

# Public Land Auction

Oakland

*August 16th, 2024*

Oakland County



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

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

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



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

- The person did not directly or indirectly hold more than a minimal legal interest in any property that was previously subject to tax-foreclosure pursuant to MCL 211.78k in Oakland County.

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](http://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](http://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:**

- 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
- 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](http://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.**

# Oakland

Lot #	Lot Information	Address	Min. Bid
7400	<p><b>Parcel ID:</b> 01-34-252-018; <b>Legal Description:</b> T5N, R7E, SEC 34 MAPLEFIELD S 21 FT OF LOT 51 &amp; N 39 FT OF LOT 52 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.22 acres of land. Bilevel design built in 1961. ~60 Feet of road frontage along N Corbin. Three bedroom, one full bath, and one half bath. Multiple vehicles parked on the property. Mix of vinyl and brick siding in good shape. Property is well maintained from the outside. Block foundation looks solid. Shingled roof look good for its age. Gutters appear to be in good shape. Concrete driveway leads to an attached one car garage. Fenced in back yard. Located in nice working class neighborhood. Residential land use code 401. Located in the Holly Area School District. <b>Additional Disclosures:</b> 21; 6; 30; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,674.39</p>	105 N Corbin St Holly	\$12,674.83
7401	<p><b>Parcel ID:</b> 01-35-300-008; <b>Legal Description:</b> T5N, R7E, SEC 35 E 150 FT OF W 806 FT OF N 203 FT OF E 1/2 OF SW 1/4 0.70 A I 513E-F <b>Comments:</b> The house sits on approximately 0.70 acres of land. ~150 Feet of road frontage along E Holly Rd. Ranch style home built in 1950. Two bedroom one full bathroom. This is a small home. Large front lawn with a few trees. Thick vegetation behind the home. Metal and stone siding is in decent shape but there is vegetation starting to grow up around it. There is a section on the back of the home that shows the original wood siding. Couple areas need minor repairs. Electric and gas meter have been removed. Slab foundation feels level inside the home. The interior of the home has been pretty trashed but I feel like after a deep clean the house wouldn't be to bad. It would benefit from a renovation. Old furnace and water heater still present. 100 amp breaker box. Shingled roof looks fairly new but possibly improperly installed. There are some areas that cause concern where they wrapped shingles around a valley. Most of the gutters have been dented and should be cleared out and repaired. The house is unsanitary but the bones of the building seem solid. This would be a good fixer upper home for someone looking for something smaller. Residential land use code 401. Located in the Holly Area School District. <b>Additional Disclosures:</b> 66; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$559.83</p>	5200 E Holly Rd Holly	\$12,663.66
7402	<p><b>Parcel ID:</b> 02-07-301-001; <b>Legal Description:</b> T5N, R8E, SEC 7 PART OF SW 1/4 BEG AT INTER OF CEN LINE OF US-10 HWY &amp; W SEC LINE, TH S 02-30-00 E 453.73 FT, TH S 61-12-00 E 116.20 FT, TH N 42-26-00 E 255.93 FT TO CEN OF SD HWY, TH ALG CURVE TO LEFT, CHORD BEARS N 42-34-00 W 431.54 FT TO BEG 2 A <b>Comments:</b> This vacant lot is approximately 2 acres of land. ~400 Feet of road frontage along Dixie Hwy. No observed structures. Mostly Deciduous forest. Portions of the land are clear on the road shoulder in the SE corner, and along the fence line of the abutting property to the south. A pond borders the west boundary, and the soil in that area may be wet. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District.</p> <p><b>Summer Tax Due:</b> \$654.47</p>	13475 Dixie Hwy Holly	\$4,765.38
7403	<p><b>Parcel ID:</b> 03-20-400-041; <b>Legal Description:</b> T5N, R9E, SEC 20 PART OF SE 1/4 BEG AT PT DIST N 01-35-00 W 1004.32 FT FROM SE SEC COR, TH S 71-44-03 W 362.76 FT, TH N 01-35-00 W 365.08 FT, TH N 88-17-40 E 347.50 FT, TH S 01-35-00 E 261.68 FT TO BEG 2.50 A 8-6-07 FR 017 <b>Comments:</b> This vacant lot is approximately 2.5 acres of land. 347 Feet of road frontage along Horseshoe Dr and 261 feet along S Hadley Rd. No observed structures. Mostly made up of deciduous forest, open space, and wooded wetlands. Wet Land indicators. Property is generally set below the roadside. West and north portions seem likely to be wet. South portion is the highest and driest. Some of a crushed stone driveway can be seen in the SE corner; following that overgrown path leads to a concrete pad, roughly 16x16. Footpaths cut through the south portion. It appears there is drainage for a pond on the adjacent south property, running roughly west of center. Land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Brandon School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$716.15</p>	Horseshoe Dr, Ortonville	\$11,572.62

7404	<p><b>Parcel ID:</b> 05-35-376-001; <b>Legal Description:</b> T5N, R11E, SEC 35 N 594.94 FT OF S 1320 FT OF W 330 FT OF SE 1/4 OF SW 1/4 4.51 A A509A-1 <b>Comments:</b> This vacant lot is approximately 4.51 acres of land. 594 Feet of road frontage along N Rochester Rd. Road frontage is entirely behind guard rail. Land coverage near the roadside is a swamp, with a high and dry point in the SW corner. What isn't swamp is wooded. Thick vegetation and trees throughout. There's a small clearing with covered fill in the tree line on the south end, pushing from the adjacent property. No observed structures. Residential land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Romeo Community School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,688.67</p>	N Rochester Rd, Leonard	\$9,349.30
7405	<p><b>Parcel ID:</b> 06-03-126-002; <b>Legal Description:</b> T4N, R7E, SEC 3 HADLEY'S OUT-LOTS THAT PART OF LOT 14 LYING IN ROSE TWP <b>Comments:</b> This vacant lot is approximately 1.22 acres of land. Unable to find road access to the property. The East border of the property runs along railroad tracks. It appears there are no structures. Looks to be made up of deciduous forest, open water and some grasslands. Terrain is very hilly. Utilities are in the area but may not be established along the railroad. The West portion of the property borders the Shiawassee River. Please do your homework on this lot before bidding. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Road access, Minimum Sq. footage requirement. Located in the Holly Area School District. <b>Additional Disclosures:</b> 41; 49; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$396.31</p>		\$2,224.43
7406	<p><b>Parcel ID:</b> 06-03-127-010; <b>Legal Description:</b> T4N, R7E, SEC 3 HOLLY SHORES LOT 18 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Modular/mobile home built in 1969. The house sits on approximately 0.20 acres of land. ~60 Feet of road frontage along Southport Dr. There is a block structure on the West portion of the property that the modular is built on top of. Slopped driveway leads to an open concrete parking area. Small privacy fenced in area. There is a lot of debris throughout the property that should be cleaned/cleared out. Utilities are still active. Small grassy front yard with handful of trees. The back of the property runs along a small body of water. Looks like there would be some good fishing. The structures on the property are in poor shape. This property would benefit from a tear down. You could possibly use the block foundation basement and build on top of it. You could put a small home on the lot and have a beautiful view of nature out your back window. If planning to develop the land please contact the local government unit to get more information about building restrictions before placing any bids on this property. This is a fixer upper property please be prepared. Residential land use code 403. Located in the Holly Area School District. <b>Additional Disclosures:</b> 6; 33; 45; 21; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$516.69</p>	17090 Southport Dr Holly	\$4,800.67
7407	<p><b>Parcel ID:</b> 06-03-204-027; <b>Legal Description:</b> T4N, R7E, SEC 3 HOLLY SHORES LOT 28 <b>Comments:</b> This vacant lot is approximately 1.65 acres of land. ~45 Feet of road frontage along Southport Dr. No observed structures. Wet land indicators. The land is made up of Emergent herbaceous wetlands, woody wetlands, and open water. The East side of the property borders the Shiawassee River. May be difficult to find enough dry/flat land to build. Very low traffic. Land appears to be maintained by neighbors. South boundary is fenced by the abutting property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$230.73</p>		\$2,817.82
7408	<p><b>Parcel ID:</b> 07-26-278-046; <b>Legal Description:</b> T4N, R8E, SEC 26 ROBERT-BRUCE SUB LOTS 46, 47 &amp; 48 <b>Comments:</b> This vacant lot is approximately 0.48 acres of land. ~170 Feet of road frontage along Robertdale and ~138 feet along N Bay. No observed structures. Made up of mostly deciduous forest. Thinly wooded. The east portion has thick piles of brush. West portion is extremely low lying, and may be drain collection. Land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clarkston Community School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$231.91</p>	Robertdale Dr, Clarkston	\$5,796.24

