

Public Land Auction

Bay/Tuscola

August 29th, 2017

Bay, and Tuscola Counties



Location:

Doubletree Hotel Bay City
Riverfront
1 Wenonah Park Place, Bay City,
MI 48708

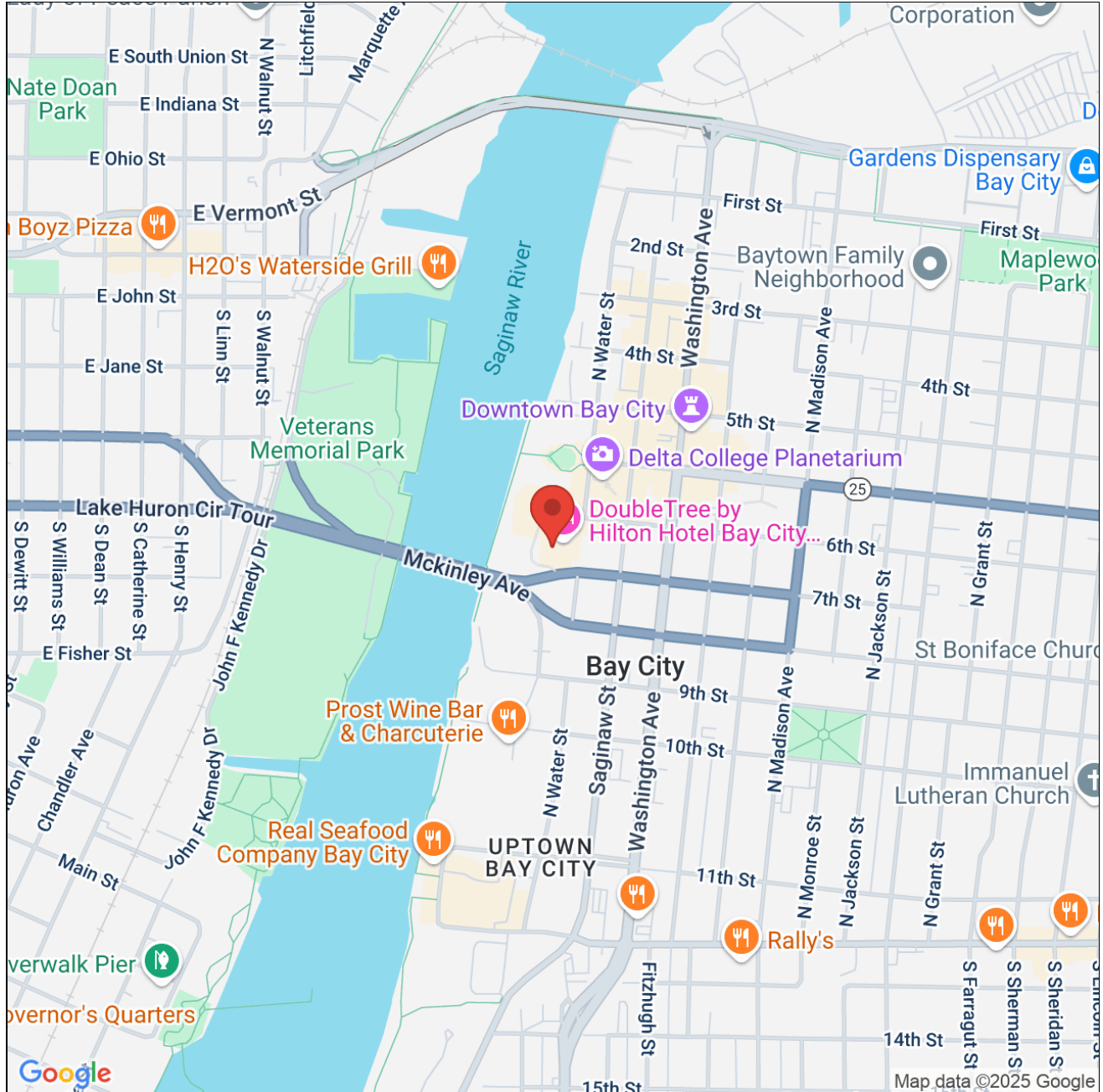
Time:

Registration: 11:30am EDT
Auction: 12:00pm EDT

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Doubletree Hotel Bay City Riverfront: 1 Wenonah Park Place, Bay City, MI 48708





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Bay County

Lot #	Lot Information	Address	Min. Bid
800	<p>This lot is a "bundle" comprised of 30 parcels</p> <p><i>(1 of 30)</i> Parcel ID: 010-005-300-180-04; Legal Description: E 40.9 FT OF N 105.6 FT OF S 1056 FT OF W 412.5 FT OF LOT 5, SECT. 5 T14N R5E Comments: ATTN: No online bidding for this lot. The parcels in this sale unit are grouped, ("bundled") as permitted by MCL 211.78m. Many of these include structures which contain lead based paint. Some may contain asbestos. Many are in various stages of disrepair or collapse and are considered dangerous buildings and attractive nuisance. Some may be occupied by tenants-holding-over under law. These parcels are not being offered individually. They must be purchased as a single bundle at or above the minimum bid price, if any is stated. Pursuant to MCL 211.78 (1), the Foreclosing Governmental Unit (FGU) has determined that the most efficient and expeditious method to return many of these parcels to productive use, is to require their immediate demolition, remediation, rehabilitation or repurposing if sold at auction. Many of these parcels constitute blight, a public nuisance and abatement is considered necessary. Before their sale to ANY purchaser at auction, it is the intent of the FGU that any such purchaser shall demonstrate their financial ability and willingness to perform those actions necessary, in the public interest and welfare, to bring the properties into compliance with local codes and ordinances. Therefore, it is a further requirement of sale of the bundled properties that a purchaser must demolish, remediate, rehabilitate or repurpose these properties as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties in the bundle that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and the removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties in the bundle which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study. Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties in the bundle which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$450,000.00. The performance bond shall be made out in favor of the Office of the Bay County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. No receipt for the sale shall be issued, and the bidder shall not be entitled to enter upon such premises, until such bond is issued and deemed sufficient by the FGU. Such bond shall be issued by</p>	<p>3401 N EUCLID AVE BAY CITY;</p> <p>WESTSIDE SAGINAW RD BAY CITY;</p> <p>403 PATTERSON AVE BAY CITY;</p> <p>101 E NORTH UNION ST BAY CITY;</p> <p>501 W MIDLAND ST BAY CITY;</p> <p>615 N GRANT ST BAY CITY;</p> <p>620 N GRANT ST BAY CITY;</p> <p>616 N GRANT ST BAY CITY;</p> <p>606 N GRANT ST BAY CITY;</p> <p>600 N GRANT ST BAY CITY;</p> <p>512 N GRANT ST BAY CITY;</p> <p>1505 N BIRNEY ST BAY CITY;</p> <p>1904 ELIZABETH ST BAY CITY;</p> <p>2001 FITZGERALD ST BAY CITY;</p> <p>1508 COLUMBUS AVE BAY CITY;</p> <p>1700 15TH ST BAY CITY;</p> <p>607 14TH ST BAY CITY;</p> <p>409 N MADISON AVE BAY CITY;</p> <p>207 N MONROE ST BAY CITY;</p> <p>222 N MONROE ST</p>	\$193,000.00

