

Public Land Auction

Lake

August 3rd, 2018

Lake County



Location:

AMVETS Post 1988
1959 W 24th St, Baldwin, MI
49304

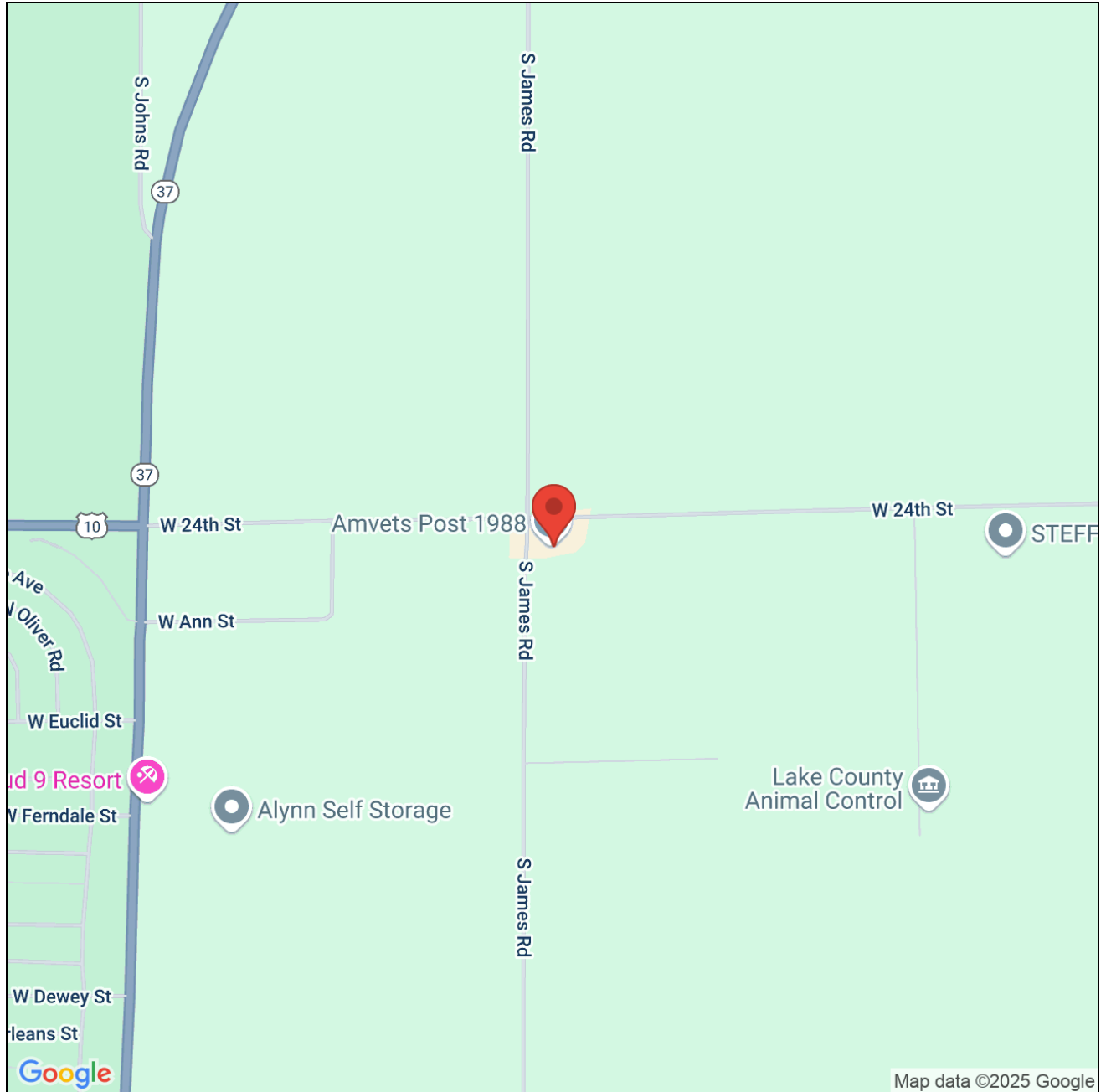
Time:

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

AMVETS Post 1988: 1959 W 24th St, Baldwin, MI 49304





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).*

2024 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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