7409	<p><b>Parcel ID:</b> 08-12-328-025; <b>Legal Description:</b> T4N, R9E, SEC 12 SUNNY BEACH COUNTRY CLUB SUB LOT 14 BLK 5 <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. ~30 Feet of road frontage along Beachwood. Beachwood is little more than a two track at this point, and may no longer be a public right of way. Land is wooded at Beachwood, and mowed at the east. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clarkston Community School District. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$21.59</p>		\$1,932.87
7410	<p><b>Parcel ID:</b> 09-26-426-003; <b>Legal Description:</b> T4N, R10E, SEC 26 HI-HILL VILLAGE NO 3 LOT 234 <b>Comments:</b> This vacant lot is approximately 0.65 acres of land. ~70 Feet of road frontage along Pinnacle Dr. No observed structures. This lot is effectively a blank slate. Evidence of recent demolition; there used to be a house here, likely built into the hillside. Rear of the parcel grades down sharply to DNR owned land and electric utility easement. Great location in very nice subdivision. On a cul de sac. Very low traffic. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lake Orion Community School District. <b>Additional Disclosures:</b> 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$41,981.55</p>	207 Pinnacle Dr Lake Orion	\$12,781.89
7411	<p><b>Parcel ID:</b> 09-29-301-085; <b>Legal Description:</b> T4N, R10E, SEC 29 PART OF SW 1/4 BEG AT PT DIST S 89-54-38 E 963.25 FT &amp; S 00-06-22 W 502.32 FT FROM W 1/4 COR, TH N 89-43-57 E 360.84 FT, TH S 00-02-29 W 164 FT, TH S 89-43-57 W 361.02 FT, TH N 00-06-22 E 164 FT TO BEG 1.36 A 2-28-13 FR 083 <b>Comments:</b> This vacant lot is approximately 1.36 acres of land. 164 Feet of road frontage along S Baldwin Rd. No observed structures. Open grassy lot with a shrub and a large pile of dirt. Some asphalt in the interior. Lots of healthy business in the area. Apartment homes to the west and south. No direct driveway access from the road. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lake Orion Community School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,335.19</p>	S Baldwin Rd, Lake Orion	\$15,194.48
7412	<p><b>Parcel ID:</b> 13-04-153-008; <b>Legal Description:</b> T3N, R9E, SEC 4 NORTHRIDGE SUB PART OF LOT 24 BEG AT NE LOT COR, TH S 88-04-30 W 33.25 FT, TH SWLY ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 57-19-30 W 61.36 FT, DIST 64.40 FT, TH S 25-50-20 E 96.30 FT, TH N 88-04-30 E 112.81 FT TO SE LOT COR, TH N 30-48-00 W 134.75 FT TO BEG <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Current resident brandished a shot gun. Highly recommend you don't visit this property in person. The house sits on approximately 0.26 acres of land. ~66 Feet of road frontage along Cambrook. Ranch Style home built in 1955. Three bedroom, one full bath, and one half bath. Brick exterior. Paved driveway. House appeared to be in good condition from the exterior inspection but we were unable to walk the property. Brick siding looks nice. Shingled roof looks good for its age. Long paved driveway leads to a concrete section with an attached car port. Shed in the backyard. The bushes around the house are a bit overgrown but the property in general is being well maintained. Grassy front lawn with a few trees. At the end of the road. Very low traffic. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 67; 21; 6; 45; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$965.43</p>	5783 Cambrook Ln Waterford	\$12,826.99
7413	<p><b>Parcel ID:</b> 13-05-203-002; <b>Legal Description:</b> T3N, R9E, SEC 5 WATERFORD ACRES SUB LOT 31 <b>Comments:</b> The house sits on approximately 0.23 acres of land. ~50 Feet of road frontage along Andersonville. Ranch style home built in 1929. Three bedroom one bathroom. Unfortunately the house in poor condition. The front entrance steps are falling apart. Both the concrete steps and the wood steps. A tree has fallen on the home causing damage to the roof. The shingled roof needs to be replaced and repaired. There is soffit and fascia damage on the front of the home. There are multiple holes in the roof that has allowed water to enter the home causing additional damage. The ceilings have collapsed in multiple areas. Mold has began to grow. The interior of the home is pretty trashed. Garbage and other debris all throughout the house. Water heater has been disconnected. The furnace is old and rusted. Older fuse box in the basement. The block foundation is in decent shape with only some minor cracking. Vinyl siding is in poor shape. There are some missing sections on the East side of the home where there is bare plywood put in its place. Electric meter still hooked up. Gas meter has been removed. The back yard is completely overgrown. Wood porch on the back is covered in pine needles and other debris. This house is going to require a great deal of work to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 32; 66; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$581.96</p>	6423 Andersonville Rd Waterford	\$9,959.96

7414	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 13-06-302-017; <b>Legal Description:</b> T3N, R9E, SEC 6 MOUNTAIN VIEW COUNTRY CLUB LOT 341 <b>Comments:</b> This is a bundle of two vacant lots. When combined they are 0.28 acres of land. This one is ~0.14 acres. Combined they have ~90 Feet of road frontage along Perkins St and 130 feet along Bridge Road. No observed structures. Wooded land, with standing water generally throughout. Neighborhood could be described as a rural subdivision. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clarkston Community School District. <b>Additional Disclosures:</b> 10 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 13-06-302-018; <b>Legal Description:</b> T3N, R9E, SEC 6 MOUNTAIN VIEW COUNTRY CLUB LOT 340  <b>Summer Tax Due:</b> \$374.24</p>	;	\$3,844.94
7416	<p><b>Parcel ID:</b> 13-14-227-013; <b>Legal Description:</b> T3N, R9E, SEC 14 LAKES VIEW SUB LOT 47 <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. ~50 Feet of road frontage along McCormick Dr. Borders railroad at the north. Land coverage is overgrown and wooded. This ground coverage appears to be wet. McCormick is the only inlet/outlet to this parcel, which is located within a pleasant subdivision near the north end of Scott Lake. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$50.38</p>		\$1,580.24
7418	<p><b>Parcel ID:</b> 13-20-300-032; <b>Legal Description:</b> T3N, R9E, SEC 20 ESTES COURT LOT 18 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Trilevel/quad style home built in 1979. Three bedroom two full bathroom. The house sits on approximately 0.29 acres of land. ~75 Feet of road frontage along Estes Ct. The house looks to be in overall fair shape. Vinyl siding is in good shape from what was visible but there was a great deal of overgrowth blocking visibility. Paved driveway leads to an attached two car garage. Shingled roof looks good but there is some fascia/soffit rot that needs to be addressed. German shepherds on the property please use caution. Nice neighborhood that's well maintained. Would be a nice place for a small family. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 21; 6; 45; 33 (see key for full text)  <b>Summer Tax Due:</b> \$3,327.38</p>	854 Estes Ct Waterford	\$50,955.70
7419	<p><b>Parcel ID:</b> 13-21-404-007; <b>Legal Description:</b> T3N, R9E, SEC 21 CRESCENT LAKE COUNTRY CLUB SUB LOTS 12 &amp; 13 BLK 7 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.22 acres of land. ~80 Feet of road frontage along Florawood Dr. Ranch style home built in 1954. Three bedroom one full bathroom. The house looks to be in overall fair. There are some issues with the block foundation on the rear of the home next the caller door. The foundation looks like it can be repaired at this point but needs to be done asap. Shingled roof looks good. Mix of metal and brick siding needs repairs. Brick is cracking in multiple areas. Paved driveway parking in front of home. Small paved driveway runs along the side of home and leads to a garage in poor shape. There is a hole in the garage roof. This property will require some repairs and renovations please be prepared. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)  <b>Summer Tax Due:</b> \$969.74</p>	274 Florawood Dr Waterford	\$9,164.60