<p>until such bond is issued and deemed sufficient by the FGU. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU.</p>	<p>MONROE ST BAY CITY;</p>
<p>(2 of 30) Parcel ID: 030-011-400-185-01; Legal Description: COM 1566.88 FT N OF S 1/4 COR OF SEC TH E 200 FT TH S 79D 18M E 260.71 FT TO ELY ROW LI HWY M-84 & POB TH S 79D 18M E 280.65 FT TH N 21D 03M E 131.94 FT TH W 295.16 FT TH S 21D 03M W 71.54 FT ALG ELY ROW LI HWY M-84 TO BEG. EX THAT PT LYG NWLY OF A LI 70.21 FT ELY OF & PARA WI NBD CONSTRUCTION C/L OF STATE HWY M-84 RELOCATED. SEC.11,T13N,R4E Comments: Trapezoid shape parcel on M-84</p>	<p>915 MCKINLEY AVE BAY CITY;</p> <p>507 FITZHUGH ST BAY CITY;</p>
<p>(3 of 30) Parcel ID: 160-016-285-014-00; Legal Description: COM ON W LI PATTERSON AVE 394 FT S OF S LI SMITH ST TH W 78 FT TH S 41 FT TH E 78 FT TH N 41 FT TO BEG SEC 16 T14N R5E (SPLIT FOR 1993) Comments: Good area check with local officials on requirements to rebuild</p>	<p>609 FRANKLIN ST BAY CITY;</p> <p>918 S JEFFERSON ST BAY CITY;</p>
<p>(4 of 30) Parcel ID: 160-017-451-036-00; Legal Description: 100 FT N & S BY 68 FT E & W BD W BY WENONA AVE & S BY N UNION ST SEC 17 T14N R5E Comments: 68 X 100</p>	<p>817 MILLER CT BAY CITY;</p> <p>1205 15TH ST BAY CITY;</p>
<p>(5 of 30) Parcel ID: 160-020-305-008-00; Legal Description: LOT 23 & E 42 FT OF LOT 24 THE RAYMOND ADD TO THE VILL OF WENONA Comments: Wow , take a look at this fire job could be refurbished to its old glory. Nice lot size with parking galore</p>	<p>2913 S EUCLID AVE BAY CITY;</p> <p>512 POLK ST BAY CITY;</p>
<p>(6 of 30) Parcel ID: 160-021-484-005-00; Legal Description: E 125 FT OF LOTS 2 & 3 BLK 18 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: What a great project in an emerging area of Bay City. You must see the detail on the exterior trim and siding . New roof. The details on the winding staircase and fireplaces are amazing . Some one has started remodeling check with local officials for permits and inspections. Very large lot</p>	<p>820 BROADWAY BAY CITY;</p> <p>1015 BROADWAY BAY CITY</p>
<p>(7 of 30) Parcel ID: 160-021-485-002-00; Legal Description: LOT 13 BLK 17 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: Wow such a classic , be carful someone has started remodeling this early early century classic check with proper officials on status of permits and inspections. Has newer roof and gutted to the studs.</p>	
<p>(8 of 30) Parcel ID: 160-021-485-003-00; Legal Description: LOT 12 BLK 17 JAMES FRASERS 1ST S OF CENTER AVE Comments: Nice level lot adjacent to sale # 822</p>	
<p>(9 of 30) Parcel ID: 160-021-485-005-00; Legal Description: LOT 10 BLK 17 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: Has separate meters some areas are gutted to the studs. Some one has started remodeling check with local officials for permits and inspections. Check out some of the early century woodwork and stairwell still intact</p>	
<p>(10 of 30) Parcel ID: 160-021-485-006-00; Legal Description: LOT 9 BLK 17 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: Great lot on Grant st</p>	
<p>(11 of 30) Parcel ID: 160-021-485-009-00; Legal Description: W 100 FT OF N 50 FT OF S 250 FT OF THAT PART OF WALKERS SUB LYG E OF GRANT ST & N OF MCKINLEY Comments: Newer roof siding and windows . Some one has started remodeling check with local officials for permits and inspections. Looks like a solid home</p>	
<p>(12 of 30) Parcel ID: 160-022-153-008-00; Legal Description: PRCL 50 FT N & S BY 105 FT E & W BD N BY A LI PAR TO KETCHUM ST & 150 FT S THRFR & E BY SHEARER ST PT OF LOT 4 SEC 22 T14 NR5E Comments: The rest of the house seems to have solid bones. Has newer siding and windows. Needs a new roof yesterday. The interior is in very good condition and the house is on a dead end street but convenient location</p>	
<p>(13 of 30) Parcel ID: 160-022-207-001-00; Legal Description: LOT 8 & N 1/2 OF VAC ALLEY ADJ N THRT BLK 4 POST & KOLLEN ADD TO BC Comments: A lot of potential here. Good solid bones , full basement and 1 car garage on corner lot. Newer roof and windows. Note someone has started remodeling this structure you should check with local officials on status of permits and or inspections</p>	

on status of permits and or inspections

(14 of 30) **Parcel ID:** 160-022-207-006-00; **Legal Description:** LOT 9 & S 1/2 OF VAC ALLEY ADJ N THRT BLK 4 POST & KOLLEN ADD TO BC **Comments:** Adjacent to sale # 829 , sorry no pics

