 49; 16 (see key for full text) Summer Tax Due: \$79.81	CHERRY DR LAKEVIEW	\$1,253.66
5106	Parcel ID: 004-240-751-00; Legal Description: LOT 751 HONEYMOON HEIGHTS NO 4. Comments: Heavily wooded and moderately wooded in some areas. Property slopes down to the northwest. Up from the road to the southeast is a pretty heavy incline. I doubt this one is buildable the way it sits. Could be useful to person in the area or for association / land ownership purposes. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$12.69	W SCHMEID RD LAKEVIEW	\$899.28

5107	Parcel ID: 008-011-010-65; Legal Description: SPLIT ON 8/28/98 FROM 008-011-010-23; W 139 FT OF E 366.9 FT OF N 430.49 FT OF NE 1/4 OF NW 1/4. SEC 11, T9N R8W. 1.37 AC M/L. SPLIT ON 10/29/2018 WITH 008-011-010-01 INTO 008-011-010-65; AND SPLIT ON 12/17/1997 FROM 008-011-010-22 AS LOT LINE ADJUSTMENT (NOTE: THIS PARCEL MAY NOT BE SOLD WITHOUT TWP LAND DIVISION APPROVAL UNLESS SOLD WITH 011-010-10 OR 011-010-60); BEG S 01 DEG 40'40" W 430.49 FT AND S 89 DEG 57'16" W 366.9 FT FROM N 1/4 COR SEC 11; TH S 89 DEG 57'16" W 139 FT; TH N 01 DEG 40'40" E 430.49 FT M/L TO N LINE OF SEC 11; TH E 139 FT ALONG SD N SEC LINE; S 430.49 FT M/L TO POB. SEC 11, T9N R8W. 1.37 AC M/L. SPLIT ON 10/29/2018 WITH 008-011-010-60 INTO 008-011-010-65; Comments: Property is a single story garage style home on County Farm Rd. Currently occupied so pictures were limited to outside. Looks like a small garage converted into a living residence. Metal Roof, tongue and groove siding and a shed built off of the front with a small privacy fence area in the back. Looks like there's just footings poured. And there is a large animal hole going in. Not a lot to look at here but it would make a good place to get away from the hustle of city life! if it were me I would probably build a new house on the property. Lot itself looks like it measures ~2.7 acres and is flat with utility pole in the middle. Eureka Township, Greenville Public Schools. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$184.40	7573 W COUNTY FARM RD GREENVILLE	\$6,791.30
5108	Parcel ID: 009-015-006-10; Legal Description: PART OF W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 DES AS BEG AT NW COR THEREOF; TH S 436 FT; E 100 FT; N 436 FT; W 100 FT TO P OF BEG SEC 15 T10N R6W. Comments: Property is a parcel of land with an old dilapidated mobile home. Measuring 100 feet wide by 436 feet deep this parcel is ~1 acre. Looks like sandy soil up front with a two track driveway. Front of the lot is cleared out for where the mobile is. The back half looks moderately wooded with some heavy shrubbery and a few tall trees. Nice quiet country Rd and it's paved so that's a plus! front of property is peppered with white pine trees and gives the front