7420	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 13-24-154-014; <b>Legal Description:</b> T3N, R9E, SEC 24 LA SALLE PARK LOT 282 <b>Comments:</b> This is a bundle of two lots. Combined they are approximately 0.24 acres. The lot with the house is residential land use code 401 and the vacant side yard lot is 402. Bungalow style home built in 1940. Three bedroom two full bathroom. ~80 feet of road frontage on Chrysler Dr and ~130 feet along Paige St. Unfortunately the basement has standing water and there is a great deal of mold. The basement and half of the main floor has mold growing. Block foundation looks solid. Wood siding in decent shape but could use a sand and fresh coat of paint. Shingled roof looks good. It appears like someone was in the process of renovating to put the house on the market but did not reach their goal. Good size back yard with multiple trees. There is a pile of debris behind the home. Old tires and other debris. Concrete driveway runs along the side of the home. The front entrance has been boarded. The furnace has been removed. The water heater is still present but likely not functional. The steps leading to the basement have rotted out and are dangerous. This house is going to need major repairs and will need to be gutted to an extent to remediate the mold issue. Please be prepared. Located in the Waterford School District. <b>Additional Disclosures:</b> 50; 32 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 13-24-154-015; <b>Legal Description:</b> T3N, R9E, SEC 24 LA SALLE PARK LOT 283 <b>Summer Tax Due:</b> \$667.08</p>	2780 Chrysler Ave Waterford;	\$9,972.37
7422	<p><b>Parcel ID:</b> 13-25-404-006; <b>Legal Description:</b> T3N, R9E, SEC 25 SUPERVISORS PLAT NO 7 LOT 34 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.12 acres of land. ~40 Feet of road frontage along N Josephine Ave. Ranch style home built in 1928. Three bedroom one full bathroom. The home looks to be in fair condition from the exterior inspection. Block foundation looks solid but there are some sections along the side of the home that have concrete floated over the block. Paved driveway leads to a grassy back yard with a handful of trees. There is a small shed and other personal property throughout the back yard. Metal siding is in decent shape. Shingled roof is older but looks good for its age. Gas and electric are hooked up and active. This house will most likely need some repairs and renovations but from the outside it looks like a decent little home Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$476.78</p>	142 N Josephine Ave Waterford	\$14,882.45
7423	<p><b>Parcel ID:</b> 13-29-128-004; <b>Legal Description:</b> T3N, R9E, SEC 29 DOYON SUB LOT 18 <b>Comments:</b> This vacant lot is approximately 0.27 acres of land. ~75 Feet of road frontage along Doyon. No observed structures. Wooded lot, somewhat thinned in the center. Brush is fairly dense, especially at the roadside. Sanitary sewer access at roadside. Seems like a solid neighborhood. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Summer Tax Due:</b> \$3.55</p>		\$909.87
7424	<p><b>Parcel ID:</b> 13-29-177-005; <b>Legal Description:</b> T3N, R9E, SEC 29 MOORE'S ACRES LOT 10 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.32 acres of land. ~180 Feet of road frontage along Austin Dr and ~75 feet along Lochaven Rd. Ranch style home built in 1957. Three bedroom and one full bathroom. The house looks to be in overall good/fair shape from the exterior inspection but its difficult to see the entire structure due to the overgrown vegetation. Shingled roof looks fairly new but there are some branches still connected to the tree rubbing on the roof. If these branches aren't trimmed back they will cause roof damage fairly soon. Dirt driveway entrance along Lochaven. Block foundation looks solid. Mix of metal and wood siding is decent shape. The wood section may need some repairs on the rear of the home. There is a detached two car garage behind the home. The shingled roof is older. Wood siding could use some minor repairs. Grassy back yard that is overgrown. Chain link fenced in. This is a decent home. It will most likely need some repairs and renovations but there is potential here. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$106.87</p>	359 Lochaven Rd Waterford	\$9,927.87



7425	<p><b>Parcel ID:</b> 13-32-476-036; <b>Legal Description:</b> T3N, R9E, SEC 32 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 00-59-35 W 1546.41 FT &amp; N 89-00-25 W 3.17 FT &amp; S 86-25-17 W 113.67 FT &amp; N 00-40-37 E 77.73 FT FROM E 1/4 COR, TH N 88-03-18 W 85.49 FT, TH N 00-49-59 E 146.58 FT, TH N 86-33-45 E 85.29 FT, TH S 00-40-37 W 154.59 FT TO BEG 0.30 A 11-20-95 FR 011 <b>Comments:</b> This vacant lot is approximately 0.30 acres of land. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. South of Cooley Lake Rd, and west of Lorraine St. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Utilities are in the area. Located in the Waterford School District. <b>Additional Disclosures:</b> 7 (see key for full text)  <b>Summer Tax Due:</b> \$105.81</p>		\$1,644.39
7426	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 13-34-155-017; <b>Legal Description:</b> T3N, R9E, SEC 34 CHETOLAH SHORES SUB LOT 7 BLK 3 <b>Comments:</b> This vacant lot bundle, approximately 0.33 acres of land. No observed structures. This is a swamp lot, likely a drain collection for the neighborhood. There is legal road frontage but it is on an unimproved road. Behind the ROAD ENDS sign on Sarena Ave. Group of cranes were hanging out in the swamp. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 10; 8 (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 13-34-155-018; <b>Legal Description:</b> T3N, R9E, SEC 34 CHETOLAH SHORES SUB LOT 6 BLK 3 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. No observed structures. This is a swamp lot, likely a drain collection for the neighborhood. There is legal road frontage but it is on an unimproved road. Behind the ROAD ENDS sign on Sarena Ave. Group of cranes were hanging out in the swamp. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 8; 10 (see key for full text)</p> <p>(3 of 3) <b>Parcel ID:</b> 13-34-155-019; <b>Legal Description:</b> T3N, R9E, SEC 34 CHETOLAH SHORES SUB LOT 5 BLK 3 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. No observed structures. This is a swamp lot, likely a drain collection for the neighborhood. There is legal road frontage but it is on an unimproved road. Behind the ROAD ENDS sign on Sarena Ave. Group of cranes were hanging out in the swamp. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Waterford School District. <b>Additional Disclosures:</b> 8; 10 (see key for full text)  <b>Summer Tax Due:</b> \$22.59</p>	;	\$4,783.11
7429	<p><b>Parcel ID:</b> 13-34-156-010; <b>Legal Description:</b> T3N, R9E, SEC 34 CHETOLAH SHORES SUB LOT 21 BLK 2 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Behind the "Road Ends" sign on Sarena Ave. Nice wildlife. Cranes were seen on last visit. There is legal road frontage on Serena Dr in the Chetolah Shores Subdivision. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Waterford School District. <b>Additional Disclosures:</b> 10 (see key for full text)  <b>Summer Tax Due:</b> \$7.46</p>		\$1,594.37

7430	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p>(1 of 4) <b>Parcel ID:</b> 13-35-476-010; <b>Legal Description:</b> T3N, R9E, SEC 35 VENICE OF THE LAKES LOT 327 <b>Comments:</b> This bundle of vacant lots is approximately 0.07 acres of land. It is situated on an Island. This body of land may not exist at this point due to water levels and erosion. We can not guarantee access to the property. Please do your homework before bidding on this property. Residential land use code 404. Located in the Waterford School District. <b>Additional Disclosures:</b> 7; 41; 9; 14 (see key for full text)</p> <p>(2 of 4) <b>Parcel ID:</b> 13-35-476-011; <b>Legal Description:</b> T3N, R9E, SEC 35 VENICE OF THE LAKES LOTS 323 TO 326 INCL <b>Comments:</b> This vacant lot is approximately 0.04 acres of land. It is situated on an Island. This body of land may not exist at this point due to water levels and erosion. We can not guarantee access to the property or that it exists. Please do your homework before bidding on this property. Residential land use code 404. Located in the Waterford School District. <b>Additional Disclosures:</b> 14; 7; 41 (see key for full text)</p> <p>(3 of 4) <b>Parcel ID:</b> 13-35-476-012; <b>Legal Description:</b> T3N, R9E, SEC 35 VENICE OF THE LAKES LOT 322 <b>Comments:</b> This vacant lot is approximately 0.01 acres of land. It is situated on an Island. This body of land may not exist at this point due to water levels and erosion. We can not guarantee access to the property or that it exists. Please do your homework before bidding on this property. Residential land use code 404. Located in the Waterford School District. <b>Additional Disclosures:</b> 14; 7; 41 (see key for full text)</p> <p>(4 of 4) <b>Parcel ID:</b> 13-35-476-013; <b>Legal Description:</b> T3N, R9E, SEC 35 VENICE OF THE LAKES LOT 321 <b>Additional Disclosures:</b> 7; 41; 14 (see key for full text)  <b>Summer Tax Due:</b> \$14.20</p>	;	\$4,317.52
7434	<p><b>Parcel ID:</b> 14-08-380-027; <b>Legal Description:</b> T3N, R10E, SEC 8 MARIMONT SUB LOTS 134 TO 141 INCL <b>Comments:</b> Gas station sitting on 0.37 acres of land. Large paved parking lot. Large car port in middle of property is in decent shape. The pump stations have been removed but according to the EGLE Underground Storage Tank database, two tanks are still present on-site. Some sections of the lot are more recently paved. The building is in poor shape. Broken glass on the front commercial door. One bathroom. AC unit on top of the roof. The building has been cleaned out for the most part. Most of the old fridges are still present. Multiple breaker boxes and other electric equipment. Some of the copper wiring has been harvested. There is a small wood shed that is in poor shape behind the building. High traffic area. Good spot for a commercial building. Commercial land use code 201. ~160 feet of road frontage along Walton Blvd. Located in the Pontiac City School District.  <b>Summer Tax Due:</b> \$2,459.67</p>	114 W Walton Blvd Pontiac	\$12,331.72
7435	<p><b>Parcel ID:</b> 14-08-401-001; <b>Legal Description:</b> T3N, R10E, SEC 8 PART OF SE 1/4 BEG AT CEN OF SEC, TH N 89-06-13 E 1124.31 FT, TH S 02-00-35 E 208.00 FT, TH S 89-06-13 W 1128.06 FT, TH N 00-58-30 W 208.00 FT TO BEG 5.37 A <b>Comments:</b> This vacant lot is approximately 5.37 acres of land. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Just North of the Owen Elementary School. Sits behind a church to the West. Looks to be made up of mostly wooded wetlands, developed open space and deciduous forest. All utilities are in the area but may not be developed on the lot. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District.  <b>Additional Disclosures:</b> 41; 7 (see key for full text)  <b>Summer Tax Due:</b> \$1,174.88</p>		\$5,372.17