Lake

Lot #	Lot Information	Address	Min. Bid
3601	Parcel ID: 02-507-002-85; Legal Description: PT E 1/2 NE 1/4 BEG 2047' S OF NE COR TH S 332' W 1327', N 333', E 1326' TO POB. SEC 7 T19N R12W. 10.16 A. M/L. Comments: Buy now and get set up for deer camp. Existing structure is solid and would not take much to be livable Summer Tax Due: \$302.87	4579 N BECKY TR LUTHER	\$4,900.00
3602	Parcel ID: 02-514-013-00; Legal Description: PT NE 1/4 NW 1/4 BEG AT INT OF S LN OF M-63 R/W & N-S 1/4 LN TH SWLY 115' M/L, S 223', E 115' TO 1/4 LN, N TO POB SEC 14 T19N R12W. .50 A M/L. Summer Tax Due: \$65.98	4487 E OLD M-63 LUTHER	\$1,600.00
3603	Parcel ID: 03-012-048-20; Legal Description: PAR C PT SW 1/4 LYING SWLY CONSUMERS R/W COMM AT W 1/4 COR TH S 1367' TO CEN LN RD EASEMENT, E 686' ALG CEN LN TO POB TH N 536', E 150', S 537', N 85 DEG W 26', W 124' TO POB. SEC 12 T20N R13W. 1.85 A M/L. Comments: Storage buildings are in place , including bunk house and shower building. Travel trailer is personal property Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$51.77	778 W DUSTY RD IRONS	\$800.00
3604	Parcel ID: 03-105-012-00; Legal Description: LOTS 12, 14, 16, 18 BLK E SUP PLAT OF IRONS. Comments: Good old bones built in the 30s. Needs a new roof NOW to save the interior walls. A lot of personal property. Large lot Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$156.64	10569 N OAK ST IRONS	\$2,600.00
3605	Parcel ID: 04-015-044-45; Legal Description: PT PAR D (RECORDED SURVEY LO2 P236) PT NW 1/4 SE 1/4 BEG 2662' N & 1127' E OF S 1/4 COR OF SAID SEC TH E 170', S 196', W 170', N 196' TO POB. SEC 15 T20N R14W .76 A M/L. Comments: Walking distance to the lake this older single wide is rough but in a great area Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$126.66	9465 N GRANGER RD IRONS	\$2,300.00
3606	Parcel ID: 04-312-024-00; Legal Description: LOT 24 BLK 12 LAKELAND HEIGHTS. Summer Tax Due: \$1.20	IRONS	\$600.00
3607	Parcel ID: 04-312-025-00; Legal Description: LOT 25 BLK 12 LAKELAND HEIGHTS. Summer Tax Due: \$1.20	IRONS	\$600.00
3608	Parcel ID: 06-001-007-00; Legal Description: N 370' M/L OF SE 1/4 SW 1/4 SEC 1 T19N R13W. 11.24 A M/L. Comments: A lot of potential. This 11 acre parcel does have a home and outbuildings, however we did not access the structures at the time we visited, so their status is unknown. There used to be a drive through a neighbor's property off Weisse Dr, and an older access drive off Deerrhorn Rd still exists. Access through the neighbor's property from Weisse Dr may not be deeded. Additional Disclosures: 40 (see key for full text) Summer Tax Due: \$190.65	543 W WEISSE DR	\$2,100.00
3609	Parcel ID: 06-001-008-00; Legal Description: S 330' OF N 700' M/L OF SE 1/4 SW 1/4 SEC 1 T19N R13W. 10 A M/L. Summer Tax Due: \$70.59		\$1,200.00
3610	Parcel ID: 06-028-013-00; Legal Description: PART N 1/2 SE 1/4; COMM AT A PT 508 FT S AND 1237 FT W OF THE E 1/4 POST; W 100 FT: S 50 FT ; E 100 FT ; N TO POB. SEC 28 T19N R13W. .12 A Summer Tax Due: \$2.42		\$400.00
3611	Parcel ID: 06-120-020-00; Legal Description: LOT 20 & E 1/2 LOT 21 LONE PINE SUBDIVISION. Comments: Nicely wooded stick framed small home, great weekend get away . Needs roof but has newer siding and windows Summer Tax Due: \$138.81	1597 W LONE PINE RD BALDWIN	\$1,900.00
3612	Parcel ID: 08-004-005-40; Legal Description: PT W 1/2 SW 1/4 BEG AT SW COR TH E 322', N 238', W 323', S 237' TO POB. SEC 4 T19N R11W. 1.76 A M/L. Summer Tax Due: \$31.56		\$1,100.00
3613	Parcel ID: 08-004-005-50; Legal Description: PT W 1/2 SW 1/4 BEG 322' E OF SW COR E 322', N 240', W 322', S 238' TO POB SEC 4 T19N R11W, 1.77 A M/L. Summer Tax Due: \$38.84		\$1,200.00
3614	Parcel ID: 08-027-020-00; Legal Description: W 1/2 E 1/2 W 1/2 SE 1/4 SW 1/4 SEC 27 T19N R11W. 5 A M/L. Comments: Value in the land , Roached out single wide Additional Disclosures: 17; 36 (see key for full text) Summer Tax Due: \$146.27	9338 E 1 MILE RD	\$3,000.00

3615	Parcel ID: 10-032-125-25; Legal Description: W 150' E 366' S 1/2 SW 1/4 SE 1/4 SE 1/4. SEC 32 T18N R12W. 1.13 A M/L. 2ND ADDRESS 1858 E US 10 (TRAILER) Comments: This property contains a church on approx 1.13 acres. Interior photos are not available at this time. Summer Tax Due: \$477.93	1850 E US 10	\$7,500.00
3616	Parcel ID: 10-033-058-00; Legal Description: NE 1/4 NW 1/4 SW 1/4. SEC 33 T18N R12W. 10 A Comments: Hard to find , a square ten acre parcel nicely wooded Summer Tax Due: \$70.11		\$1,900.00
3617	Parcel ID: 10-035-023-00; Legal Description: E 3/4 S 1/2 SW 1/4 NE 1/4 LYING S OF SANBORN CREEK EXC THE E 430' AND EXC W 295'. SEC 35 T18N R12W. 2.47 A. M/L. Comments: Some newer windows and roofing , house just needs TLC Summer Tax Due: \$255.34	4650 E 44TH ST CHASE	\$3,100.00
3618	Parcel ID: 11-303-006-00; Legal Description: LOT 6 BLK 3 LAKELAND ACRES. Summer Tax Due: \$10.55		\$1,100.00
3619	Parcel ID: 11-319-017-00; Legal Description: LOTS 17,18,19 BLK 19 LAKELAND ACRES #1. Summer Tax Due: \$8.49	NEAR GRANT STREET	\$900.00
3620	Parcel ID: 11-319-023-00; Legal Description: LOTS 23 & 24 BLK 19 LAKELAND ACRES #1. Summer Tax Due: \$4.84		\$900.00
3621	Parcel ID: 11-326-008-00; Legal Description: LOTS 8,9,10,11 BLK 26 LAKELAND ACRES #1. Summer Tax Due: \$9.70		\$950.00
3622	Parcel ID: 11-349-007-00; Legal Description: LOTS 7,8 BLK 49 LAKELAND ACRES #2. Summer Tax Due: \$4.84	SOUTH PERSHING RD	\$900.00
3623	Parcel ID: 11-350-005-04; Legal Description: LOT 5 BLK 50 LAKELAND ACRES #2 Summer Tax Due: \$2.42	SOUTH PERSHING RD	\$800.00
3624	Parcel ID: 11-379-016-00; Legal Description: LOTS 16,17,18 BLK 79 LAKELAND ACRES #2. Summer Tax Due: \$7.28		\$900.00
3625	Parcel ID: 11-390-037-00; Legal Description: LOT 37 BLK 90 LAKELAND ACRES #3. Summer Tax Due: \$2.42	S SUNSET DRIVE	\$800.00
3626	Parcel ID: 11-394-022-00; Legal Description: LOTS 22 & 23 BLK 94 LAKELAND ACRES #3. Summer Tax Due: \$4.84	2267 W GRANT ST	\$900.00
3627	Parcel ID: 11-396-012-00; Legal Description: LOTS 12 & 13 BLK 96 LAKELAND ACRES #3. Summer Tax Due: \$4.84	GRANT STREET	\$700.00
3628	Parcel ID: 11-398-006-00; Legal Description: LOT 6 BLK 98 LAKELAND ACRES #3. Summer Tax Due: \$2.42		\$800.00
3629	Parcel ID: 11-406-010-00; Legal Description: LOTS 10 & 11 BLK 6 LAKEWOODS ACRES. Summer Tax Due: \$5.36		\$850.00
3630	Parcel ID: 11-408-011-00; Legal Description: LOTS 11 & 12 BLK 8 LAKEWOODS ACRES. Summer Tax Due: \$6.07		\$600.00
3631	Parcel ID: 11-421-005-01; Legal Description: LOTS 5 TO 7 INC & LOTS 29 & 30, BLK 21, LAKEWOODS ACRES. Summer Tax Due: \$14.56	4227 S ROOSEVELT RD - WEB	\$1,000.00
3632	Parcel ID: 11-421-031-00; Legal Description: LOTS 31 & 32 BLK 21 LAKEWOODS ACRES. Summer Tax Due: \$5.36		\$850.00
3633	Parcel ID: 11-422-006-00; Legal Description: LOTS 6 & 7 BLK 22 LAKEWOODS ACRES. Summer Tax Due: \$6.07		\$800.00
3634	Parcel ID: 11-422-017-00; Legal Description: LOTS 17 & 18 BLK 22 LAKEWOODS ACRES. Summer Tax Due: \$5.36		\$600.00
3635	Parcel ID: 11-422-046-00; Legal Description: LOTS 46 & 47 BLK 22 LAKEWOODS ACRES Summer Tax Due: \$4.84	2244 W SPRINGTIME ST	\$850.00