yard a little privacy. Homes in the area are mobiles as far as I can tell with permanent structures built around them including pole barns and roof structures so that lets you know what you can do! could be a good little getaway for somebody, unfortunately I do not think there is any saving this mobile. I found the well housing but I'm not sure if it's operational. Additional Disclosures: 66; 17 (see key for full text) Summer Tax Due: \$123.13	3632 E COLBY RD STANTON	\$4,464.34
5109	Parcel ID: 012-011-005-90; Legal Description: PART OF W 1/2 OF NW 1/4 OF NE 1/4, BEG 726 FT S OF NW COR THEREOF, CONT S 594 FT, E 330 FT, N 594 FT, W 330 FT TO POB SEC 11 T12N R6W 4.5 AC M/L Comments: Property is a vacant parcel off Cutler Rd. Parcel appears to be wooded and measures ~4.5 acres. Property has no know road access, while there could be an easement recorded we are unaware of any. Please do your research before bidding on this parcel. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$43.45	CUTLER RD EDMORE	\$1,291.03
5110	Parcel ID: 016-400-005-00; Legal Description: LOT 5 MOORE'S RAINBOW LAKE LOTS. Comments: Property is a beautiful lakefront lot on Johnson Rd. Rainbow Lake frontage (roughly 65 feet) With a nice beach and beautiful view! Beach needs to be cleaned up a little bit but the sand is nice and soft. Lot slopes down from the road to the lake quite a bit. Would probably need some terrain work fill ect. to build. Looks like there was some type of structure here before. Houses all around are in excellent shape and kept up very well. With 65 foot of frontage and running roughly 230 feet deep, lot measures approximately 0.33 acres. Keep your eye on this this is going to be a nice one! Summer Tax Due: \$393.63		\$5,572.34
5111	Parcel ID: 017-023-006-00; Legal Description: NW 1/4 NE 1/4 NW 1/4 EX N 435 FT SEC 23 T12N R10W. 3.41 A. Comments: Property is a decent sized lot measuring ~3.44 acres. Measuring roughly 660 feet deep with 230 feet of road frontage. Nice tall trees and peaceful property. The reason I'm talking about the lot so much is because of the cleanup job that needs to be done to make it beautiful again. On the front side up by the road there is a burned mobile that looks like it's been sitting for quite some time. A gambrel roof shed in the back in pretty much deplorable condition. But I can't see anything collapsing so you might be able to store your tools here while you chop up all of this old mobile home. Once you're done you'll have a nice piece of property that you can do with what you see fit I believe! Nice quiet country area with little traffic on a paved road. Tri County Area Schools Additional Disclosures: 11; 66 (see key for full text) Summer Tax Due: \$263.87	8897 LOVELESS DR HOWARD CITY	\$3,159.14