7437	<p><b>Parcel ID:</b> 14-16-428-021; <b>Legal Description:</b> T3N, R10E, SEC 16 JOSLYN GARDEN'S SUB LOT 252 <b>Comments:</b> The house sits on approximately 0.15 acres of land. ~50 Feet of road frontage along 2nd Ave. House was built in 1944. Three bedroom one full bathroom. The house looked to be in fair/good shape from the exterior but there are issues once you enter. The roof above the front entrance has failed and allowed water to enter the home. This has caused the wood flooring below the carpet to pop and buckle. There is algae growing near the water damage. Old furnace and water heater are rusted and will likely need to be replaced. 60 amp breaker box still present. Mix of block and slab foundation appears solid on the home. Its a shame that small section of roof failed because this is a nice little house. The repairs are very manageable and should be done to bring it back to good living condition. It looks like the former owners removed all their belongings and cleaned the home before leaving. After fixing the roof leak, repairing the plaster walls and floors this would be a nice starter home for a small family. Paved driveway leads to a detached one car garage. There is a hole in one of the garage walls allowing animals to enter. The garage is in decent shape but may need a new roof in the near future. Nice grassy backyard with a trees along the borders. This is a fixer upper but there is a lot of potential here. There was a van parked in the driveway with 2018 registration sticker. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,070.53</p>	771 2nd Ave Pontiac	\$13,110.75
7438	<p><b>Parcel ID:</b> 14-16-476-033; <b>Legal Description:</b> T3N, R10E, SEC 16 LE BARON FARM SUB NO 1 LOTS 1316 &amp; 1317 <b>Comments:</b> The house sits on approximately 0.29 acres of land. ~80 Feet of road frontage along E Beverly Ave. Ranch style home built in 1950. Two bedroom one full bathroom. The house appears to be in fair shape from the exterior inspection but the inside of the home is in poor shape. The basement was wet and there is mold forming. The wooden floors beneath the carpet have popped up in a few places due to the excess moisture. The house is full of personal property. Spiderwebs all throughout the home. The interior of the home needs to be cleaned out and moldy areas need to be remediated. House is heated by a water boiler. Water heater is very old. They are both rusting from the moisture. 100 amp breaker box still present. Block foundation looked solid where visible. The vegetation around the home has become overgrow and is covering up a large portion of the structure. Chain link fenced in back yard is very overgrown and difficult to traverse. Wide paved driveway leads to an attached one car garage. There was a vehicle parked in the driveway on last visit with 2024 tags. Vinyl siding looks decent but as stated before it is covered in vegetation. Shingled roof is older but in decent condition. There are a few sections that should be looked at. There are multiple tree limbs resting on the roof that need to be trimmed back before they cause damage from rubbing. The enclosed porch on the back of the home already has leaks. Some of the gutters need to be repaired. Small grassy front yard. This house is going to need a lot of work. Please be prepared. Located in a nice working class neighborhood. Residential land use code 401. Located in the Pontiac City School District . <b>Additional Disclosures:</b> 21; 32; 5 (see key for full text) <b>Summer Tax Due:</b> \$682.39</p>	781 E Beverly Ave Pontiac	\$13,370.70
7439	<p><b>Parcel ID:</b> 14-17-226-004; <b>Legal Description:</b> T3N, R10E, SEC 17 GLENWOOD ESTATES LOTS 129 &amp; 130 <b>Comments:</b> The house sits on approximately 0.29 acres of land. 100 Feet of road frontage along Lehigh Ave. Bungalow Style house built in 1951. Three bedroom one full bathroom. Unfortunately the home is in poor condition. The shingled roof has been patched many times and is in poor shape. There are multiple leaks in the home. The wood floors underneath the carpet have buckled and popped due to the water damage. Some of the drywall ceilings have fallen in. There is standing water in the basement. Leak above the kitchen has caused a lot of damage. This house is going to need major work to get it back into good living condition and may require a full rehab. The block foundation looks solid but I'm concerned about the standing water causing issues over time. Many of the windows have been boarded. Vinyl siding need some repairs. Old submersed pump well in front yard. Concrete driveway runs along the side of the home and leads to a grassy back yard. There is a commercial trucking company to the West. This property is a fixer upper. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 22; 32; 5 (see key for full text) <b>Summer Tax Due:</b> \$1,276.49</p>	232 Lehigh Ave Pontiac	\$9,400.37

7440	<p><b>Parcel ID:</b> 14-18-281-011; <b>Legal Description:</b> T3N, R10E, SEC 18 ASSESSOR'S PLAT NO 144 LOT 218 EXC E 25 FT <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.22 acres of land. ~60 Feet of road frontage along Cherrylawn Dr. Ranch style home built in 1965. Three bedroom one full bathroom. The exterior of the home is in fair shape. Block foundation looks solid. Vinyl siding is in good shape. The roof looks good for its age but there are some tree limbs touching the South portion and need to be trimmed back before they rub and cause issues. Chain link fenced in back yard and front yard. Concrete driveway has a vehicle parked on it with 2025 registration. There is debris scattered around the house. Multiple cats on the property and inside the home. There is a detached two car garage. Slab foundation on the garage looks solid. The siding on the garage could use some repairs. It looks like a tree limb fell and busted a few holes into the rear wall. The garage is full of garbage and debris. There is a shed that is in poor shape behind the garage. Nice grassy backyard with trees that provide nice shade. Gas meter and electric meter are hooked up and active. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$659.97</p>	1243 Cherrylawn Dr Pontiac	\$5,530.90
7441	<p><b>Parcel ID:</b> 14-19-286-011; <b>Legal Description:</b> T3N, R10E, SEC 19 BALDWIN-DIXIE HILLS LOT 368 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.16 acres of land. ~50 Feet of road frontage along Lounsbury Ave. House was built in 1950. Two bedroom one full bathroom. The house looks to be in fair/good shape from the exterior inspection. Brick siding on the home looks good. The shingle roof has many patches. Most of the gutters are dented and have debris build up. Gas meter and electric meter are still hooked up and active. The back of the property is fenced in. Concrete driveway leads to a two car garage behind the home. There is a vehicle parked in the driveway with expired plates. The garage is covered in thick vegetation. Trees growing very close to garage and has limbs touching the shingled roof. They should be trimmed before they cause major damage. This house will likely require some repairs and renovations. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 6; 21; 5; 33 (see key for full text) <b>Summer Tax Due:</b> \$62.05</p>	697 Lounsbury Ave Pontiac	\$10,842.01
7444	<p><b>Parcel ID:</b> 14-20-309-018; <b>Legal Description:</b> T3N, R10E, SEC 20 OAKLAND ADDITION LOTS 16 &amp; 17 <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. ~65 Feet of road frontage along Euclid Ave. No observed structures. Open grassy lot. Flat ground. Multiple mature trees providing shade throughout the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$62.05</p>	104 Euclid Ave Pontiac	\$2,592.80
7445	<p><b>Parcel ID:</b> 14-20-309-022; <b>Legal Description:</b> T3N, R10E, SEC 20 OAKLAND ADDITION LOTS 22 &amp; 23 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. ~60 Feet of road frontage along Euclid. No observed structures. Open grassy lot. Flat ground. New driveway apron at the NW corner. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$92.77</p>	88 Euclid Ave Pontiac	\$1,760.32
7446	<p><b>Parcel ID:</b> 14-20-354-002; <b>Legal Description:</b> T3N, R10E, SEC 20 FAIRVIEW E 53 FT OF N 25 FT OF LOT 15, ALSO E 53 FT OF LOT 16 BLK 5 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.08 acres of land. ~50 Feet of road frontage along Jefferson St. House was built in 1910. One bedroom one full bath. Chimney cap is damaged. Shingled roof is old but looks fine for its age. There are a few small tree limbs and other vegetation build up on it that should be removed. Gutters are full of debris and growing vegetation. Metal security door on front entrance. Block foundation looks solid. Vinyl siding was in good shape. Dirty but looks fine. Small gassy back yard. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$473.99</p>	175 Jefferson St Pontiac	\$49,640.45