3636	Parcel ID: 11-425-004-00; Legal Description: LOTS 4 & 5 BLK 25 LAKEWOODS ACRES. Summer Tax Due: \$6.07		\$900.00
3637	Parcel ID: 11-428-039-00; Legal Description: LOTS 39 & 40 BLK 28 LAKEWOODS ACRES. Summer Tax Due: \$6.07		\$800.00
3638	Parcel ID: 11-441-032-00; Legal Description: LOTS 32 TO 35 INC BLOCK 41 LAKEWOODS ACRES #2 Summer Tax Due: \$12.14		\$950.00
3639	Parcel ID: 11-442-032-01; Legal Description: LOTS 32 TO 37 BLK 42 LAKEWOODS ACRES #2 Comments: Please do your research Additional Disclosures: 22; 36 (see key for full text) Summer Tax Due: \$16.98	4174 S HARVARD AVE	\$1,100.00
3640	Parcel ID: 11-452-008-00; Legal Description: LOT 8 BLK 52 LAKEWOODS ACRES #2. Summer Tax Due: \$2.42		\$800.00
3641	Parcel ID: 11-454-005-00; Legal Description: LOTS 5 & 42 BLK 54 LAKEWOODS ACRES #2. Summer Tax Due: \$6.07		\$850.00
3642	Parcel ID: 11-460-022-00; Legal Description: LOTS 22 TO 25 INC BLK 60 LAKEWOODS ACRES #2. Summer Tax Due: \$12.14		\$600.00
3643	Parcel ID: 11-466-034-01; Legal Description: LOT 34 BLK 66 LAKEWOODS ACRES #3. Summer Tax Due: \$2.42		\$800.00
3644	Parcel ID: 11-466-035-00; Legal Description: LOT 35 BLK 66 LAKEWOODS ACRES #3. Summer Tax Due: \$1.21		\$800.00
3645	Parcel ID: 11-476-008-00; Legal Description: LOTS 8,9,10 BLK 76 LAKEWOODS ACRES #3. Summer Tax Due: \$8.49		\$900.00
3646	Parcel ID: 11-483-004-00; Legal Description: LOTS 4,5,6,7 BLK 83 LAKEWOODS ACRES #3. Summer Tax Due: \$12.14		\$600.00
3647	Parcel ID: 11-501-001-00; Legal Description: LOTS 1 & 2 BLK 101 LAKEWOODS ACRES #4. Summer Tax Due: \$5.36		\$850.00
3648	Parcel ID: 11-502-001-00; Legal Description: LOTS 1,2,3,4 BLK 102 LAKEWOODS ACRES #4. Summer Tax Due: \$12.14		\$800.00
3649	Parcel ID: 11-502-021-00; Legal Description: LOTS 21 & 22 BLK 102 LAKEWOODS ACRES #4. Summer Tax Due: \$5.36		\$850.00
3650	Parcel ID: 11-505-033-00; Legal Description: LOTS 33,34,35 BLK 105 LAKEWOODS ACRES #4. Summer Tax Due: \$18.37		\$1,000.00
3651	Parcel ID: 11-507-039-00; Legal Description: LOTS 39,40,41 BLK 107 LAKEWOODS ACRES #4. Summer Tax Due: \$8.49		\$900.00
3652	Parcel ID: 11-534-073-00; Legal Description: LOTS 73 TO 75 INC BLK 134 LAKEWOODS ACRES #8. Summer Tax Due: \$8.49		\$900.00
3653	Parcel ID: 11-535-035-01; Legal Description: LOT 35 TO 37 INC BLK 135 LAKEWOODS ACRES #8 COMBINED ON 09/18/2013 FROM 11-535-037-00, 11-535-035-00, 11-535-036-00; Summer Tax Due: \$9.70		\$800.00
3654	Parcel ID: 12-250-106-50; Legal Description: LOT 106-B NUGENT LAKE HILLS. Summer Tax Due: \$16.25	6291 W PINE CREST DR	\$500.00
3655	Parcel ID: 13-008-014-90; Legal Description: PT SW 1/4 SE 1/4 BEG 1010' E OF S 1/4 COR TH E 331' TO E 1/16 LN, N 127' TO C/LN 64TH ST SWLY 346' ALG C/LN OF 64TH ST, S 27' TO POB. SEC 8 T17N R14W. .5 A M/L. Summer Tax Due: \$34.60		\$1,100.00