5112	Parcel ID: 018-503-046-00; Legal Description: LOTS 45,46 BLK 3, VILLAGE OF VESTABURG Comments: Property is a vacated road with a diagonal line running Northwest to SE. Property has old pathway running through the middle of and measures 0.20 acres. Right along the trail so that's a nice feature! right at the end of B Ave where it meets 1st Street. Aerial imagery suggests property may be intersected by 1st St. Property is likely too small to build, please check with the local building and zoning folks to ensure lot is suitable for your intended use. Additional Disclosures: 23; 9; 30 (see key for full text) Summer Tax Due: \$13.35		\$781.29
5113	Parcel ID: 018-503-058-00; Legal Description: 703-334 1993 W 1/2 OF LOTS 58 & 59 ALSO S 1/2 OF W 1/2 OF LOT 60, EX E 10 FT OF LOTS 58,59,& 60 ALSO E 1/2 OF THAT PORTION OF VACATED AVENUE C WHICH ABUTTS SAID LOTS. BLK 3, VILLAGE OF VESTABURG. Comments: Property is a single story home with a shed. Property is currently occupied. Spoke with the occupants and they were not thrilled about pictures so only a few from the road. Home looks like a manufactured with a shingle roof, vinyl siding and I'm not quite sure about the foundation. Home is in relatively decent shape. In need of some shingles for sure. The shed's not in the greatest shape but it's holding together and doesn't look like it's falling apart by any means. Yard is semi kept up so I would assume the home to be in the same condition. But you know what they say when you assume something. Neighborhood is relatively nice and most houses are kept up in better condition than this one. Right in the little town of Vestaburg, Vestaburg Community Schools. ~0.08 Acres. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$159.03	8811 2ND ST VESTABURG	\$2,422.11
5114	Parcel ID: 018-504-069-00; Legal Description: LOT 69 BLK 4, VILLAGE OF VESTABURG Comments: Property is a very small vacated piece of a road in a triangle shape measuring 0.05 acres right along Fred Meijer Heartland Trail. I'm sure it's too small to build. It's accessible by foot only Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$5.54	VESTABURG	\$1,588.36
5115	Parcel ID: 019-013-040-40; Legal Description: PART OF THE S 1/2 OF THE SE 1/4 OF SEC 13; DESC AS BEG 425 FT S OF THE NE COR THEREOF; TH W 373 FT TO POB; TH W 276 FT; TH N 240 FT; TH E 276 FT; TH S 240 FT TO P OF BEG SEC 13 T10N R7W SPLIT ON 03/15/2010 FROM 019-013-040-11, 019-013-040-20; Comments: Parcel is a predominantly wooded lot with a small clearing on the N West corner. Parcel sits behind former owners other parcel so access was through that. Would have to look into easements or other access point. Parcel is moderately to heavily wooded with lots of pine and oak trees. Measuring ~1.5 acres and is roughly 260 feet by 240 feet. Nice little wooded lot! Central Montcalm Public Schools Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$80.98	107 W EVERGREEN RD STANTON	\$1,732.01
5116	Parcel ID: 020-015-007-10; Legal Description: THAT PART OF THE NE 1/4 OF SEC 15, T12N, R9W, WINFIELD TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DES AS BEG IALONG SAID BANK; TH N 33DEG26'59N THE NE CORNER OF SAID SEC ; TH S 462.89 FT; TH S 83DEG51'57"W 443 FT TO A POINT ON THE EASTERLY BANK OF THE STRANGE AND BARNSTEAD DRAIN; TH N 19DEG28'55"E 409 FT ALONG SAID BANK; TH N 33DEG26'59"E 109 FT CONTINUING ALONG SAID BANK; TH N 00DEG47'10"W 219.09 FT PARALLEL WITH THE SEC LINE BETWEEN SEC 14 AND SEC 15 TO A POINT ON THE N LINE OF SEC 15; N 83DEG37'27"E 239.20 FT ALONG SAID LINE TO THE POB.THIS PARCEL CONTAINS 4.9 ACRES MORE OR LESS. SPLIT/COMBINED ON 10/23/2020 FROM 020-015-007-00; Comments: Property is a large irregular shaped parcel on Tamarack in Winfield. Front portion of parcel is fenced off with horses. So occupied I suppose? Well occupied by horses anyway! Fence appears to run over property lies as well so possible encroachment issues. The back portion is heavily wooded and runs along I believe a drainage line. If you can look in the pictures and see the trees that is the property. It also encompasses the front road frontage approximately 235 feet. Lakeview Community Schools. ~4.9 Acres. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$48.69	W TAMARACK RD HOWARD CITY	\$890.63