(15 of 30) **Parcel ID:** 160-027-155-002-00; **Legal Description:** LOT 10 & E 1/2 OF VAC ALLEY ADJ THRT BLK 1 A C MAXWELLS 1ST ADD TO BC **Comments:** House in commercial area with plenty of parking, very bad cat smell so pics are limited

(16 of 30) **Parcel ID:** 160-027-308-001-00; **Legal Description:** LOT 7 BLK 6 SHEARER BROS 1ST ADD TO BC & W 1/2 VAC ALLEY ADJ THRT **Comments:** Seems very solid, has fireplace in living room. Tough access to bedrooms upstairs. Has 2 car detached garage . Needs a new roof ASAP

(17 of 30) **Parcel ID:** 160-028-187-004-00; **Legal Description:** LOTS 5 & 6 EXC N 6 FT OF LOT 5 BLK 274 VILL OF PORTSMOUTH ALSO W 5 FT OF VAC ALLEY ADJ THRT (COMB PT OF ALLEY FOR 1995 & SPLIT 1997) **Comments:** Great area , a lot of deferred maintenance. Good solid bones

(18 of 30) **Parcel ID:** 160-028-202-011-00; **Legal Description:** LOT 4 & E 1/2 VAC ALLEY ADJ THRT BLK 96 LOWER SAGINAW (COMB 1/2 VAC ALLEY FOR 2009) **Comments:** Great level lot

(19 of 30) **Parcel ID:** 160-028-209-025-00; **Legal Description:** S 1/2 OF LOT 4 BLK 124 ADD OF LOWER SAGINAW **Comments:** Due to size best use would be to either neighbor

(20 of 30) **Parcel ID:** 160-028-210-008-00; **Legal Description:** S 30 1/3 FT OF N 33 1/3 FT OF LOT 12 BLK 123 ADD OF LOWER SAGINAW

(21 of 30) **Parcel ID:** 160-028-226-005-00; **Legal Description:** E 50 FT OF S 100 FT OF THAT PART OF PART OF WALKERS SUB OF #10 LYG W OF GRANT ST & N OF MCKINLEY AVE **Comments:** Sort of rough 1.5 story , going to need quite a bit of work seems solid

(22 of 30) **Parcel ID:** 160-028-339-004-00; **Legal Description:** S 27 FT OF LOT 3 & N 13.25 FT OF LOT 4 BLK 268 VILL OF PORTSMOUTH **Comments:** Needs roof asap. Could not get into upstairs because of falling wet drywall. Note someone has started remodeling this structure you should check with local officials on status of permits and or inspections . Fairly decent kitchen and seems to be a solid house. Nice alley access

(23 of 30) **Parcel ID:** 160-028-345-003-00; **Legal Description:** LOT 4 BLK 5 JOHN S WILSONS ADD TO BC **Comments:** Looks like some fire damage in attic. Note someone has started remodeling this structure you should check with local officials on status of permits and or inspections . Newer roof and windows , seems like solid structure

(24 of 30) **Parcel ID:** 160-028-379-024-00; **Legal Description:** LOTS 9 & FRL LOT 10 BLK 264 VILLAGE OF PORTSMOUTH (COMB W/-023 FOR 1996) **Comments:** Could not get all the way into house because of smell. Exterior shows a lot of deferred maintenance

(25 of 30) **Parcel ID:** 160-028-380-016-00; **Legal Description:** LOT 4 & N 1/2 OF LOT 5 BLK 15 JOHN S WILSONS ADD TO BC **Comments:** 1.5 lots would be great for additional parking

(26 of 30) **Parcel ID:** 160-028-426-010-00; **Legal Description:** LOT 6 BLK 5 WM D FITZHUGH & HENRY J H SCHUTJES SUB PT **Comments:** 1920 bungalow with a newer roof. Please note the back porch is in need of immediate attention . Note someone has started remodeling this structure you should check with local officials on status of permits and or inspections

(27 of 30) **Parcel ID:** 160-032-301-007-00; **Legal Description:** S 136 FT OF LOT 17 SUB OF FRL SEC 32 T14 NR5E **Comments:** Level and ready to be built on

(28 of 30) **Parcel ID:** 160-032-436-008-00; **Legal Description:** LOT 7 BLK 26 DAGLISH DIV OF PORTSMOUTH **Comments:** A lot of deferred maintenance hard to get a feel of the interior as its filled to the ceiling with trash . Detached 1 car garage on heavily corner lot

(29 of 30) **Parcel ID:** 160-033-108-009-00; **Legal Description:** LOT 8 BLK 112 DAGLISH DIV OF PORTSMOUTH **Comments:** Behind closed bank, more of a commercial area than residential

(30 of 30) **Parcel ID:** 160-033-119-004-00; **Legal Description:** LOT 4 BLK 131 DAGLISH DIV OF PORTSMOUTH