3656	Parcel ID: 13-137-015-00; Legal Description: LOTS 15 TO 19 INC & N 8' LOT 20 BLK 37 CHAIN O LAKES. Comments: Walk to the lake from this secluded site. 50s single wide that really looks rough from exterior but is in pretty good condition on the inside Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$275.97	9574 S RAINBOW LAKE DR BALDWIN	\$3,000.00
3657	Parcel ID: 13-144-025-01; Legal Description: LOTS 25 TO 45 INC BLK 44 CHAIN O LAKES. Summer Tax Due: \$195.58	8964 W BOWLING GREEN BLVD	\$3,200.00
3658	Parcel ID: 13-167-041-00; Legal Description: LOTS 41,42 & 43 BLK 67 CHAIN O LAKES Summer Tax Due: \$5.52		\$650.00
3659	Parcel ID: 13-177-018-00; Legal Description: LOTS 18 TO 27 INC BLK 77 CHAIN O LAKES. Summer Tax Due: \$18.81	9261 S SUNRISE DR	\$850.00
3660	Parcel ID: 13-189-036-00; Legal Description: LOTS 36 & 37 BLK 89 CHAIN O LAKES. Comments: Has some newer windows and sits on 2 lots Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$129.98	9674 S MARIGOLD AVE	\$2,400.00
3661	Parcel ID: 13-193-001-00; Legal Description: LOTS 1,2,3 & 4 BLK 93 CHAIN O LAKES. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$11.43	9724 S WILDWOOD BLVD	\$750.00
3662	Parcel ID: 13-200-001-00; Legal Description: LOTS 1,2,3 & 4 BLK 100 CHAIN O LAKES. Summer Tax Due: \$10.16		\$700.00
3663	Parcel ID: 13-206-015-00; Legal Description: LOTS 15,16 & 17 BLK 106 CHAIN O LAKES. Summer Tax Due: \$5.52		\$300.00
3664	Parcel ID: 13-208-007-00; Legal Description: LOTS 7,8,S 1/2 9 BLK 108 CHAIN O LAKES. Summer Tax Due: \$3.62		\$650.00
3665	Parcel ID: 13-229-001-00; Legal Description: LOTS 1 & 2 BLK 129 CHAIN O LAKES #1. Summer Tax Due: \$3.62		\$650.00
3666	Parcel ID: 13-252-008-00; Legal Description: LOTS 8, 9, 10 & 11 BLK 152 CHAIN O LAKES #1. Summer Tax Due: \$7.40		\$700.00
3667	Parcel ID: 13-254-036-00; Legal Description: LOTS 36,37,38 BLK 154 CHAIN O LAKES NO 1 Summer Tax Due: \$21.63	9076 S FIELD AVE	\$900.00
3668	Parcel ID: 13-271-001-01; Legal Description: LOTS 1,3 & 14 BLK 171 SUP PLAT CHAIN O LAKES. Summer Tax Due: \$73.78	9066 W BOWLING GREEN BLVD	\$1,600.00
3669	Parcel ID: 13-530-049-00; Legal Description: LOT 49 K S B PLAT Summer Tax Due: \$12.50		\$700.00
3670	Parcel ID: 13-580-060-00; Legal Description: LOT 60 LYNDIA ACRES. Summer Tax Due: \$6.43		\$700.00
3671	Parcel ID: 14-001-014-51; Legal Description: W1/2 E 1/2 NW 1/4 NW 1/4 S OF RR R/W & E 1/2 W 1/2 E 1/2 SW 1/4 NW 1/4 SEC 1 T17N R13W. 11.46 A. M/L. Summer Tax Due: \$176.32	934 W FALL TR	\$3,300.00
3672	Parcel ID: 14-002-042-00; Legal Description: W 277.4 FT OF S 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 SEC 2 T17N R13W 2.1 A Comments: Lightly wooded and level Summer Tax Due: \$38.80	6986 S BALDWIN RD	\$1,300.00
3673	Parcel ID: 14-002-116-00; Legal Description: S 1/2 NE 1/4 SE 1/4 SW 1/4 SE 1/4 EXC E 125 FT AND EXC W 25 FT OF N 80 FT OF E 150 FT SEC 2 T17N R13W. .71 A. Summer Tax Due: \$8.65		\$700.00
3674	Parcel ID: 14-011-014-00; Legal Description: S 4/5 NE 1/4 SW 1/4 NW 1/4 SEC 11 T17N R13W. 8 A. Comments: 8 Acres in the country Summer Tax Due: \$60.61		\$1,700.00
3675	Parcel ID: 14-011-020-00; Legal Description: S 3/5 E 1/2 NW 1/4 SW 1/4 NW 1/4 SEC 11 T17N R13W. 3 A. Summer Tax Due: \$29.92		\$1,200.00
3676	Parcel ID: 14-011-021-00; Legal Description: N 1/4 SW 1/4 SW 1/4 NW 1/4 SEC 11 T17N R13W. 2.5 A. Summer Tax Due: \$33.09		\$1,300.00