5117	Parcel ID: 041-621-002-00; Legal Description: 133 FT N & S BY 65 FT E & W IN SW COR OF THE W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 SEC 21 T12N R6W. Comments: Property is a single story home on East Main Street in Edmore. Shingle roof aluminum siding with some tongue and groove and a mixed block/poured foundation. Overall property just needs some TLC and spruced up a bit. Home is in relatively decent shape. Could use some paint, some flooring (Some including the entryway is actually in good shape) And justice overall Attention everywhere. Roof has a couple WAVY lines but I didn't see any type of leakage inside the home. The Shingles actually aren't falling apart or anything but they could use replaced. Inside the home is smaller but still three bedrooms. Looks like they converted the garage into two bedrooms at some point. Before that it was probably a one bedroom. That would explain the strange layout as well. Overall this property could be flipped into profit relatively easy. Could be a good rental or long term investment for somebody. Just outside of town in Montabella School District. Summer Tax Due: \$784.65	1455 E MAIN EDMORE	\$6,309.74
5118	Parcel ID: 047-124-005-00; Legal Description: LOT 5 BLK 24 VILLAGE OF HOWARD CITY. Comments: Property is a vacant lot on Godfrey Street in Howard City. It looks like there used to be at home here at one time. Flat lot now, with just a sidewalk approach headed nowhere. Lot is relatively small in size measuring 0.1 acres tucked between Godfrey Street and North Muencher St. Houses on the street are kept up relatively decent and smaller. May be buildable, you would have to look into that. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.19	121 GODFREY ST HOWARD CITY	\$1,267.80
5119	Parcel ID: 047-435-686-21; Legal Description: LOT 21 BIRCH RUN NO. 2 Comments: Property is vacant lot on the corner of Silver Birch and Washburn Road. Lot measures roughly 115 feet deep by 160 feet of frontage on Silver Birch Street, however most of the lot is subject to a private drainage and stormwater detention easement, as indicated on the plat map included in the photos. Actual usable area is close to ~50 of road frontage by 80 ft deep. Looks like it is a retention pond used for drainage from two different areas. Large berm in the middle with a U shaped depression. Visible sewer drainage cap and dry bottom. This one doesn't look buildable the way it sits. You would have to look into what the original plan was and if there are any options available. Nice neighborhood with newer built homes. Additional Disclosures: 49; 30; 9 (see key for full text) Summer Tax Due: \$74.64	SILVER BIRCH HOWARD CITY	\$2,133.68
5120	Parcel ID: 052-567-002-00; Legal Description: LOT 2 EXC E 10 FT BLK G MOON'S ADDITION TO CITY OF GREENVILLE. Comments: Parcel is a vacant lot on East North Street in Greenville between N 1st and N 2nd on the south side of the street. Property looks like it used to be a side yard for house that sits on Second Street and housed above ground pool I'm guessing. Before that it may have had a home on it there is a sidewalk running from the street to the front of the privacy fence that was put up. What is generally flat and slopes down from the road a little bit and is roughly 130ft deep with 55 ft of frontage on E North St. Measuring 0.17 acres I would think this lot would be buildable but you would have to look into it. Greenville Public Schools Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$240.06	Z-VAC	\$2,070.93
5121	Parcel ID: 052-654-003-00; Legal Description: LOT 3 BLK 14 RUTAN'S THIRD ADDITION TO VILLAGE (NOW CITY) OF GREENVILLE. Comments: Property is a one and a half story home on Washington just west of town. Property I would say to be in restorable condition. But it definitely needs to be restored. Everything structurally seems very sound. Definitely lots of cosmetic work as you can see and lots of clean up as far as garbage animal you know what and other items. I did not get into the basement and it was tough to get into the upstairs but glad I did because it was the cleanest room in the house. Bring your gas mask to this one it's pretty foul but definitely restorable as far as I can tell. Roof is not actually in terrible condition but limbs of the trees need to be addressed pretty soon. Foundation looked to be pretty good from what I could see. Siding definitely had some issues and there was some wood rotting around windows and porch area. Smaller but the view from the backyard is nice. You can see the river! Not riverfront but I would say Riverview! Additional Disclosures: 66; 63; 21 (see key for full text) Summer Tax Due: \$1,849.51	409 W WASHINGTON ST GREENVILLE	\$9,457.51
5122	Parcel ID: 053-119-007-51; Legal Description: W 1/4 OF LOT 7, BLOCK 19, ORIGINAL PLAT OF CITY OF STANTON SPLIT FROM 59-053-119-007-00 TO 59-053-119-007-51 Comments: Property is a skinny vacant lot measuring roughly 16 feet wide by 165 feet deep. Not too much to do with this one... It's got three of the nicest trees though ! Something's better than nothing! Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$237.59	W DAY ST STANTON	\$1,961.53