Summer Tax Due: \$22 101 77

801	Parcel ID: 010-A16-000-150-00; Legal Description: LOT 150 ASSESSOR'S PLAT OF APLIN BEACH SUB.FORMERLY KNOWN AS: LOT 603, BLK 6. ALSO E 1/2 OF VAC OAK RD ADJ ON W. APLIN BEACH SUB P.I.N.:09-010-A15-006-603-00 Comments: Seems solid, however is filled floor to ceiling with stuff . Great location Summer Tax Due: \$498.58	984 PINE RD BAY CITY	\$4,400.00
803	Parcel ID: 040-010-300-030-00; Legal Description: COM 340 FT W OF NE COR OF N 1/2 OF SW 1/4 TH S 208 FT TH W 208 FT TH N 208 FT TH E 208 FT TO BEG. SEC 10 T16N R4E Comments: Filthy stinky mess. Overall condition is poor at best Summer Tax Due: \$280.44	1710 E COGGINS RD PINCONNING	\$5,600.00
804	Parcel ID: 040-013-100-025-00; Legal Description: W 165 FT OF E 794 FT OF N 265 FT OF N 1/2 OF N/W 1/4. SEC.13, T16N,R4E Comments: 2 car garage converted to hunting cabin or man cave. There is no plumbing or heating here. Very low lying area, within 2 miles of the bay. Summer Tax Due: \$194.45	2694 E ERICKSON RD PINCONNING	\$7,000.00
806	Parcel ID: 060-025-100-005-01; Legal Description: ASSESSMENT DESCRIPTION OCM 100 FT S & 539.33 FT E OF NW COR OF SW 1/4 OF NW 1/4 TH E 481 .50 FT M/L TH SELY 107 FT ALG W ROW LI OF LAKEHEAD PIPELINE TH W 510 FT TH N 94 FT TH NWLY TO A PT 139.40 FT W OF A PT 50 FT N OF BEG TH E 139.40 FT TH S 50 FT TO BEG. SEC.25,T18N,R3E 11-19-90 Comments: Heavily wooded on paved road Summer Tax Due: \$74.60	N 9 MILE RD BENTLEY	\$5,800.00
807	Parcel ID: 070-057-100-020-00; Legal Description: COM ON C/L OF CENTER AVE RD 807.28 FT S & S 77D 29M E 122.64 FT OF NW COR OF SEC TH S 77D 29M E 30.62 FT TH S 1D 22M E 114 FT TH N 85D 39M W 58.87 FT TH N 12D 11M E 118.53 FT TO BEG. SEC 27 T14N R6E Comments: Note lot size, old garage, beyond repair next to farmland. Summer Tax Due: \$97.25	E CENTER RD ESSEXVILLE	\$1,500.00
808	Parcel ID: 090-015-100-060-03; Legal Description: N 115 FT OF E 150 FT OF SE 1/4 OF NW 1/4. SEC.15, T13N,R6E Comments: Needs TLC and a new roof asap. Has 1 car attached garage, A lot a of deferred maintenance. Country setting Summer Tax Due: \$349.41	1128 S CALLAHAN RD MUNGER	\$3,800.00
811	Parcel ID: 120-R05-000-005-00; Legal Description: UNIT 5 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E Comments: Paved road all utilities. This an UNBUILT site condo , do your research with the HOA Summer Tax Due: \$59.92	JULE DR PINCONNING	\$3,600.00
812	Parcel ID: 120-R05-000-006-00; Legal Description: UNIT 6 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E Comments: Paved road all utilities. This an UNBUILT site condo , do your research with the HOA Summer Tax Due: \$59.92	JULE DR PINCONNING	\$3,600.00
813	Parcel ID: 120-R05-000-016-00; Legal Description: UNIT 16 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E Comments: Paved road all utilities. This an UNBUILT site condo , do your research with the HOA Summer Tax Due: \$56.74	DEBRA CT PINCONNING	\$3,600.00
816	Parcel ID: 160-017-405-010-00; Legal Description: LOT 15, ALSO COM ON W LI LOT 14 32.64 FT N OF THE SW COR SD LOT 14 TH S 89D17M09S E 103.93 FT TO ELY LI SD LOT 14 TH N ALG ELY LI SD LOT 14 21.82 FT TO NE COR OF SD LOT TH W ALG N LI SD LOT TO THE NW COR OF SD LOT TH S 17.36 FT TO POB CORYELL ADD (SPLIT PT OF W/-011 FOR 96) Comments: Former Mortgage foreclosure. Newer roof and windows detached one car pole barn, Newer mechanicals full basement wont take much to get this into a livable unit Summer Tax Due: \$1,158.19	1207 N HENRY ST BAY CITY	\$9,900.00
818	Parcel ID: 160-020-237-004-00; Legal Description: LOT 10 BLK 8 E T CARRINGTONS ADD TO W BC Comments: Has 2 car detached garage and a lot of deferred maintenance. Could be good investment for the right handy man buyer Summer Tax Due: \$1,280.25	506 N WALNUT ST BAY CITY	\$11,000.00
820	Parcel ID: 160-020-337-003-00; Legal Description: LOT 3 BLK 7 MOULTHROPS 2ND ADD TO W BC Comments: Nice 1930s cape with all the old school charm. Full basement. Newer roof Summer Tax Due: \$1,103.80	305 S ERIE ST BAY CITY	\$17,000.00
827	Parcel ID: 160-021-485-016-00; Legal Description: LOT 5 BLK 17 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: Very good condition with newer siding roof and windows. Would not take much to make this livable and or a rental Summer Tax Due: \$1,579.68	607 N FARRAGUT ST BAY CITY	\$11,000.00