3677	Parcel ID: 14-048-023-00; Legal Description: LOTS 23 & 24 BLK 128 LAKEWOODS ACRES #6. Summer Tax Due: \$4.93		\$850.00
3678	Parcel ID: 14-053-058-00; Legal Description: LOTS 58 & 59 BLK 3 MARLBOROUGH Summer Tax Due: \$7.48		\$900.00
3679	Parcel ID: 14-061-093-01; Legal Description: LOTS 93 TO 103 & LOTS 144 TO 160 INC BLK 11 MARLBOROUGH. Summer Tax Due: \$280.15	1964 W OGILVIE AVE	\$5,000.00
3680	Parcel ID: 14-064-084-00; Legal Description: LOT 84 BLOCK 14 MARLBOROUGH. Summer Tax Due: \$145.69	8427 S MONTGOMERY AVE	\$3,000.00
3681	Parcel ID: 14-069-087-00; Legal Description: LOT 87 BLOCK 19 MARLBOROUGH. Summer Tax Due: \$3.72		\$850.00
3682	Parcel ID: 14-081-011-00; Legal Description: LOT 11 BLOCK 1 BALDWIN AVE HOMESITES. Summer Tax Due: \$6.25		\$450.00
3683	Parcel ID: 14-083-011-00; Legal Description: LOT 11 BLOCK 3 BALDWIN AVE HOMESITES. Summer Tax Due: \$8.26		\$900.00
3684	Parcel ID: 14-101-020-00; Legal Description: LOTS 20 TO 24 INC 26 TO 29 INC BLK 1 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$22.80	1014 W BALDWIN RD	\$1,100.00
3685	Parcel ID: 14-106-020-00; Legal Description: LOTS 20,21,22,23,24 BLOCK 6 BALDWIN AVE SUBDIVISION. Comments: Bring the Odor bane and dumpster. Already has newer windows, siding and roof !!!! Sits on 5 lots and has a 1 car garage that needs to rebuilt Summer Tax Due: \$139.62	6919 S MERRILLVILLE RD	\$2,000.00
3686	Parcel ID: 14-112-020-00; Legal Description: LOT 20 BLOCK 12 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$2.42		\$800.00
3687	Parcel ID: 14-122-001-00; Legal Description: LOTS 1 TO 5 INC 10 TO 12 INC BLK 22 BALDWIN AVE SUBDIVISION #1. Summer Tax Due: \$28.46		\$1,000.00
3688	Parcel ID: 14-218-024-00; Legal Description: LOTS 24 & 25 BLK 18 IDLEWILD HEIGHTS #1. Summer Tax Due: \$3.72		\$850.00
3689	Parcel ID: 14-219-032-00; Legal Description: LOTS 32 TO 35 INC BLOCK 19 IDLEWILD HEIGHTS #1. Summer Tax Due: \$7.48		\$900.00
3690	Parcel ID: 14-230-001-00; Legal Description: LOTS 1 TO 4 INC BLOCK 30 IDLEWILD HEIGHTS #2. Summer Tax Due: \$10.58		\$900.00
3691	Parcel ID: 14-231-013-00; Legal Description: LOT 13 BLOCK 31 IDLEWILD HEIGHTS #2. Summer Tax Due: \$2.42		\$800.00
3692	Parcel ID: 14-234-026-00; Legal Description: LOTS 26 TO 29 INC BLK 34 IDLEWILD HEIGHTS 2. Summer Tax Due: \$7.48		\$900.00
3693	Parcel ID: 14-245-004-00; Legal Description: LOTS 4 TO 30 INC BLOCK 5 IDLEWILD TERRACE Summer Tax Due: \$35.93		\$1,300.00
3694	Parcel ID: 14-256-025-00; Legal Description: LOTS 25 TO 28 INC BLOCK 16 IDLEWILD TERRACE. Summer Tax Due: \$7.48		\$800.00
3695	Parcel ID: 14-256-037-00; Legal Description: LOTS 37 & 38 BLK 16 IDLEWILD TERRACE. Summer Tax Due: \$3.72		\$850.00
3696	Parcel ID: 14-263-035-00; Legal Description: LOTS 35 & 36 BLK 23 IDLEWILD TERRACE. Summer Tax Due: \$3.72		\$850.00
3697	Parcel ID: 14-265-027-00; Legal Description: LOTS 27 & 28 BLK 25 IDLEWILD TERRACE. Summer Tax Due: \$3.72		\$850.00

3698	Parcel ID: 14-277-017-00; Legal Description: LOTS 17 TO 21 INC BLOCK 37 IDLEWILD TERRACE #1 Summer Tax Due: \$12.50		\$900.00
3699	Parcel ID: 14-279-030-00; Legal Description: LOT 30 BLK 39 IDLEWILD TERRACE #1 Summer Tax Due: \$2.42		\$800.00
3700	Parcel ID: 14-280-011-00; Legal Description: LOTS 11 TO 15 INC BLOCK 40 IDLEWILD TERRACE #1. Summer Tax Due: \$9.97		\$900.00
3701	Parcel ID: 14-298-012-00; Legal Description: LOTS 12,13,14,15 BLOCK 68 IDLEWILD TERRACE #3. Comments: 4 lots that had mobile on Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$19.24	42 W 68TH ST	\$1,400.00
3702	Parcel ID: 14-305-001-00; Legal Description: LOTS 1 TO 6 INC BLOCK 75 IDLEWILD TERRACE #3. Summer Tax Due: \$11.25		\$950.00
3703	Parcel ID: 14-316-006-00; Legal Description: LOT 6 BLK 86 IDLEWILD TERRACE #3 Summer Tax Due: \$2.42		\$750.00
3704	Parcel ID: 14-316-009-00; Legal Description: LOTS 9 & 10 BLK 86 IDLEWILD TERRACE #3. Summer Tax Due: \$3.72		\$850.00
3705	Parcel ID: 14-322-043-00; Legal Description: LOT 43 BLOCK 92 IDLEWILD TERRACE #3. Summer Tax Due: \$2.42		\$600.00
3706	Parcel ID: 14-323-044-00; Legal Description: LOT 44 BLOCK 93 IDLEWILD TERRACE #3. Summer Tax Due: \$2.42		\$800.00
3707	Parcel ID: 14-324-020-00; Legal Description: LOTS 20,21,22,23 BLOCK 94 IDLEWILD TERRACE #3. Summer Tax Due: \$7.48		\$900.00
3708	Parcel ID: 14-325-045-00; Legal Description: LOTS 45 & 46 BLK 95 IDLEWILD TERRACE #3. Summer Tax Due: \$3.72		\$850.00
3709	Parcel ID: 14-337-029-00; Legal Description: LOTS 29 & 30 BLK 137 IDLEWILD TERRACE #5. Summer Tax Due: \$3.72		\$850.00
3710	Parcel ID: 14-337-040-00; Legal Description: LOTS 40 & 41 BLK 137 IDLEWILD TERRACE #5. Summer Tax Due: \$3.72		\$850.00
3711	Parcel ID: 14-338-045-00; Legal Description: LOTS 45 TO 52 INC BLOCK 138 IDLEWILD TERRACE #5. Summer Tax Due: \$14.98		\$850.00
3712	Parcel ID: 14-343-001-00; Legal Description: ENTIRE BLOCK 143 (BEING LOTS 1 TO 22 INC) IDLEWILD TERRACE #5. Summer Tax Due: \$25.86		\$950.00
3713	Parcel ID: 14-361-025-00; Legal Description: LOTS 25,26 BLOCK 1 IDLEWILD TWIN LAKES. Summer Tax Due: \$22.82		\$1,100.00
3714	Parcel ID: 14-361-027-00; Legal Description: LOTS 27 TO 29 & 35 FT X 85 FT W TO LAKE BLOCK 1 IDLEWILD TWIN LAKES. Summer Tax Due: \$29.92		\$1,200.00
3715	Parcel ID: 14-364-001-01; Legal Description: LOTS 1 TO 14 INC & 17 TO 20 INC & 26 TO 34 INC BLOCK 4 IDLEWILD TWIN LAKES. Comments: Former site of a block home that has been removed and is now a vacant lot. Summer Tax Due: \$77.51		\$2,000.00
3716	Parcel ID: 14-603-011-00; Legal Description: LOTS 11 TO 16 INC, 27 TO 32 INC BLK 3 TALLEY SUBDIVISION. Summer Tax Due: \$13.73		\$1,000.00
3717	Parcel ID: 15-008-038-00; Legal Description: PT GOVT LOT 1 BEG N 1/4 COR OF SEC, TH S ALNG N & S 1/4 LN 949' TO POB, TH W 133', S 120', E 133', N ALNG 1/4 LN 120' TO POB. SEC 8 T17N R12W. .35A. M/L. Summer Tax Due: \$6.25		\$850.00