5123	Parcel ID: 053-390-007-00; Legal Description: L503 P253 LOT 7 EX N 50 FT H H MILLS ADDITION TO VILLAGE (NOW CITY) OF STANTON. Comments: Property is a vacant lot on East Bellevue between Railroad St and North Mill Street. Parcel is on the north side of the road and measures roughly 0.17 acres with 66 foot of road frontage. Looks like there was a house here at one time but no longer was probably a long time ago as well. If at all, but usually just tall grass now with a few trees in the front and a privacy fence on the neighboring property to the back. Central Montcalm Public Schools Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$135.58	325 E BELLEVUE ST STANTON	\$1,514.19
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Shiawassee

Lot #	Lot Information	Address	Min. Bid
6700	Parcel ID: 002-14-400-027-01; Legal Description: SEC. 14, T8N, R2E. PT OF SE 1/4: COM AT A PT WHICH IS 937.78 FT ELY ALG S LN OF SEC & 165 FT NLY PARL TO W LN OF E 1/2 OF SW 1/4 OF SE 1/4 OF SEC FROM S 1/4 POST OF SEC, TH WLY 216.84 FT TO W LN OF E 1/2 OF SW 1/4 OF SE 1/4 OF SEC, TH NLY ALG W LN 75 FT, TH ELY 216.84 FT, TH SLY 75 FT TO BEG. Comments: Property is a vacant lot off of Main Street in Henderson. Lot sits behind Auction Lot 6701. Technically no road access but there may be easements to the property. You would have to look into that. Property itself is a garden for most of it with a fence around it and measures ~0.37 acres. This could be a nice addition to your lot if you're the winning bidder on Auction Lot 6701! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7; 21 (see key for full text) Summer Tax Due: \$28.67	MAIN ST HENDERSON	\$482.32
6701	Parcel ID: 002-14-400-030; Legal Description: SEC. 14, T8N, R2E BEG ON S SEC LN 170.39 FT E OF MAIN & SAGINAW ST, TH E 66.24 FT, N 0°45'W 165 FT, W 66.24 FT, S 0°45'E 165 FT TO BEG. Comments: Property is a vacant lot on Main Street in Henderson in between 205 and 215. Property has a two track driveway and a few trees and measures 0.25 acres. Nice little place for a fire pit! In the village of Henderson this quarter acre lot could be yours to do what you see fit, within reason! Summer Tax Due: \$41.29	MAIN ST HENDERSON	\$1,003.90
6702	Parcel ID: 004-10-400-007-13; Legal Description: AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS BEGINNING AT A POINT THAT IS S00A°00'00"E ON THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 245.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE S88A°24'30"W 800.00 FEET; THENCE S78A°15'16"W 160.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 68A°15'16", A RADIUS OF 141.00 FEET AND A CHORD BEARING AND DISTANCE OF S44A°07'38"W 158.21 FEET; THENCE S10A°00'00"W 192.90 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49A°16'14", A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF S34A°38'20"W 25.01 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 286A°04'30", A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF S83A°45'33"E 90.19 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56A°47'48", A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF N18A°23'54"W 28.54 FEET; THENCE N10A°00'00"E 184.62 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68A°15'16", A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF N44A°07'38"E 84.16 FEET; THENCE N78A°15'16"E 154.28 FEET; THENCE N88A°24'30"E 792.16 FEET TO THE EAST LINE OF SAID SECTION 10; THENCE N00A°00'00"E ALONG SAID EAST LINE A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING. Comments: Property is a private road. Oak Ridge Rd to be exact. Private Road for subdivision, 7 houses back here. The road comes with its own cul-de-sac and rock! PLEASE NOTE: Parcel is subject to an easement for ingress and egress to access the 7 seven houses located on Oak Ridge Rd. The property owners located on this road will retain their easement rights and access to use the road after the sale. The purchaser of this parcel cannot cut off or restrict access to this road. Please do your research if considering bidding on this parcel as it may have little value or use as a stand alone parcel. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$7.26	OAK RIDGE RD NEW LOTHROP	\$474.47
6703	Parcel ID: 007-40-027-020; Legal Description: GEO T ABREY'S WOODLAWN PARK-T7N-R3E LOTS 20 & 21, BLK. 27. ALSO N 1/2 OF CLOSED ALLEY ADJ TO SAID LOTS. Comments: Property is a vacant urban lot on Griffin in Owosso. Property has a few trees and is nicely shaded. Property measures ~0.19 acres. Neighborhood is nice and homes are kept up relatively well. Close to town, Shiawassee River and local parks. Could be a nice little lot someone! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$64.54	GRIFFIN AVE OWOSSO	\$2,856.23
6704	Parcel ID: 007-46-005-012; Legal Description: EVELETH'S SUB. CALEDONIA TWP LOTS 12-13 BLK 5 Comments: The property is a vacant lot on Owosso Avenue between 2021 and 2011. Property has tall grass and appears to measure ~0.3 acres. Houses in the vicinity are kept up very nice and property is close to Student Learning Center. Nice lot in a nice neighborhood, could use a nice new house! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$123.19	OWOSSO AVE VACANT OWOSSO	\$3,794.81