7447	<p><b>Parcel ID:</b> 14-20-355-006; <b>Legal Description:</b> T3N, R10E, SEC 20 FAIRVIEW LOT 17, ALSO 1/2 OF VAC ALLEY ADJ TO SAME BLK 4 9-27-89 CORR <b>Comments:</b> The house sits on approximately 0.13 acres of land. ~40 Feet of road frontage along Summit St. Bungalow style home built in 1910. Three bedroom and one full bathroom. Unfortunately this house is in very poor shape. The interior of the home looks like a case of hoarding. Garbage and debris all throughout the home. Very unsanitary. Some trees have fallen on the roof causing holes to form. The water damage has caused the ceiling to collapse in multiple locations. Mold is forming. Block foundation looks solid but there are trees growing very close to the foundation. Dirt driveway with trees growing on it leads to the back yard that is very overgrown and full of debris and garbage. There is a large concrete patio slab behind the home. The garage is in poor shape. Trees growing very close to the garage with branches laying on the roof. Animals have burrowed around the garage foundation. Wood siding is falling apart. Garage door does not look functional. This house is going to need major repairs and will most likely require a full rehab. This is going to take a great deal of work. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 66; 21; 5; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$599.32</p>	56 Summit St Pontiac	\$10,198.32
7448	<p><b>Parcel ID:</b> 14-20-378-020; <b>Legal Description:</b> T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 122 LOT 16 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.13 acres of land. ~45 Feet of road frontage along Adelaide St. Building was built in 1947. Two bedroom one full bath. The house looks to be in fair shape from the exterior inspection. Block foundation looks solid. Metal siding needs some minor repairs but is in overall fair shape. Shingled roof looks fairly new. Concrete driveway leads to a one car garage with lift up door. The garage has older shingles but looks good. Slight lean to the garage. Grassy backyard is chain link fenced in. Electric and gas meter were still hooked up and active. Low traffic street. Nice working class neighborhood. This is a decent property. Could be a good spot for a small family. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 6; 33; 21; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$717.86</p>	91 Adelaide St Pontiac	\$73,139.83
7449	<p><b>Parcel ID:</b> 14-20-383-030; <b>Legal Description:</b> T3N, R10E, SEC 20 BALDWIN COURT SUB LOT 21 <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. About ~40 Feet of road frontage along Bennet. No observed structures. Open grassy lot. Flat ground. There was a vehicle and boat on the property during last visit. One way road. Low traffic. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 30; 23; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$71.34</p>	16 Bennett St Pontiac	\$5,131.92
7450	<p><b>Parcel ID:</b> 14-20-384-001; <b>Legal Description:</b> T3N, R10E, SEC 20 BALDWIN COURT SUB LOT 10 <b>Comments:</b> The house sits on approximately 0.07 acres of land. ~70 Feet of road frontage along Bennet St and ~80 along the W Howard St. House built in 1931. Two bedroom one full bathroom. Unfortunately the roof on this home has failed. There are a multiple holes in the roof. The interior of the home has been water damaged. You can see the ceilings on the East side of the house have collapsed. Mold inside the home. Electric meter still hooked up but disconnected. Gas meter has been removed. Block foundation looks generally solid but there are multiple animal burrows around the home that need to be taken care of before they cause damage to the foundation. Wood siding is older needing some minor repairs. The wood front and back stairs/porch are both failing and feel unstable. This house is going to need major work before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 5; 33; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$304.59</p>	51 Bennett St Pontiac	\$9,775.24
7451	<p><b>Parcel ID:</b> 14-20-384-016; <b>Legal Description:</b> T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 122 E 170.02 FT OF LOT 103 <b>Comments:</b> This vacant lot is approximately 0.24 acres of land. ~60 Feet of road frontage along Baldwin. Mostly wooded lot with a clearing along the road. Someone has been dumping debris and garbage on the lot. Flat ground. Chain link fence on the South border. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$97.73</p>	125 Baldwin Ave Pontiac	\$3,491.73

7452	<p><b>Parcel ID:</b> 14-20-405-002; <b>Legal Description:</b> T3N, R10E, SEC 20 OAKHURST ADDITION LOT 3 <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 Feet of road frontage along Baldwin Ave. No observed structures. Open grassy lot. Flat ground. Some neighboring fences along the North and East border. Small amount of dumping. Nothing difficult to clean up. Drive way entrance at road. Adjacent to LOT#7453. This spot if ready for a new build. You could pick up both lot and have a large fenced in side yard Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$81.24</p>	274 Baldwin Ave Pontiac	\$1,699.13
7453	<p><b>Parcel ID:</b> 14-20-405-003; <b>Legal Description:</b> T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 6 LOT 10 <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 Feet of road frontage along Baldwin Ave. No observed structures. Open grassy lot. Flat ground. Chain link fence along the West and South border. Neighbors fence on the East border. Adjacent to Lot#7452 to the North. You could pick up these two lots and build a nice house with a big yard. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$81.24</p>		\$1,729.13
7454	<p><b>Parcel ID:</b> 14-20-452-009; <b>Legal Description:</b> T3N, R10E, SEC 20 POOLE'S HOME SUB LOT 7 <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. ~40 Feet of road frontage along Home St. No observed structures. Open grassy lot. Flat ground. Driveway entrance on roadside. Sits between two houses. Across the street from small community kids park. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$54.33</p>	87 Home St Pontiac	\$1,971.99
7455	<p><b>Parcel ID:</b> 14-20-456-001; <b>Legal Description:</b> T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 10 LOT 4 <b>Comments:</b> Third parties stated the property was being used by squatters. Please use caution if visiting the property in person. The house sits on approximately 0.12 acres of land. ~44 Feet of road frontage along Virginia St. Bungalow style built in 1910. Two bedroom one full bathroom. The inside of the home is pretty trashed. The basement was damp, there is mildew and mold forming. Unsanitary and garage throughout the home. This will need a major cleaning before its in living condition. The front door has been kicked in. Multiple windows have been broken. Evidence of squatters. Wood siding is decent but a large portion of it is covered by overgrown vegetation. Concrete driveway runs along the side of the home and leads to an overgrown grassy back yard. Shingled roof looks fairly new but the soffit/fascia is looking rough. Block foundation looks solid where visible. This house is going to need major work done before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 66; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$639.87</p>	15 Virginia St Pontiac	\$7,769.19

7456	<p><b>Parcel ID:</b> 14-21-357-008; <b>Legal Description:</b> T3N, R10E, SEC 21 COM AT THE S 1/4 COR SEC 21 TH S 83-57-00 W 1219.09 FT &amp; N 6-03 W 30 FT &amp; S 83-57-00 W 55.79 FT TO PT OF BEG TH FROM THIS PT OF BEG N 30-25-50 W 36.43 FT TH NLY ALG SELY LI OF GLENWOOD AVE 545.96 FT THS 38-43 W 150. 13 FT TH S 7-47 E 131.80 FT TH S 84-31 W 92.02 FT TH S 7-57 E 75 FT TH SWLY 176 FT TO ELY LI OF PADDOCK ST TH S 28-32 E 176.47 FT TH N 83-57 E 100 FT TO P.O.B. EXC GLENWOOD AVE. ALSO EXC BEG AT A PT ON THE ELY SIDE OF PADDOCK ST, SDPT BEING N 6-17-00 W 30 FT &amp; S 83-57-00 W 1374.88 FT &amp; N 28-32 W 76.47 FT FROM S 1/4 COR SD SEC 21 TH FROM THIS PT OF BEG N 85-23-25 E 34.79 FT TO THE NWLY SIDE OF GLENWOOD AVE AS OPENED TH ALG SD NWLY LI ON A CUR TO R HAV RAD OF 355 FT. CEN ANG OF 16-58-00 CH BEARING OF N 42-40-10 E, CH 104.74 FT &amp; ARC 105.13 FT TH CONT ALG SD NWLY LI ON CUR TO L HAV A RAD OF 350 FT, CEN ANG OF 11-08-22, CH BEAR N 41-57-59 E CH 67.94 FT. ARC 68.05 FT TH S 76-08-20 W 200.01 FT TO A MONU ON ELY LI OF PADDOCK ST TH S 28-32 E ALG SD ELY LI 100 FT TO P.O.B. <b>Parcel 3-2E Comments:</b> This vacant lot is approximately 0.13 acres of land. About 220 Feet of road frontage along S Glendwood. No observed structures. Open grassy lot with a few trees and bushes. This is two parcels that are split in half by a parking lot entrance. You may be able to build but it would have to be a small structure. The North portion of the property is fenced in by a neighboring property. This is an odd parcel. Partial drive way entrance on the South portion of the lot. There is a small concrete slab on the North portion as well. Sits behind a Sherwin Williams on N Perry. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$200.43</p>		\$1,669.28
7457	<p><b>Parcel ID:</b> 14-21-477-021; <b>Legal Description:</b> T3N, R10E, SEC 21 EASTVIEW NO. 1 LOT 138 <b>Comments:</b> The house sits on approximately 0.19 acres of land. ~50 Feet of road frontage along Valencia Dr. Home was built in 1955. Three bedroom, one full bathroom and one half bath. Mix of metal and brick siding on the home looks fairly nice. Metal security doors on back and front entrance. Concrete driveway runs along the side of the home and leads to a grassy fenced in back yard. The gate has been broken. Small shed in the back yard. Shingled roof on the home looks good for its age. Enclosed back porch on concrete slab. The interior of the home has been neglected and animal damaged. The floors in the kitchen and back entrance are slimy and need to be replaced. The house wood benefit from a deep clean. The basement felt damp but I did not see any mold. Old fuse box. Water heater and furnace are still present but look quite old. This house is a fixer upper please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,488.53</p>	413 Valencia Dr Pontiac	\$9,291.76
7458	<p><b>Parcel ID:</b> 14-22-178-022; <b>Legal Description:</b> T3N, R10E, SEC 22 N 1/2 OF THE FOL DESC PROP ALL THAT PT OF E 1/2 OF NW 1/4 SEC 22 T3NRIOE DESC AS BEG 398.87 FT W &amp; 20 FT N OF CEN OF SEC 22 TH N 0-08-34 E 1323.75 FT TH S 89-39-20 W 57.16 FT TH S 0-44-20 E 1323.9 FT TH ELY 39.43 FT TO BEG. LYING S OF THE S LI OF LOT 703 PERRY PARK SUB IF EXT E TO INTER THE E LI OF ABOVE DESC PAR PARCEL 2-11 <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. ~50 Feet of road frontage along Kettering Ave. Residential land use code 402. Drastic slope up from the road. Fenced in with the adjacent property to the West. Side yard parcel. Most likely to small and terrain challenged to build. Would be a good purchase for one of the adjacent neighbors looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 44; 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.89</p>		\$1,291.23
7459	<p><b>Parcel ID:</b> 14-22-202-001; <b>Legal Description:</b> T3N, R10E, SEC 22 ASSESSOR'S PLAT NO. 143 LOTS 86 TO 90 INCL <b>Comments:</b> This vacant lot is approximately 1.89 acres of land. Unable to find road access to the property. South of Galloway Lake Park. Between North Spur Trail and Palmer Dr. It appears to be landlocked but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Utilities are in the area. <b>Additional Disclosures:</b> 23; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$316.89</p>		\$2,093.57