831	Parcel ID: 160-022-229-009-00; Legal Description: A PAR IN LOT 9 BLK 4 WM GALARNOS ADD TO BC COM AT SW COR OF SD LOT TH N ON W LI 83 FT TH ELY PAR/W WOODSIDE AVE 26 FT TH SLY TO PT ON WOODSIDE AVE 48 FT ELY FR SW COR SD LOT TH WLY ALG N LI OF WOODSIDE AVE TO POB Comments: Good solid bones. Newer roof,siding and windows. A lot of debris to wade through and cat smell Summer Tax Due: \$886.02	505 WOODSIDE LN BAY CITY	\$4,300.00
836	Parcel ID: 160-028-128-008-00; Legal Description: COM AT NW COR LOT 5 E 100 FT TH S 24.3 FT TH W 74.25 FT TH N 10.05 FT TH W 25.25 FT TH N 14.25 FT TO POB BEING PART OF LOT 5 BLK 94 & ALL LOT 4 BLK 94 BOTH IN LOWER SAGINAW Comments: Nice area of town, newer mechanicals. Recent roof, siding and windows. 1920's 1.5 story Summer Tax Due: \$1,200.58	407 ADAMS ST BAY CITY	\$6,100.00
844	Parcel ID: 160-028-241-002-00; Legal Description: E 50 FT OF W 100 FT OF N 110 FT OF THAT PART OF PLAN OF BIRNEYS ADD TO BC BD N BY 10TH & W BY FARRAGUT STS Comments: Needs a roof yesterday and a lot of deferred maintenance. Some very unique original wood work fro the early century and seems very solid Summer Tax Due: \$622.52	1106 10TH ST BAY CITY	\$11,750.00
850	Parcel ID: 160-028-377-025-00; Legal Description: LOT 7 BLK 212 THE VILL OF PORTSMOUTH Comments: Nice older home with newer windows, roof and siding. Newer mechanicals in full basement. Main level is very livable , upstairs bedrooms are in rough shape Summer Tax Due: \$937.84	926 FRASER ST BAY CITY	\$3,900.00
851	Parcel ID: 160-028-379-008-00; Legal Description: LOT 7 BLK 2 W M MILLERS ADD TO BC Comments: Ok seems solid with a newer roof. When Debris are removed a game plan can be devised to make this livable fairly cost affectively Summer Tax Due: \$906.96	905 FITZHUGH ST BAY CITY	\$4,200.00
854	Parcel ID: 160-028-381-005-00; Legal Description: LOT 5 BLK 178 THE VILL OF PORTSMOUTH ALSO 1/2 VAC ALLEY ADJ THRTO (COMB 1/2 VAC ALLEY FOR 95) Comments: Very good condition cape on a corner lot with large fron porch . Newer roof, siding and windows Mortgage foreclosure 2014 Summer Tax Due: \$1,008.76	919 FRANKLIN ST BAY CITY	\$5,300.00
855	Parcel ID: 160-028-407-001-00; Legal Description: N 50 FT OF W 100 FT OF PT OF OUTLOT 2 BDED N BY 15TH ST & W BY MONROE ST JAMES FRASER OUTLOTS Comments: Early century 1.5 story with additions. Detached 2 car garage . Note separate gas and electrical meters Summer Tax Due: \$1,354.30	401 S MONROE ST BAY CITY	\$10,250.00
856	Parcel ID: 160-028-407-005-00; Legal Description: N 1/2 OF S 100 FT OF W 100 FT OF PT OF OUTLOT 5 BDED S BY 16TH ST & W BY MONROE ST JAMES FRASER OUTLOTS\ Comments: Foreclosed in 2013, so we can assume it was winterized. Some one has stripped out furnace, a/c, & Hot water heater. Take a look at some of the original kitchen cabinets wow ! Unique alley access is a bonus Summer Tax Due: \$1,147.59	419 S MONROE ST BAY CITY	\$17,250.00
858	Parcel ID: 160-028-432-003-00; Legal Description: LOT 10 BLK 7 WM D FITZHUGH & HENRY J H SCHUTJES SUB PT Comments: Seems solid. 9' high ceilings. Nice lot. Newer siding will not take super big bucks to make this livable again Summer Tax Due: \$1,471.53	409 S FARRAGUT ST BAY CITY	\$8,000.00
864	Parcel ID: 160-033-328-002-00; Legal Description: LOT 5 & S 35 FT OF LOT 4 & E 20 FT LOT 8 & E 20 FT OF S 35 FT OF LOT 9 BLK 10 W C BAKERS 1ST ADD TO BC COMB FOR 1991 Comments: In real nice shape from exterior , Have extension to 6-28-17 Summer Tax Due: \$1,809.20	2020 S JEFFERSON ST BAY CITY	\$10,250.00
867	Parcel ID: 160-033-457-005-00; Legal Description: LOT 9 BLK 3 JOHNSON & LEWIS 1ST ADD TO BC Comments: Great area , 1 car detached garage . Has extension until 7-11-17 Summer Tax Due: \$1,317.74	2300 S MONROE ST BAY CITY	\$6,700.00
868	Parcel ID: 170-W05-000-009-00; Legal Description: LOT 9 OF JOHN WOLSKY 1ST ADD. ALSO A PARCEL 47 FT E & W BY 50 FT N & S ADJ TO ELY LI OF LOT 9 & THE N 150 FT OF THE FOL PARCEL. COM AT SE COR OF LOT 14 TH N ODEG 10MIN W 574 FT TH W 47 FT TH S ODEG 10MIN E 574 FT TH E 47 FT TO BEG. BEING PARTS OF LOTS 11 & 14 OF SWIFTS SUB. SEC 23 T14N R5E Comments: 1920's cape cod with nice front porch. Could have some foundation issues as floors are uneven in areas also. Garage is beyond redemption Summer Tax Due: \$1,205.91	403 CAROLINE ST ESSEXVILLE	\$24,000.00
869	Parcel ID: 180-C05-004-001-00; Legal Description: E 90 FT OF LOTS 1 & 2 BLK 4 H. M. CLIFFS ADD., L2/P59 BCR Comments: Well built and maintained duplex on corner lot in town. Check out the original curved stairway Newer roof Summer Tax Due: \$831.58	200 LIBBY ST PINCONNING	\$9,500.00

870	Parcel ID: 180-P05-011-001-01; Legal Description: W 74.66 FT OF LOTS 1 & 2, BLK 11 VILL OF PINCONNING, L2/P6 BCR Comments: Good location right in town, storage areas galore . Roof will need some work sooner than later, appears to have on site parking Summer Tax Due: \$1,034.08	203 W 3RD ST PINCONNING	\$8,500.00
871	Parcel ID: 180-P10-005-005-00; Legal Description: LOT 5 BLK 5 THE PLUMMER ADD., L2/P58 BCR Comments: Check out the custom kitchen in this well maintained home. Spend a weekend cleaning and painting and move in . Newer mechanicals and windows Summer Tax Due: \$975.26	316 S JENNINGS ST PINCONNING	\$5,900.00
872	Parcel ID: 040-L11-008-014-00; Legal Description: LOT 14 BLK 8. THE 1ST ADD TO LINWOOD L3/P12 BCR Comments: This is an occupied home on Benjamin St in Linwood. The house is in a nice quiet neighborhood with a fenced in back yard. Grass driveway leads to a detached garage. Unable to view interior at time of inspection. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$226.49	508 W BENJAMIN ST LINWOOD	\$8,300.00
873	Parcel ID: 090-022-100-040-01; Legal Description: BEG NW COR SEC 22 TH ALG N SEC LN E 310 FT TH S0DEG 29'28W 244 FT TH W 310 FT TOW SEC LN TH N0DEG 29'28E 244 FT TO POE SEC 22 T13N R6E 1.74 AC /- Comments: This is a home in Munger that will need some extensive cleanup. Basement has already been cleaned up (water pumped out). Electricity is connected so the sump pump is working. Includes an attached garage and an out building. Solida ranch home that needs just a little bit of elbow grease. Summer Tax Due: \$1,012.35	512 E MUNGER RD MUNGER	\$5,500.00
999807	Parcel ID: 070-057-100-020-00; Legal Description: COM ON C/L OF CENTER AVE RD 807.28 FT S & S 77D 29M E 122.64 FT OF NW COR OF SEC TH S 77D 29M E 30.62 FT TH S 1D 22M E 114 FT TH N 85D 39M W 58.87 FT TH N 12D 11M E 118.53 FT TO BEG. SEC 27 T14N R6E Comments: Note lot size, old garage, beyond repair next to farmland. Summer Tax Due: TBA	E CENTER RD ESSEXVILLE	\$0.00