3718	Parcel ID: 15-083-024-00; Legal Description: LOTS 24 & 25 BLK 3 GLEASONS ADDITION TO IDLEWILD. Summer Tax Due: \$3.43		\$800.00
3719	Parcel ID: 15-085-024-00; Legal Description: LOTS 24 & 25 BLK 5 GLEASONS ADDITION TO IDLEWILD. Summer Tax Due: \$3.72		\$850.00
3720	Parcel ID: 15-085-049-00; Legal Description: LOTS 49 & 50 BLK 5 GLEASONS ADDITION TO IDLEWILD. Summer Tax Due: \$2.66		\$800.00
3721	Parcel ID: 15-100-024-00; Legal Description: LOT 24 GOOD SHEPHERD CAMP. Summer Tax Due: \$10.58		\$950.00
3723	Parcel ID: 15-115-018-00; Legal Description: LOTS 18 TO 21 INC BLK 15 IDLEWILD. Summer Tax Due: \$5.38		\$850.00
3724	Parcel ID: 15-141-001-00; Legal Description: LOTS 1 TO 4 INC BLK 41 IDLEWILD. Summer Tax Due: \$8.56		\$900.00
3725	Parcel ID: 15-146-047-00; Legal Description: LOTS 47 TO 50 INC BLK 46 IDLEWILD. Summer Tax Due: \$5.38		\$850.00
3726	Parcel ID: 15-150-005-00; Legal Description: LOTS 5 TO 7 INC BLK 50 IDLEWILD. Summer Tax Due: \$5.94		\$850.00
3727	Parcel ID: 15-153-001-02; Legal Description: LOT 1 BLK 53 IDLEWILD. Summer Tax Due: \$1.30		\$800.00
3728	Parcel ID: 15-158-032-01; Legal Description: LOTS 32 TO 35 INC BLK 58 IDLEWILD Summer Tax Due: \$8.56		\$900.00
3729	Parcel ID: 15-174-011-01; Legal Description: LOTS 11 TO 15, BLOCK 74 IDLEWILD. SPLIT/COMBINED ON 10/28/2014 FROM 15-174-011-00, 15-174-012-00 INTO 15-174-011-01 Summer Tax Due: \$10.00		\$900.00
3730	Parcel ID: 15-179-043-00; Legal Description: LOTS 43 TO 46 INC BLK 79 IDLEWILD. Summer Tax Due: \$9.59		\$900.00
3731	Parcel ID: 15-179-047-00; Legal Description: LOTS 47 TO 50 INC BLK 79 IDLEWILD. Summer Tax Due: \$9.59		\$900.00
3732	Parcel ID: 15-211-026-00; Legal Description: LOTS 26 & 27 BLK 111 IDLEWILD #1. Summer Tax Due: \$9.97		\$900.00
3733	Parcel ID: 15-211-037-00; Legal Description: LOTS 37 & 38 BLK 111 IDLEWILD #1. Summer Tax Due: \$2.66	1438 E CHESTWOOD	\$800.00
3734	Parcel ID: 15-219-007-00; Legal Description: LOT 7 BLK 119 IDLEWILD #1. Summer Tax Due: \$1.53		\$800.00
3735	Parcel ID: 15-240-047-00; Legal Description: LOTS 47 TO 50 INC BLK 140 IDLEWILD #2. Summer Tax Due: \$5.38		\$850.00
3736	Parcel ID: 15-247-006-01; Legal Description: LOTS 6 TO 9 INC BLK 147 IDLEWILD #2. Summer Tax Due: \$8.11		\$900.00
3737	Parcel ID: 15-247-019-00; Legal Description: LOTS 19 TO 22 BLK 147 IDLEWILD #2. Summer Tax Due: \$7.28		\$900.00
3738	Parcel ID: 15-248-007-00; Legal Description: LOTS 7 & 8 BLK 148 IDLEWILD #2. Summer Tax Due: \$3.25		\$800.00
3739	Parcel ID: 15-251-032-00; Legal Description: LOT 32 BLK 151 IDLEWILD NO. 2 Summer Tax Due: \$2.42		\$750.00
3740	Parcel ID: 15-251-046-00; Legal Description: LOT 46 BLK 151 IDLEWILD #2. Summer Tax Due: \$1.42		\$800.00
3742	Parcel ID: 15-269-001-00; Legal Description: LOTS 1 & 2 BLK 169 IDLEWILD #3. Summer Tax Due: \$3.35		\$800.00
3743	Parcel ID: 15-303-007-00; Legal Description: LOT 7 BLK 203 IDLEWILD #3 Summer Tax Due: \$1.30		\$800.00
3744	Parcel ID: 15-304-015-02; Legal Description: LOT 15 BLK 204 IDLEWILD #3 Summer Tax Due: \$1.30		\$800.00
3745	Parcel ID: 15-304-020-00; Legal Description: LOT 20 BLK 204 IDLEWILD #3 Summer Tax Due: \$1.30		\$800.00