7460	<b>Parcel ID:</b> 14-28-101-007; <b>Legal Description:</b> T3N, R10E, SEC 28 GINGELL COURT ADD LOT 16 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~50 Feet of road frontage along Gingell Ct. No observed structures. Open grassy lot. Flat ground. There is a retaining wall and privacy fence to the West that is crumbling. Sits between two houses on a narrow road. Dirt driveway has an old truck parked on it with the hood up. Possibly broken down. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 30; 23; 21 (see key for full text) <b>Summer Tax Due:</b> \$82.90	25 Gingell Ct Pontiac	\$3,311.77
7461	<b>Parcel ID:</b> 14-28-103-001; <b>Legal Description:</b> T3N, R10E, SEC 28 GINGELL COURT ADD NELY 68 FT OF LOT 9, ALSO OF 'ASSESSOR'S PLAT NO 24' NELY 68 FT OF LOT 24 <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. ~44 Feet of road frontage along Chamberlin St and ~66 feet along Gringell Ct. No observed structures. Open grassy lot. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7462 is adjacent to the South. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$71.34	170 Chamberlain St Pontiac	\$3,460.66
7462	<b>Parcel ID:</b> 14-28-103-005; <b>Legal Description:</b> T3N, R10E, SEC 28 GINGELL COURT ADD SWLY 32 FT OF LOT 9, ALSO OF 'ASSESSORS PLAT NO 24' SWLY 32 FT OF LOTS 24 & 25 <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. ~32 Feet of road frontage along Gingell Ct. No observed structures. Open grassy lot. Flat ground. Large tree on a neighbors property has fallen over onto this lot. Driveway entrance at road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7461 is adjacent to the North. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$71.34	54 Gingell Ct Pontiac	\$3,265.57
7463	<b>Parcel ID:</b> 14-28-227-015; <b>Legal Description:</b> T3N, R10E, SEC 28 LINDA VISTA LOT 261, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~20 Feet of road frontage along University Rd. No observed structures. Partially wooded lot with a clearing near the road side. Mostly flat ground but some of it is uneven. No Driveway entrance along the curbed road. Utility poles run through the North section of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the East. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$10.39		\$989.82
7464	<b>Parcel ID:</b> 14-28-227-016; <b>Legal Description:</b> T3N, R10E, SEC 28 LINDA VISTA LOT 1, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. ~20 Feet of road frontage along University Dr. No observed structures. Partially wooded lot with small clearing in the woods. Ground is uneven but not to terrain challenged. No driveway entrance along curbed roadside. Utility poles run through the North portion of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the West. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$65.88		\$1,197.06
7465	<b>Parcel ID:</b> 14-28-404-013; <b>Legal Description:</b> T3N, R10E, SEC 28 WAVERLEY ADD LOT 28, ALSO 1/2 OF VAC ALLEY ADJ TO SAME 1-6-20 CORR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~40 Feet of road frontage along N Sandford St. No observed structures. Mostly wooded with a small clearing in the middle. Small amount of garbage on site. Next to apartment complex to the North. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$81.81		\$1,648.96



7466	<p><b>Parcel ID:</b> 14-28-457-010; <b>Legal Description:</b> T3N, R10E, SEC 28 AUBURN GARDENS LOT 45 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 Feet of road frontage along S Roselawn St. No observed structures. Open grassy lot. Flat ground. One large tree. Some remains of an old block foundation in the South East corner of the lot. Most likely from a garage that has since been removed. Driveway entrance at the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$81.81</p>		\$2,076.37
7467	<p><b>Parcel ID:</b> 14-28-460-021; <b>Legal Description:</b> T3N, R10E, SEC 28 ARDMORE AN ADDITION LOT 91, ALSO 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~40 Feet of road frontage along S Ardmore St. No observed structures. Open grassy lot. Flat ground. Concrete driveway entrance at the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$77.95</p>	68 S Ardmore St Pontiac	\$7,927.23
7468	<p><b>Parcel ID:</b> 14-29-130-018; <b>Legal Description:</b> T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 140 LOT 146 <b>Comments:</b> The house sits on approximately 0.26 acres of land. ~60 Feet of road frontage along Cesar E Chavez Ave. Building was built in 1910. Three bedroom three full bathroom. Foundation looks solid but you can tell concrete has been floated over the original foundation. There is a small section of the old stone foundation on the rear of the home that has some mortar deterioration. The Mix of metal and vinyl siding is in decent shape needed some repairs. The shingled roof is in poor shape and needs to be replaced as soon as possible. There are multiple leak spots that have been patched but you can tell its till leaking. Massive old furnace. The furnace looks like it was a fuel burning furnace that has been converted. Water heater has been removed. 150 amp breaker box. The side entrance steps are no longer there. Wood deck on the side of the home. Small grassy back yard. Large paved driveway shared with the adjacent property to the South East . (LOT#7468) Alley access behind the home is full of trash. There is a large building behind the home that encroaches onto LOT#7469. This building is in poor shape and looks like its had multiple additions made on it over the years. Chimney on this building. A section has block foundation walls. There is access to an alley on the rear of the property. Debris and garbage has been dumped in the alley. This house is going to need some work before its in good living condition but it is a nice home that deserves to be renovated. Lots of potential here. Great fixer upper. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 5; 39 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,071.62</p>	275 Cesar E Chavez Ave Pontiac	\$17,426.08
7469	<p><b>Parcel ID:</b> 14-29-130-019; <b>Legal Description:</b> T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 140 LOT 145 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.26 acres of land. ~60 Feet of road frontage along Cesar E Chavez Ave. Bungalow style home was built in 1900. Two bedroom one full bathroom. The house appears to be in fair shape from the outside inspection. Foundation looks solid but you can tell concrete has been floated over the original foundation. Shingled roof is at the end of its lifespan and should be replaced as soon as possible. Wood siding is in decent shape needing some minor repairs. Multiple vehicles on location. Gas meter and electric meter are sill hooked up and active. Large paved driveway shared with the adjacent property to the North West. (LOT#7468) Alley access behind the home is full of trash. There is a large building behind the home that encroaches onto LOT#7468. This building is in poor shape and looks like its had multiple additions made on it over the years. Chimney on this building. A section has block foundation walls. Large concrete slab behind the home. This property is going to need some repairs but there's potential here. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 39; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,281.40</p>	Cesar E Chavez Ave Pontiac	\$15,482.59