6705	Parcel ID: 010-70-004-009; Legal Description: SEC 5, T6N, R2E VILLAGE OF BENNINGTON LOT 9, BLK 4 EX N 20 FT Comments: Property is a vacant lot on West Bennington Road. Just West of South Ruess Rd. Property measures ~0.13 acres And is situated between two older structures that were once commercial use. One looks like an old store that has been neglected and the other an old garage that looks neglected. Property probably had something to do with them at some point period now it's a flat vacant lot with a tiny aluminum shed on the back and trees along the property lines. Could be yours for the right price! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$63.75	BENNINGTON RD OWOSSO	\$1,335.93
6706	Parcel ID: 012-47-044-000; Legal Description: LEISURE LAKE CONDO SUB VERNON TWP UNIT 44 Comments: Property is located in the Leisure Lake Association. There is a park model mobile with a Florida room and a shed on the property. Park model and Florida Room are in rough shape. Very mildewy smelling throughout. Definitely needs cleaned up. The lot is nice! This is location in the Leisure Lake Condominium Association. More information on the Association, including the Association Map and 25 things to know before buying at Leisure Lake, can be found in the related links and documents section below! PLEASE NOTE: This auction is for the real estate only and does not include title to the travel trailer parked on the property. Annual associations dues for Leisure Lake are \$2,300 for the fiscal year 05/01/26-04/30/27. The association has agreed to prorate these dues for this auction, a total of \$1,675.62 will be do for the remainder of the fiscal year association fees. Additional Disclosures: 32; 17; 21; 68; 16 (see key for full text) Summer Tax Due: \$44.74		\$1,007.48
6707	Parcel ID: 012-47-098-000; Legal Description: LEISURE LAKE COND SUB VERNON TWP UNIT 98 Comments: Property is a mobile unit with a deck and an addition. The addition is supported on a block/stilt foundation Looks like it's holding up OK but could have some sinking issues eventually. Deck is in rough shape needs to be redone. I did not get inside of the mobile it was screwed shut but from the outside it doesn't look to be in the greatest shape. Not sure about this but the lot is great! More information on the Association, including the Association Map and 25 things to know before buying at Leisure Lake, can be found in the related links and documents section below! PLEASE NOTE: This auction is for the real estate only and does not include title to the travel trailer parked on the property. Annual associations dues for Leisure Lake are \$2,300 for the fiscal year 05/01/26-04/30/27. The association has agreed to prorate these dues for this auction, a total of \$1,675.62 will be do for the remainder of the fiscal year association fees. Additional Disclosures: 68; 16; 33; 21; 17 (see key for full text) Summer Tax Due: \$32.11		\$1,087.61
6708	Parcel ID: 012-47-175-000; Legal Description: LEISURE LAKE COND. SUB. VERNON TWP. UNIT 175. Comments: Property is a campground lot in Leisure Lake. Gravel on one section and a little bit of grass in another. Looks like there was a mobile moved at some point. Nice little lot in Dead End area. Leisure Lake Campground has lots of amenities and tons of things to do! Great place if you have kids and need a place to get away without the "up north" drive! More information on the Association, including the Association Map and 25 things to know before buying at Leisure Lake, can be found in the related links and documents section below! Annual associations dues for Leisure Lake are \$2,300 for the fiscal year 05/01/26-04/30/27. The association has agreed to prorate these dues for this auction, a total of \$1,675.62 will be do for the remainder of the fiscal year association fees. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$9.17		\$728.93
6709	Parcel ID: 014-03-200-002; Legal Description: SEC 3, T5N, R2E COM AT NE COR OF E 1/2 OF NE FRL 1/4, W 18 RODS, S 54 RODS, E 18 RODS, N 54 RODS TO BEG EX S 4 ACRES THEREOF ALSO 14 FT R/WY OVER W SIDE OF ABOVE DESC LD FOR INGRESS & EGRESS 2 ACRES TOGETHER WITH EASEMENT FOR INGRESS & EGRESS L773-959 Comments: Property is a single story home with an attached garage and an addition. Home looks to be in good shape from what I can see. It is currently OCCUPIED so pictures were limited to a few from the road. House sits on ~two acres of wooded property and landscaped lawn. Also on a pond. Very nice property and would be a great investment for anybody interested. Can't see the inside of the house but the outside looks like it's in good shape and I would imagine the inside to be in decent shape as well. Surrounded by farmland very quiet quaint country setting. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$937.69	1983 W MILLER RD MORRICE	\$5,013.99