3746	Parcel ID: 15-306-011-01; Legal Description: LOTS 11 & 12 BLK 206 IDLEWILD #3 Summer Tax Due: \$2.66		\$800.00
3747	Parcel ID: 15-307-036-00; Legal Description: LOTS 36 TO 39 INC BLK 207 IDLEWILD #3. Summer Tax Due: \$5.38		\$850.00
3748	Parcel ID: 15-309-001-00; Legal Description: LOTS 1 TO 4 INC BLK 209 IDLEWILD #3. Summer Tax Due: \$4.62		\$850.00
3749	Parcel ID: 15-354-049-00; Legal Description: LOTS 49 & 50 BLK 254 IDLEWILD #3. Summer Tax Due: \$2.66		\$800.00
3750	Parcel ID: 15-384-001-01; Legal Description: LOTS 1 TO 4 INC & 47 TO 50 INC BLK 284 IDLEWILD #4 Summer Tax Due: \$16.23		\$650.00
3751	Parcel ID: 15-384-026-00; Legal Description: LOTS 26 TO 32 INC BLK 284 IDLEWILD #4. Summer Tax Due: \$13.73		\$900.00
3752	Parcel ID: 15-384-035-00; Legal Description: LOTS 35 TO 46 INC BLK 284 IDLEWILD #4. Summer Tax Due: \$25.00		\$750.00
3753	Parcel ID: 15-385-011-00; Legal Description: LOTS 11 & 12 BLK 285 IDLEWILD #4. Summer Tax Due: \$2.96		\$800.00
3754	Parcel ID: 15-389-001-00; Legal Description: LOTS 1 TO 4 INC BLK 289 IDLEWILD #4. Summer Tax Due: \$9.35		\$850.00
3755	Parcel ID: 15-398-007-00; Legal Description: LOTS 7 TO 13 INC BLK 298 IDLEWILD #4. Summer Tax Due: \$9.97		\$900.00
3756	Parcel ID: 15-410-037-01; Legal Description: LOTS 37 TO 41 INC BLK 310 IDLEWILD #4. Comments: Needs new roof yesterday . Could be cute 1 bedroom home Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$85.36	664 E MEMPHIS	\$1,600.00
3757	Parcel ID: 15-426-009-00; Legal Description: LOTS 9 & 10 BLK 326 IDLEWILD #4. Summer Tax Due: \$2.96		\$800.00
3758	Parcel ID: 15-426-011-00; Legal Description: LOTS 11,12 & 13 BLK 326 IDLEWILD #4. Summer Tax Due: \$6.23	953 E LOGAN BLVD	\$850.00
3759	Parcel ID: 15-432-008-00; Legal Description: LOTS 8 TO 11 INC BLK 332 IDLEWILD #4 Summer Tax Due: \$5.38		\$850.00
3760	Parcel ID: 15-432-012-04; Legal Description: LOTS 12 TO 14 INC & 16 BLK 332 IDLEWILD 4 Summer Tax Due: \$8.73		\$800.00
3761	Parcel ID: 15-432-021-00; Legal Description: LOT 21 BLK 332 IDLEWILD #4 Summer Tax Due: \$2.42		\$800.00
3762	Parcel ID: 15-466-017-00; Legal Description: LOT 17 BLK 366 IDLEWILD #6. Summer Tax Due: \$1.30		\$450.00
3763	Parcel ID: 15-472-037-00; Legal Description: LOT 37 BLK 372 IDLEWILD #6. Summer Tax Due: \$1.30		\$800.00
3764	Parcel ID: 15-492-003-00; Legal Description: LOTS 3, 4, 9 TO 27 INC & 38 TO 45 INC BLK 392 IDLEWILD #7. Summer Tax Due: \$27.19		\$1,200.00
3765	Parcel ID: 15-495-009-00; Legal Description: LOTS 9 & 10, BLK 395 IDLEWILD #7. Summer Tax Due: \$2.66		\$800.00
3766	Parcel ID: 15-498-003-00; Legal Description: LOTS 3 & 4 BLK 398 IDLEWILD #7 Summer Tax Due: \$2.66		\$800.00
3767	Parcel ID: 15-504-015-00; Legal Description: LOTS 15 TO 21 INC BLK 404 IDLEWILD #8. Summer Tax Due: \$13.73		\$950.00
3768	Parcel ID: 15-525-049-00; Legal Description: LOTS 49 & 50 BLK 5 IDLEWILD HEIGHTS. Summer Tax Due: \$2.66		\$800.00
3769	Parcel ID: 15-539-001-00; Legal Description: LOT 1 BLK 39 IDLEWILD HEIGHTS #3. Summer Tax Due: \$2.24		\$800.00
3770	Parcel ID: 15-539-003-00; Legal Description: LOT 3 BLK 39 IDLEWILD HEIGHTS #3. Summer Tax Due: \$2.24		\$800.00
3771	Parcel ID: 15-545-017-00; Legal Description: LOTS 17 TO 22 INC BLK 45 IDLEWILD HEIGHTS #3. Summer Tax Due: \$11.73		\$950.00