7470	<p><b>Parcel ID:</b> 14-29-234-026; <b>Legal Description:</b> T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 26 LOT 3 EXC THAT PART LYING SELY OF NWLY LINE OF PERRY ST AS NOW LAID OUT &amp; EST</p> <p><b>Comments:</b> The house sits on approximately 0.32 acres of land. ~48 Feet of road frontage along N Perry St. Duplex built in 1900. There is a lot going on at this property. Large amount of debris all throughout the property. There are makeshift fences keeping the back yard secure. Possible shared driveway with LOT#7471 to the South. LOT#7471 has a fire damaged home on it. There is also a great deal of debris on this lot as well. The West portion of this lot turns in to a paved parking lot that has multiple semi trailers parked on it. There is debris over here as well. The home has been boarded up but the back door has been broken through. Possible squatters. Older shingled roof looks good for its age. Wood siding is old and needs to be sanded and repainted. The property looks like it has been vandalized and treated poorly. The inside of the home is completely trashed. The bathrooms in both apartments have been broken apart and no longer function. The foundation is the biggest issue. The stone foundation has collapsed on the North wall and there are multiple other spots where it is crumbling. The structure of the house feels compromised. Floors feel uneven. Furnace has been taken apart in the basement. Water heater has been removed. old fuse box. This property is going to require a great deal of work. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 46; 50; 22; 47; 34; 18 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$260.86</p>	317 N Perry St Pontiac	\$11,847.05
7471	<p><b>Parcel ID:</b> 14-29-234-027; <b>Legal Description:</b> T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 26 LOT 4 EXC THAT PART LYING SELY OF NWLY LINE OF PERRY ST AS NOW LAID OUT &amp; EST</p> <p><b>Comments:</b> This lot is approximately 0.20 acres of land. ~40 Feet of road frontage along N Perry St. The house has suffered from a major fire. Multiple windows and doors are gone. There is a great deal of debris and garbage behind the home. Possible shared driveway with Lot# 7470. Unknown if there is a shared easement please do your research before bidding. This house is going to need an extensive amount of work done before its back in good living condition. It will require a full rehab. Its highly likely this building is condemned. Unsecure. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 11; 33; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$870.03</p>	311 N Perry St Pontiac	\$7,050.28
7472	<p><b>Parcel ID:</b> 14-29-328-009; <b>Legal Description:</b> T3N, R10E, SEC 29 SANDERSON AND JOHNSTON'S ADDITION LOT 181, ALSO NELY 1/2 OF VAC ALLEY ADJ TO SAME</p> <p><b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.21 acres of land. ~50 Feet of road frontage along Norton St. Home was built in 1900. The house looks to be in fair shape from the exterior inspection. Shingled roof looks good for its age. Block foundation looks solid. Concrete driveway runs along the side of the home and leads to a large car port. Concrete driveway open up wider as you enter the backyard. Plenty of space for parking. The back yard is fenced in and there is a gate across the driveway. Metal siding looks fine. This is a pretty large home. It will most like It require some repairs and renovations but it looks like its in decent shape. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$702.59</p>	129 Norton St Pontiac	\$13,157.18
7473	<p><b>Parcel ID:</b> 14-30-352-034; <b>Legal Description:</b> T3N, R10E, SEC 30 INDIAN VILLAGE THE SLY 36 FT OF WLY 40 FT OF LOT 214 EXC BEG AT SW LOT COR, TH N 03-40-10 E 19.80 FT, TH N 01-32-10 E 17 FT, TH S 88-27-50 E 20.20 FT, TH S 01-32-10 W TO SLY LOT LINE, TH ALG SD SLY LOT LINE TO BEG</p> <p><b>Comments:</b> This vacant lot is approximately 0.02 acres of land. This parcel is paved, and might be enough space to park two cars. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 9; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$27.96</p>		\$1,033.55
7474	<p><b>Parcel ID:</b> 14-30-477-010; <b>Legal Description:</b> T3N, R10E, SEC 30 GRAND VIEW SUB LOT 87, ALSO 1/2 OF VAC ALLEY ADJ TO SAME 6-21-21 CORR</p> <p><b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~40 Feet of road frontage along Mark Ave. No observed structures. Open grassy lot. Flat ground. Recently mowed, but overgrown in the back. A vehicle looks like it's been sitting back there for a while. Lot is shaded by a very mature tree. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 42; 21; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$176.82</p>	68 Mark Ave Pontiac	\$10,619.22

7475	<p><b>Parcel ID:</b> 14-30-478-009; <b>Legal Description:</b> T3N, R10E, SEC 30 THOMPSON AND STOUT ADDITION LOT 16 <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~45 Feet of road frontage along Thorpe St. No observed structures. Open grassy lot. Flat ground. Neighbors may be utilizing the land for parking. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$144.96</p>	70 Thorpe St Pontiac	\$2,799.27
7476	<p><b>Parcel ID:</b> 14-31-153-014; <b>Legal Description:</b> T3N, R10E, SEC 31 VOORHEIS ADDITION NO. 2 LOT 51 <b>Comments:</b> The house sits on approximately 0.17 acres of land. ~50 Feet of road frontage along Ruth Ave. Single family home built in 1951. Two bedroom one bathroom. The house is in overall fair/poor shape. Unfortunately there the basement is damp and the extra moisture has caused mold to form. The interior of the home is unsanitary. There is debris and garbage throughout the home. Water heater and furnace are old and rusting. 100 amp breaker box still intact. Block foundation looks solid. Vinyl siding in good shape. There is overgrown vegetation growing on the side of the home. Multiple trees growing close to the foundation. Tree limbs are lying on the shingled roof and will cause damage if they aren't trimmed back and removed soon. Gutters are full of debris and are growing vegetation. The backyard is chain link fenced in. The backyard is overgrown with small trees, difficult to traverse. Paved driveway leads to a two car garage. The garage has some debris but it is mostly cleared out. Older fuse box in the garage. Shingled roof on the garage is older and should be replaced soon. Nice working class neighborhood. This property is a fixer upper but it has potential. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 21; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$710.66</p>	109 Ruth Ave Pontiac	\$9,819.08
7477	<p><b>Parcel ID:</b> 14-31-302-002; <b>Legal Description:</b> T3N, R10E, SEC 31 VOORHEIS ADDITION LOT 13 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.14 acres of land. ~50 Feet of road frontage along Edna Ave. Colonial style home built in 1931. Down the street from Dawson's Mill Pond. On a dead end road. Very low traffic. Three bedroom one full bathroom. The house looks to be in overall good condition from the exterior inspection. Block foundation looks solid. Vinyl siding in good shape. Shingled roof in good condition but it looks like there have been a few patches. Over grown vegetation around the home. Grassy back yard with a shed that's about to collapse. The back yard has a lot of personal property and other debris. The house will most likely have repairs and renovations needed but its in good shape. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$974.38</p>	8 Edna Ave Pontiac	\$11,628.76
7478	<p><b>Parcel ID:</b> 14-32-102-032; <b>Legal Description:</b> T3N, R10E, SEC 32 D C LEWIS ADD LOTS 1 TO 13 INCL, ALSO OF 'COOK'S ADD' LOT 12 EXC SELY 30 FT <b>Comments:</b> This vacant commercial lot is approximately 2.56 acres. Commercial land use code 202. ~350 feet of road frontage on S Johnson Ave and ~285 feet along Green Street. Paved parking lot in decent shape. There are cracks and vegetation growing but I believe you could fix this parking lot. Remove the vegetation patch the cracks and put a fresh layer of black top and you'd have yourself a nice looking lot. Entrance along South Johnson Ave. There is a small valley booth In on the West border of the property. There is a 100 amp breaker box in the booth. Chain link fenced in lot. There are multiple street lights throughout the parking lot. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4,811.19</p>	461 W Huron St Pontiac	\$63,494.51