Tuscola County

Lot #	Lot Information	Address	Min. Bid
6100	Parcel ID: 001-130-500-0300-00; Legal Description: SEC 30 T15N R8E LOT 3 SUNSET BAY NO 1. Comments: Vacant land parcel on Sunset Bay in Akron Township Summer Tax Due: \$18.16	SUNSET DR FAIRGROVE	\$1,900.00
6101	Parcel ID: 002-025-000-2800-00; Legal Description: SEC 25 T13N R9E COM AT PT ON W SEC LN 348 FT NLY OF SW COR OF SEC TH NLY ALONG W SEC LN 87 FT ELY 162 FT, SLY 87 FT, WLY 162 FT TO POB AND COM AT PT ON CL OF M-81 229.88 FT NE OF SW COR OF SEC TH NLY PARALLEL TO W SEC LN 427.85 FT, NELY 17.45 FT, SELY 325.6 FT TO PT ON CL OF M-81 449.16 FT NELY OF SW COR OF SEC, SWLY 219.28 FT TO POB. 1.12 A. Comments: Small vacant parcel of land near the corner of Remington Rd and Deckerville Rd in Caro. Parcel has a small shed. Summer Tax Due: \$239.92	1524 REMINGTON RD CARO	\$7,100.00
6102	Parcel ID: 002-035-000-3000-00; Legal Description: SEC 35 T13N R9E COM AT A PT IN CEN OF M-81 2176 1/2 FT SW OF SEC COR COMMON TO SEC 25-26-35-36 TH SE 348.46 FT TO N & S 1/8 LN S 129.77 FT, N 43 DEG 00' 00" W 449.97 FT TO CL OF HWY, N 47 DEG 00' 00" E 90 FT TO POB. Comments: Home in decent condition with attached garage on M-81 in Caro. Personal property left in home; house has decent-sized backyard. A few localized leaks noted in upstairs ceiling. Building is infested with cockroaches. Summer Tax Due: \$372.47	1346 E CARO RD CARO	\$5,300.00
6103	Parcel ID: 002-036-000-3800-00; Legal Description: SEC 36 T13N R9E W 300 FT OF E 950 FT OF THAT PART OF NE 1/4 OF SW 1/4 LYING N OF ORR ROAD & S OF CL OF CASS RIVER. Comments: Older mobile home unit located on Orr Rd in Caro. Property appeared occupied at time of inspection Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$53.53	1739 ORR RD CARO	\$1,500.00
6104	Parcel ID: 003-300-000-0470-00; Legal Description: SEC 33 T10N R7E LOT 47 OAK GROVE SUB. Comments: One-story home located in Clio. Yard is extremely unkempt and overgrown; roof may be hazardous. House has attached garage and wood shed located in yard. Appears to be a mobile home with additions. Inside of home has extensive debris. Additional Disclosures: 5; 21; 17; 32 (see key for full text) Summer Tax Due: \$167.54	10424 EVELYN DR CLIO	\$3,000.00
6105	Parcel ID: 005-013-510-9400-00; Legal Description: SEC 13 T11N R10E LOT 94 SHAY LAKE SUB. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$600.00
6106	Parcel ID: 005-013-511-7400-00; Legal Description: SEC 13 T11N R10E LOT 174 SHAY LAKE SUB. Comments: Vacant corner lot on private dirt road. Area is wooded and near Shay Lake. Summer Tax Due: \$6.99	LAKEVIEW AVE SILVERWOOD	\$700.00
6107	Parcel ID: 005-013-511-9200-00; Legal Description: SEC 13 T11N R10E LOT 192 SHAY LAKE SUB. Comments: Vacant corner lot in Shay Lake Subdivision Summer Tax Due: \$6.99	PARKSIDE AVE SILVERWOOD	\$700.00
6108	Parcel ID: 005-013-512-4600-00; Legal Description: SEC 13 T11N R10E LOT 246 ALSO LOT 247 SHAY LAKE SUB. Comments: Vacant lot in Shay Lake - lot is wet/grassy and partially wooded. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$11.00	LAKEVIEW AVE SILVERWOOD	\$650.00
6109	Parcel ID: 005-013-512-5300-00; Legal Description: SEC 13 T11N R10E LOTS 253-254 SHAY LAKE SUB. Comments: Overgrown vacant lot inside Shay Lake Subdivision. Lot on private dirt road with power lines at road. Area is low and partially swampy. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$11.00	JAYWOOD DR SILVERWOOD	\$650.00
6110	Parcel ID: 005-014-550-4300-00; Legal Description: SEC 14 T11N R10E N 1/2 OF LOT 43 SHAY LAKE HEIGHTS SUB NO 1. Comments: Vacant wooded lot on canal inside Shay Lake subdivision. Private dirt road, partially overgrown lot. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$12.00	EDMUND PL SILVERWOOD	\$1,300.00
6111	Parcel ID: 005-014-561-7900-00; Legal Description: SEC 14 T11N R10E LOT 179 SHAY LAKE HEIGHTS SUB NO 2. Comments: Partially wooded vacant lot inside Shay Lake subdivision. Road near lot is two-track road. Summer Tax Due: \$9.00	ANGLING RD SILVERWOOD	\$700.00