6710	Parcel ID: 020-48-005-014-00; Legal Description: SUB OF OUT LOT F OF DURAND LAND CO 3RD ADD. LOTS 14, 15, 16, 17, 18, 19, BLOCK 5. Comments: Property is a vacant lot on Clare in Durand. Lot appears to have had a structure at one point, no longer the case. Still has the shed. Property on the corner of Clare and Monroe. Moderately wooded with some heavy overgrowth where the driveway once was. Old Privacy friends running along the Monroe Street side. Property measures ~1 acre It is an ~300 x 150 rectangle. Nice quiet country setting. Houses in the neighborhood are nicer newer built structures. Could be a great lot for the right person! Summer Tax Due: \$605.66	717 CLARE ST DURAND	\$7,434.32
6711	Parcel ID: 024-52-000-082; Legal Description: PERRY OAKS NORTH LOT 82 Comments: Property is a mobile home with a roof structure on Bath Road in Perry. Property like it may have been recently OCCUPIED or could possibly be currently occupied. Only pictures of outside were taken. Mobile home is in pretty rough shape and the roof structure is semi decent shape. No major holes in the roof structure but definitely needs work and updates. The mobile home itself is older probably 60s or 70s double wide with aluminum siding. There are things strewn throughout the yard including brush, trash, and other debris. Lawn overgrown and debris out by the road where trash would be indicating possibly recently moved out (Past few months) Overall property is unkept but could be manageable depending on inside. Lot itself has a few nice larger trees and measures ~0.20 acres. Nice little quiet country setting. Additional Disclosures: 6; 33; 17; 21 (see key for full text) Summer Tax Due: \$1,841.54	3224 W BATH RD PERRY	\$4,619.44
6712	Parcel ID: 050-113-012-011-00; Legal Description: NORTH 14 FEET OF THE SOUTH 1/2 OF LOT 3, BLOCK 12 OF THE PLAT OF CITY ASSESSOR'S PLAT NO. 3, CITY OF OWOSSO, SLIT FROM 050-113-012-002-00 FOR 2023. Comments: Property is a vacant ~14 foot strip of land Measuring ~120 feet deep. There is a shed at the very back of the property. Not sure what you could do with this but it already has a shed for storing things! could be yours if the bidding is right! nice town and houses in the vicinity are decent. Close to railroad tracks parks and other local businesses. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 9 (see key for full text) Summer Tax Due: \$16.41	S CHIPMAN ST OWOSSO	\$486.51
6713	Parcel ID: 050-114-006-001-00; Legal Description: COM AT NE COR BLK 6 CITY ASSESSORS PLAT 4 TH S 132' W 132' N 132' E 132' TO BEG (EX N 66') Comments: Looks like there used to be a house here at one time on this property situated on the corner of South Cedar and Hampton. Property has a few larger trees around the perimeter and is flat throughout the middle with tall grass. Previous address of 1122 S Cedar. Property is across the street from elementary school and situated in a nice neighborhood with older single family homes that are kept up very well. Lot measures ~0.20 acres. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$97.29	1122 S CEDAR ST OWOSSO	\$7,703.72
6714	Parcel ID: 050-380-003-013-00; Legal Description: E 44' OF THE N 1/2 OF LOT 7 BLK 3 LAUBENGAYERS ADD Comments: Property is a vacant lot on East Mason. The property is a flat lot with two trees and measures ~0.12 acres. Houses in the vicinity are kept up very well. Close to town, restaurants businesses and much more. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$64.86	810 E MASON ST OWOSSO	\$869.21
6715	Parcel ID: 050-380-003-016-00; Legal Description: E 22' OF N 1/2 LOT 8 & THE W 22' OF N 1/2 LOT 7 BLK 3 LAUBENGAYERS ADD Comments: Property is a vacant urban lot on E in Owosso. Property butts up to Auction Lot #6714 on eastern property line. Property is flat with a large tree and a fence on the Western property line. Property is close to town, parks, businesses and restaurants. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$64.86	804 E MASON ST OWOSSO	\$869.21