3772	Parcel ID: 15-549-010-00; Legal Description: LOTS 10 TO 14 INC BLK 49 IDLEWILD HEIGHTS #3. Summer Tax Due: \$9.78		\$900.00
3773	Parcel ID: 15-555-029-00; Legal Description: LOTS 29 & 30 BLK 55 IDLEWILD HEIGHTS #4. Summer Tax Due: \$3.72		\$800.00
3774	Parcel ID: 15-565-012-01; Legal Description: LOTS 12, 13, 14, 16, 17, 28, 29 BLK 55 IDLEWILD TERRACE #2. Summer Tax Due: \$10.82		\$950.00
3775	Parcel ID: 15-566-001-00; Legal Description: LOTS 1 TO 4 INC BLK 56 IDLEWILD TERRACE #2. Summer Tax Due: \$8.56		\$900.00
3776	Parcel ID: 15-570-001-00; Legal Description: LOTS 1 TO 5 INC BLK 60 IDLEWILD TERRACE #2. Summer Tax Due: \$9.97	185 E COOK ST	\$800.00
3777	Parcel ID: 15-572-026-00; Legal Description: LOT 26 BLK 62 IDLEWILD TERRACE #2. Summer Tax Due: \$1.42		\$700.00
3778	Parcel ID: 15-575-005-00; Legal Description: LOT 5 BLK 65 IDLEWILD TERRACE #2. Summer Tax Due: \$2.42		\$1,000.00
3779	Parcel ID: 15-603-011-00; Legal Description: LOTS 11 TO 16 INC BLK 103 IDLEWILD TERRACE #4. Summer Tax Due: \$9.97		\$900.00
3780	Parcel ID: 15-684-028-00; Legal Description: LOTS 28 TO 34 INC. BLK 4 STEWARTS SUBDIVISION TO IDLEWILD. Comments: Very large 50s ranch , has some newer windows but needs roof work asap Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$211.83	6457 S TACOMA	\$6,300.00
3781	Parcel ID: 15-716-011-00; Legal Description: LOTS 11 & 12 BLK 6 WILSONS PARADISE GARDEN Summer Tax Due: \$3.72		\$800.00
3782	Parcel ID: 15-717-039-00; Legal Description: LOTS 39 & 40 BLK 7 WILSONS PARADISE GARDEN. Summer Tax Due: \$2.66		\$800.00
3783	Parcel ID: 15-721-009-00; Legal Description: LOTS 9 & 10 BLK 11 WILSONS PARADISE GARDEN. Summer Tax Due: \$3.72		\$800.00
3784	Parcel ID: 15-728-029-00; Legal Description: LOTS 29 TO 34 INCLUSIVE, BLOCK 18 WILSONS PARADISE GARDEN. Comments: Small wood framed house where remodeling has been started . Some newer windows and roof. Detached 1 car garage. NOTE: The photos show our sign with lot 3684 written on it, but that was a mistake at the time of inspection. The photos depict the correct house for lot 3784. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$156.73	329 E ROCKFORD	\$3,200.00
3785	Parcel ID: 15-729-043-00; Legal Description: LOTS 43 & 44 BLK 19 WILSONS PARADISE GARDEN. Summer Tax Due: \$3.72		\$800.00
3786	Parcel ID: 15-740-033-00; Legal Description: LOT 33 BLK 30 WILSONS PARADISE GARDEN #1. Summer Tax Due: \$1.30		\$800.00
3787	Parcel ID: 15-741-005-00; Legal Description: LOTS 5 TO 8 INC BLK 31 WILSONS PARADISE GARDEN #1. Comments: Unsafe due to roof issues Additional Disclosures: 36; 5 (see key for full text) Summer Tax Due: \$50.95	6650 S FORMAN RD	\$1,500.00
3788	Parcel ID: 15-755-018-00; Legal Description: LOT 18 BLK 45 WILSONS PARADISE GARDEN #1 Summer Tax Due: \$1.63		\$800.00
3789	Parcel ID: 15-757-039-00; Legal Description: LOT 39 BLK 47 WILSONS PARADISE GARDEN #1. Summer Tax Due: \$1.30		\$800.00
3790	Parcel ID: 15-760-028-00; Legal Description: LOTS 28 TO 37 INC BLK 50 WILSONS PARADISE GARDEN #2. Summer Tax Due: \$19.98		\$1,100.00

3791	Parcel ID: 16-011-007-00; Legal Description: PT SE 1/4 NE 1/4, BEG ON E SEC LINE 50 FT S OF S LINE OF RR RW, WLY PAR TO RW 218 FT, SLY AT RT ANG 100 FT ELY PAR TO RW 218' N TO POB AND ALSO PARCEL COM 344 FT N OF 1/4 POST COMMON TO SECTIONS 11 & 12 AS POB W 218 FT, S 100 FT, E 218 FT, N TO POB SEC 11 T17N R11W. 1 A. Comments: In the country on paved road,extensive trail system within walking distance Summer Tax Due: \$14.42	7437 S DEER LAKE RD	\$800.00
3792	Parcel ID: 16-116-006-00; Legal Description: E 1/2 LOT 6, W 1/2 OF LOT 7 BLK 16 VILLAGE OF CHASE. Summer Tax Due: \$7.21	8282 E NORTH ST	\$400.00
3793	Parcel ID: 16-116-007-00; Legal Description: W 13' OF E 1/2 LOT 7 BLK 16 VILLAGE OF CHASE. Summer Tax Due: \$1.20		\$350.00
3794	Parcel ID: 41-531-002-00; Legal Description: LOTS 2,3,29 & 30 BLOCK 131 LAKEWOODS ACRES #7. Summer Tax Due: \$22.14		\$800.00
3795	Parcel ID: 41-531-027-00; Legal Description: LOTS 27 & 28 BLK 131 LAKEWOODS ACRES #7. Summer Tax Due: \$13.05		\$700.00
3796	Parcel ID: 42-382-029-00; Legal Description: LOTS 29,30 BLK 82 LAKELAND ACRES #3. Comments: Older single wide on corner lot. The trailer on this property has been condemned. Additional Disclosures: 17; 31; 36 (see key for full text) Summer Tax Due: \$79.25	1430 GUTHRIE ST - VOB BALDWIN	\$1,000.00
3797	Parcel ID: 44-018-008-20; Legal Description: NW1 PAR D (REC SURV L02 P193 PT W 1/2 NE 1/4 NW 1/4 BEG 659' W OF N 1/4 COR TH S 685', W 165', N 687', E 165' TO POB SEC 18 T19N R11W 2.59 A. M/L Summer Tax Due: \$90.75		\$1,600.00
3798	Parcel ID: 44-210-002-00; Legal Description: LOT 2 AND N 1/4 LOT 3 BLK 10 WILSONS ADD TO VILLAGE OF LUTHER Comments: 1920 era occupied cape with T addition . Some newer windows and siding Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$317.40	314 STATE ST (VL) LUTHER	\$2,800.00

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.

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 125.2330j](#). 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.

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.

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.

40: This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1)** Not regularly graded; and/or **2)** Not snow plowed in winters; and/or **3)** Appears subject to fallen trees or other events which have not been addressed by the county road commission. You should conduct your own research into this issue 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.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.