6112	Parcel ID: 005-014-562-5000-00; Legal Description: SEC 14 T11N R10E LOTS 250-251 SHAY LAKE HEIGHTS SUB NO 2. Comments: Partially wooded and partially wetland vacant lot inside Shay Lake subdivision. Lot has no road. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$6.99	NO ROAD SILVERWOOD	\$600.00
6113	Parcel ID: 005-014-562-6900-00; Legal Description: SEC 14 T11N R10E LOT 269 SHAY LAKE HEIGHTS SUB NO 2. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$600.00
6114	Parcel ID: 005-014-574-0600-00; Legal Description: SEC 14 T11N R10E LOT 406 SHAY LAKE HEIGHTS SUB NO 3. Summer Tax Due: \$5.99	NO ROAD SILVERWOOD	\$650.00
6115	Parcel ID: 005-014-610-5800-00; Legal Description: SEC 14 T11N R10E LOT 58 SHAY LAKE RESORTS SUB. Comments: Vacant lot inside Shay Lake subdivision, lot is off of a paved county road. Summer Tax Due: \$23.02	NORTH RD SILVERWOOD	\$950.00
6116	Parcel ID: 011-020-000-2600-05; Legal Description: SEC 20 T11N R9E COM AT A PT THAT IS 340 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 00 DEG 07' 18" W 200 FT, TH W 436 FT, TH N 200 FT, TH E 436 FT TO POB. 2 A. Comments: Mobile home unit with unattached garage in wooded area of Mayville. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$151.31	5414 LEIX RD MAYVILLE	\$2,200.00
6117	Parcel ID: 011-034-000-0400-00; Legal Description: SEC 34 T11N R9E BEG AT SE COR OF NE 1/4 OF NE 1/4, TH W 207.74 FT, TH N 207.74 FT, TH E 207.74 FT, TH S 207.74 FT TO POB. .99 A. Comments: Vacant rural, partially wooded lot in Fremont Township. Lot is near paved public road. Summer Tax Due: \$37.04	MERTZ RD MAYVILLE	\$1,300.00
6118	Parcel ID: 018-022-000-0200-00; Legal Description: SEC 22 T13N R11E COM AT NW COR OF NE 1/4, TH E 13.5 RDS, TH S 12.5 RDS, TH W 13.5 RDS, TH N 12.5 RDS TO POB. 1.05 A. Comments: Wooded parcel of vacant land located off Severance Road outside of Cass City. Summer Tax Due: \$10.00	SEVERANCE RD CASS CITY	\$650.00
6119	Parcel ID: 020-015-000-2000-00; Legal Description: SEC 15 T11N R8E COM AT NW COR OF E 47 A OF E 1/2 OF SW 1/4, TH SELY ALG STATE HWY M-38 A DIST OF 10 RDS, TH S 16 RDS, TH NWLY & PAR TO STATE HWY M-38 10 RDS, TH N 16 RDS TO POB. 1 A. Comments: Smaller one-story home on M-38 in Vassar. Grass-driveway, house appears to have some water damage from localized roof leaks. Multiple cubic yards of personal property left inside home. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$135.89	4329 SAGINAW RD VASSAR	\$2,200.00
6120	Parcel ID: 020-017-000-0800-00; Legal Description: SEC 17 T11N R8E 9 A OFF W 1/2 OF NE 1/4 & W 1/2 OF E 1/2 OF NE 1/4 LYING N OF M-38. Comments: Wooded vacant land in Vassar Township. Located off of a main road. Possible contamination on site. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$156.05	SAGINAW RD VASSAR	\$2,800.00
6121	Parcel ID: 020-022-000-0500-00; Legal Description: SEC 22 T11N R8E 1 SQ ACRE IN NW COR OF W 1/2 OF NW 1/4, SD LAND BEING 208.708 FT N & S BY 208.708 FT E & W. 1 A. Comments: One-story home in wooded area of Vassar Township. Entry door to home is missing and house is open to the elements. Extensive debris left inside home and grass outside is overgrown. Bathroom and kitchen walls are partially unfinished. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$147.46	6009 CAINE RD VASSAR	\$2,300.00
6122	Parcel ID: 021-028-000-1620-00; Legal Description: SEC 28 T10N R9E COM AT A PT THAT IS S 89 DEG 10' 10" W 1082.96 FT FROM S 1/4 COR OF SEC, TH S 89 DEG 10' 10" W 240 FT, TH ALG W LN OF E 1/2 OF SW 1/4 N 00 DEG 47' 57" W 350 FT, TH N 89 DEG 10' 10" E 240 FT, TH S 00 DEG 47' 57" E 350 FT TO POB. 1.93 A. Comments: Partially grassy rural lot with large, partially sided structure that is open to the elements and not secured. Summer Tax Due: \$120.97	2154 GOODRICH RD FOSTORIA	\$1,800.00
6123	Parcel ID: 021-033-152-5300-00; Legal Description: SEC 33 T10N R9E LOT 53 NORTH LAKE ASSESSOR'S PLAT NO 2. Comments: Lakefront home in fair condition with vinyl siding and wood stove. Wooded area with mature trees and lake access. Abundance of personal property left inside home. Foundation is block, stone and wood. Basement access is under the house and outside access only. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$283.43	9656 BOUCHER RD OTTER LAKE	\$5,100.00