6716	Parcel ID: 050-602-004-006-00; Legal Description: LOT 6 BLK 4 M L STEWART & CO'S 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: Property is a two story home with a detached what was once a garage now a shed. Home is in pretty bad disrepair. Looks like somebody started construction to redo and never got there. I'm not sure if they left a mess or if they never cleaned up the mess. Looks like a project gone completely awry if you ask me. Upstairs is showing signs of serious roof damage and is completely gutted. The rest of the house is a mess of trash and debris. Looks like they started working on the siding and never got there. Started working on the roof and never got there. Started working on the upstairs and never got there. Well here's your chance to get there! Would need a lot of work but the area is nice and the homes in the vicinity are kept up well and are older single family homes. The garage is in decent shape structurally but the roof is shot and the back has a shed like portion that has a completely collapsed roof. The foundation has lots of signs of repair and does not look in the greatest shape but it's holding up. This one needs a good chunk of change and a good set of hard working hands! Additional Disclosures: 5; 66; 63; 34; 50 (see key for full text) Summer Tax Due: \$681.41	817 ISHAM ST OWOSSO	\$7,684.87
6717	Parcel ID: 050-652-010-024-00; Legal Description: LOT 30 BLK 10 A L WILLIAMS 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: Property is a vacant lot South Park St just south of East Ridge Street. Property looks like it may have had a house at one time but it must have been long ago. Looks to be flat with a couple trees on the surrounding property lines. Property measures ~0.13 acres. Close to town, parks and businesses. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$64.86	917 S PARK ST OWOSSO	\$7,168.75
6718	Parcel ID: 050-660-022-004-00; Legal Description: THE S 10' OF LOT 1 & ALL OF LOTS 2 3 4 5 6 & 7 BLK 22 & ALL OF VACATED GENESEE ST LYING BETWEEN ELM AND HOWELL STREETS OF AL & BO WILLIAMS ADD TO THE CITY OF OWOSSO (EXCEPT THE S 115' THEREOF) Comments: Property is a larger vacant Commercial/industrial Lot on Howell St just south of Clinton. Property is flat with some cement padding and a few trees along the Howell Road section. Lot measures ~0.93 acres and stretches the entire length between Howell St and Elm St. Could have multiple uses property to the S looks like light industrial building of some type. Could be a great investment opportunity for the right purchaser! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$949.85	216 S ELM ST OWOSSO	\$75,844.25

Additional Disclosures Key

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

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

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

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

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

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

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

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

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

property.

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

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

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

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

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

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

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

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

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

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

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

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

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines,

or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***

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

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.) ☐ City ☐ Township ☐ Village				5. Purchase Price of Real Estate	
				6. Seller's (Transferor) Name	
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 found on the property tax bill and on the assessment notice.				8. Buyer's (Transferee) Name and Mailing Address	
				9. Buyer's (Transferee) Telephone Number	

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

10. Type of Transfer. <u>Transfers</u> 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. ☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) _____					
11. Was property purchased from a financial institution? ☐ Yes ☐ No		12. Is the transfer between related persons? ☐ Yes ☐ No		13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No			15. Amount Financed (Borrowed)		

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____
 Relationship of Buyer to Seller: _____
- ☐ 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____
 Relationship of Buyer to Seller: _____
- ☐ 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, as described in MCL 211.27a, 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		Email 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(6): "Except as otherwise provided in subsection (7), 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, subject to subsection (9), all of the following must 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 one of the following, as applicable:
 - (i) For property owned and occupied as a principal residence, \$200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.
 - (ii) For all other property, \$4000.00