6124	Parcel ID: 021-500-116-0100-00; Legal Description: T10N R9E LOT 1 & N 2 1/2 RDS OF LOT 2 BLK 16 PLAT OF THE VILLAGE OF FOSTORIA. Comments: Vacant lot in the Village of Fostoria on the corner of Foster Street and Washington Street. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$39.50	9206 FOSTER ST FOSTORIA	\$1,200.00
6125	Parcel ID: 023-028-000-2200-00; Legal Description: SEC 28 T14N R7E COM AT A PT WHERE N LN OF M-25 INTERS E LN OF NW 1/4 OF SW 1/4, TH N 208 FT 6 INS, TH W 120 FT, TH S TO N LN OF M-25, TH NELY TO POB. Comments: Large, two-story home located in Fairgrove on Bay City Forestville Road. House is unsecured and open to the elements, with multiple broken windows. Yard is very unkempt and overgrown. Summer Tax Due: \$24.02	8886 BAY CITY FORESTVILLE RD FAIRGROVE	\$3,400.00
6126	Parcel ID: 036-500-231-0520-00; Legal Description: T13N R8E COM 28 RDS 9.33 FT W OF SE COR OF SEC 17, TH N 15 RDS, TH W 11 RDS 7.17 FT, TH S 15 RDS, TH E TO POB EX E 75 FT THEREOF BLK 1. JOHNSON'S ADD VILL OF FAIRGROVE. Comments: Very large two-story home located in town in Fairgrove. Property has decent-sized backyard but a lot of debris left inside home. Back of home has stairs leading to second-story; some windows of home appear to be newer and home may have been in the process of being remodeled. Back of home is partially un-sided. Summer Tax Due: \$401.39	5066 CENTER ST FAIRGROVE	\$9,000.00
6127	Parcel ID: 037-012-000-1200-00; Legal Description: SEC 12 T14N R10E COM AT PT 44 RDS S OF NE COR OF SEC, TH W 8 RDS, TH S 10 RDS, TH E 8 RDS, TH N 10 RDS TO POB. VILL OF GAGETOWN. Comments: Well-kept home on public road. Property appeared occupied at time of inspection. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$512.52	6431 DODGE RD CASS CITY	\$7,000.00
6128	Parcel ID: 037-012-000-3700-02; Legal Description: SEC 12 T14N R10E COM AT A PT THAT IS S 89 DEG 52' 38" W 1311.77 FT & S 00 DEG 04' 54" E 300 FT FROM N 1/4 COR OF SD SEC, TH S 00 DEG 04' 54" E 364.85 FT, TH S 89 DEG 52' 38" W 140 FT, TH N 00 DEG 04' 54" W 364.85 FT, TH N 89 DEG 52' 38" E 140 FT TO POB. 1.17 A. Comments: Occupied, Large two-story home with nice yard and small storage shed and another outbuilding. No indoor access to basement; basement only accessible from outside and the basement is currently open to the elements with no working door. Much of the home is unfinished or under construction, particularly the kitchen and downstairs bathroom/bedrooms. A lot of debris/personal property in home which is not part of sale. Summer Tax Due: \$931.85	6455 FIFTH ST GAGETOWN	\$13,250.00
6129	Parcel ID: 037-500-125-0900-00; Legal Description: T14N R10E LOT 9 BLK 5 JAMES CLEAVER'S ADD VILL OF GAGETOWN. Comments: Very large two-story home in Gagetown with unattached garage. Could only gain access to garage. I was unable to gain access inside the home; the home appears unsafe to enter; front steps of home are missing and flooring appears unsafe. Weeds and vines are overgrown over access spots. Some windows of the home are broken; home is open to the elements. Additional Disclosures: 21; 22 (see key for full text) Summer Tax Due: \$361.28	6606 GAGE ST GAGETOWN	\$3,600.00
6130	Parcel ID: 050-003-300-5700-00; Legal Description: SEC 03 T12N R9E COM 5 1/2 RDS S COM 5.5 RDS S OF NE COR OF SE 1/4 OF SW 1/4, TH W 14 RDS, TH N 45 FT, TH E 14 RDS, S 45 FT TO POB. VILL OF CARO. Comments: Smaller home in good condition in City of Caro; has attached garage and small partial deck at back door. Inside of home is in good condition, but multiple cubic yards of personal property left inside. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$507.56	506 S ALMER ST CARO	\$4,400.00
6131	Parcel ID: 050-004-200-0750-00; Legal Description: SEC 04 T12N R9E COM AT A PT 33 FT W OF E SEC LN & 855 FT S 00 DEG 22' W OF NE COR OF SEC; TH N 88 DEG 59' W 500 FT TO POB; TH CONT N 88 DEG 59' W 133 FT; TH S 00 DEG 22' W 135 FT; TH S 88 DEG 59' E 133 FT; TH N 00 DEG 22' E 135 FT TO POB, EX PARKWAY DR. VILL OF CARO. Comments: Vacant parcel of land behind Caro Hospital in the City of Caro. Located near the school inside a subdivision. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$57.94	V/ L PARKWAY DR CARO	\$1,100.00
6132	Parcel ID: 051-500-112-3400-00; Legal Description: T11N R8E LOT 34 BLK 12 PLAT OF CITY OF VASSAR. Comments: Small vacant grass lot in city of Vassar located next to flood plain. Grass is well-kept. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$324.53	129 E OAK ST VASSAR	\$2,800.00
6133	Parcel ID: 051-500-112-3700-00; Legal Description: T11N R8E LOT 37 BLK 12 EX W 20 FT THEREOF PLAT OF CITY OF VASSAR. Comments: Mowed vacant lot on the corner of Oak and Cass Ave in Vassar. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$264.17	203 N CASS AVE VASSAR	\$2,300.00

6134	Parcel ID: 051-500-115-1100-00; Legal Description: T11N R8E LOT 11 BLK 15 PLAT OF CITY OF VASSAR. Comments: Vacant lot located on Cass Ave in Vassar. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$145.32	208 N CASS AVE VASSAR	\$1,800.00
6135	Parcel ID: 051-500-522-0500-00; Legal Description: T11N R8E LOTS 5, 6, 7, 8, 9, 10, 11, 12 & 13 EX COM AT SW COR OF LOT 9, TH N 54 DEG 17' 18" E 87.50 FT ALG SELY LN OF WATER ST, TH S 00 DEG W 65.97 FT TO A PT IN CL OF VACATED ALLEY, TH N 78 DEG 09' 43" W 72.60 FT TO A PT ON SELY LN OF WATER ST, TH N 54 DEG 17' 18" E 10.94 FT TO POB BLK 22 1/2 NORTH'S ADD CITY OF VASSAR. Comments: Commercial building located in Vassar, formerly a restaurant. Commercial supplies and property left inside building. Some mold apparent in ceiling due to water damage. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$1,165.94	124 N WATER ST VASSAR	\$44,250.00
9996120	Parcel ID: 020-017-000-0800-00; Legal Description: SEC 17 T11N R8E 9 A OFF W 1/2 OF NE 1/4 & W 1/2 OF E 1/2 OF NE 1/4 LYING N OF M-38. Comments: Wooded vacant land in Vassar Township. Located off of a main road. Possible contamination on site. Summer Tax Due: TBA	SAGINAW RD VASSAR	\$0.00

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.

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 and can be accessed [here](#). 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 [here](#). 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.

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.

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

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

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.

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 and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.