7479	<p><b>Parcel ID:</b> 14-32-126-020; <b>Legal Description:</b> T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 41 LOT 57 <b>Comments:</b> The house sits on approximately 0.29 acres of land. ~60 Feet of road frontage along Franklin Blvd. This home built in 1910. It was in the middle of a renovation before the property was forfeited. This is a massive house with many rooms. There's a full basement with its own stairwell and back door entrance. The third story floor has slanted walls along the sides but there is plenty of standing room in the middle. It could be finished out with the rest of the home to provide even more bedrooms. This will be a massive undertaking. If planning to develop I recommend you contact the local municipality to see if there are any building restrictions. Its possible this is a historic building and will require special renovations. Brick siding looks good but there are portions that are cracking and need repairs. The large cement porch is crumbling underneath and will become unstable if it is left in its current state. Shingled roof looks ok but its hard to get a good look at it due to the height of the building. Did not see any leaks on the third floor. The furnace and water have been removed. 200 amp breaker box still intact. The drain lines in the basement have been broken. Paved driveway runs along the side of the home and leads to a two car garage that's in good shape. Shingled roof looks new. The block foundation looks generally solid. A portion of the walls are stucco. This property deserves to be renovated and brought back to its former glory. Judging from the surrounding homes in the area this was once a very beautiful home. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,551.41</p>	124 Franklin Blvd Pontiac	\$11,297.82
7480	<p><b>Parcel ID:</b> 14-32-156-022; <b>Legal Description:</b> T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 128 LOT 18 <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. ~145 Feet of road frontage along Houston St and ~60 along Lake St. No observed structures. Mostly wooded lot. Flat ground. Driveway entrance on Houston St. Small amount of dumping near the road. The East side of the property is chain link fenced in. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$97.73</p>	81 Lake St Pontiac	\$4,448.35
7481	<p><b>Parcel ID:</b> 14-32-181-002; <b>Legal Description:</b> T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 86 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. The North side of the property is thick vegetation and a few trees. The trees has lost many limbs and are damaged. Vegetation debris. Next to a boarded house. There were two trailers parked on the property but I believe they belong to one of the neighbors. They look like someone uses them regularly. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$87.25</p>	84 Orton Ave Pontiac	\$2,050.79
7482	<p><b>Parcel ID:</b> 14-32-181-004; <b>Legal Description:</b> T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 88 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. Fenced in with the adjacent houses to the West and East. Privacy fence along the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 44 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$87.25</p>		\$1,683.87

7483	<p><b>Parcel ID:</b> 14-32-427-004; <b>Legal Description:</b> T3N, R10E, SEC 32 BALL PARK SUB LOT 39 EXC WLY PART BEING 54.53 FT ON N LOT LINE &amp; 47.84 FT ON S LOT LINE <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~45 Feet of road frontage along Bagley St. Ranch style home built in 1949. Unfortunately this house has suffered from a fire. The inside of the home is very charred. There is good layer of soot and grime on most of the interior. The major fire damage in on the South side of the building. The exterior of the home is littered with debris. Broken glass. Many of the windows have been boarded. The property has been broken into. Evidence of harvesting. The last residents have trashed the inside of the home. Plumbing has been damaged. Water heater and furnace have been harvested. Block foundation looks generally solid. Vinyl siding is damaged. Shingled roof is damaged and should be replaced. The house is chain link fenced in with the sideyard to the South which is not part of the sale. Gravel driveway leads to a detached one car garage. Slab foundation looks generally ok with some minor cracks. The is a breaker box in the garage that has been harvested. This property is going to need major repairs and renovations before its back in living condition. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 11; 21; 48; 47; 46 (see key for full text) <b>Summer Tax Due:</b> \$362.48</p>	319 Bagley St Pontiac	\$6,429.55
7484	<p><b>Parcel ID:</b> 14-32-479-011; <b>Legal Description:</b> T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 153 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.12 acres of land. ~40 Feet of road frontage along Harrison Ave. Ranch style home built in 1956. Three bedroom one full bathroom. The house looks to be in overall fair shape from the exterior inspection. Poured foundation looks solid. Vinyl siding is in poor shape missing a few large sections revealing the previous siding. Shingled roof looks fairly new. Grassy back yard with personal property. Dirt driveway. Gas and electric meter are still hooked up. Utilities active. The exterior of the home is being maintained. I think the home will need some repairs and renovations but it looks to be in pretty decent shape. Nice working class neighborhood with families. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$567.04</p>	197 Harrison Ave Pontiac	\$13,192.83
7485	<p><b>Parcel ID:</b> 14-33-230-047; <b>Legal Description:</b> T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOT 142 <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along S Edith St. Ranch style home built in 1941. Small home ~644 sqft. Unfortunately the home is in poor condition. There was a water leak at the time of last visit. When entering the home the floors felt unstable. Due to safety concerns we didn't venture to deep inside. Some of the ceilings were collapsing. There was mold forming inside the home. Two bedroom one full bathroom. The house has been boarded up and the remaining windows have metal security bars. Front door has a metal security door as well. Metal siding is in decent shape. Block foundation looks solid. Shingled roof is in poor shape especially above the front entrance. The gutters are full of debris and are growing vegetation. Gas has been removed electric meter still hooked up. This house is going to need major repairs before it back in good living conditions please be prepared. Residential land use code 401. <b>Additional Disclosures:</b> 32; 46 (see key for full text) <b>Summer Tax Due:</b> \$487.16</p>	270 S Edith St Pontiac	\$50,008.97
7487	<p><b>Parcel ID:</b> 14-33-231-009; <b>Legal Description:</b> T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOT 114 <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along S Edith St. Bungalow style built in 1920. Unfortunately the house is in poor condition and has been boarded up. The shingled roof on the South facing side is collapsing. There are large holes in the roof. The interior of the home is most likely in very poor shape as well. Many of the rafter ties are missing. Block foundation. Metal siding is covered by overgrown vegetation. Chain link fenced in back yard. This house is going to need major work done before its back in living condition. Please be prepared. It may benefit from a tear down and possibly use the remaining foundation if salvageable. <b>Additional Disclosures:</b> 33; 5; 22; 46 (see key for full text) <b>Summer Tax Due:</b> \$519.04</p>	221 S Edith St Pontiac	\$6,396.70
7488	<p><b>Parcel ID:</b> 14-33-326-023; <b>Legal Description:</b> T3N, R10E, SEC 33 FERRY ADDITION LOT 29 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. ~50 Feet of road frontage along Prospect St. No observed structures. Open grassy lot. Flat ground. A minor bit of dumping on site. Old mattress and some other debris. Nothing difficult to remove. Driveway entrance at the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$87.25</p>	123 Prospect St Pontiac	\$7,184.32

7491	<p><b>Parcel ID:</b> 15-25-403-043; <b>Legal Description:</b> T3N, R11E, SEC 25 SUPERVISOR'S PLAT OF BROOKLANDS PARK LOTS 884 &amp; 885 <b>Comments:</b> The house was occupied on last visit. Please use caution and be respectful if visiting the property in person. Th house sits on approximately 0.30 acres of land. ~80 Feet of road frontage along Harrison Ave. Bungalow style home built in 1940. Unfortunately the house is in very poor condition. The roof has failed and a large portion has collapsed on the front section. Front door frame is rotted out. Block foundation looks solid from what was visible but the property was secured and fenced in not allowing us to view the West and South portion. Metal siding is in decent shape. There is a storage building in the back yard and a large RV. Tall privacy keeps the back yard secure. Gas meter and electrical meter still hooked up. This house is going to need some major repairs. Please be prepared. Residential land use code 401. Located in the Rochester Community School District. <b>Additional Disclosures:</b> 6; 33; 21; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$914.47</p>	2480 Harrison Ave Rochester Hills	\$21,587.03
7492	<p><b>Parcel ID:</b> 15-28-479-085; <b>Legal Description:</b> T3N, R11E, SEC 28 SUPERVISOR'S REPLAT OF GLIDEWELL SUB LOT 11, ALSO LOT 12 EXC S 20 FT BLK 149 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. ~180 Feet of road frontage along Copperstone. No observed structures. Open grassy lot. Metal stake showing property line. Property line looks like it goes into the gravel road. Possible easements rights for adjacent home owners. Please do your research before placing a bid. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Avondale School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$34.88</p>		\$3,444.86
7493	<p><b>Parcel ID:</b> 17-02-178-002; <b>Legal Description:</b> T2N, R8E, SEC 2 CARROLL LAKE HEIGHTS SUB LOTS 3 &amp; 4 BLK 13 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~50 Feet of road frontage along Annapolis St. No observed structures. Narrow lot, full of overgrowth and trees. This is likely some sort of drain detention/retention. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 41; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$870.38</p>		\$4,623.03
7494	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 17-08-400-003; <b>Legal Description:</b> T2N, R8E, SEC 8 E 1/2 OF SE 1/4 EXC THAT PART TAKEN FOR ROAD BEG AT SE SEC COR, TH N 100 FT, TH SWLY TO PT ON S SEC LINE, SD PT BEING WLY 100 FT FROM SE SEC COR, TH E 100 FT TO BEG 79.89 A <b>Comments:</b> This is a bundle of two vacant lots that when combined are approximately 145 acres. ~2300 Feet of road frontage along Sleeth Rd. Gated entrances at the SW corner and on the lower east portion. High Tension electrical lines run between these two pieces. A large old pole barn is located near the east boundary. There is a hunting blind, tractors, some vehicles, trailers, heavy equipment, etc. around the property which is personal property of the previous owner and is NOT included as part of this sale. A portion of the ground nearby has been sowed. Gravel/asphalt driveways snake around the property. The west parcel seems to be generally empty, with the exception of a possible shed/hunting blind. Partially wooded with a two sections of open water. Residential Vacant land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 17-08-400-004; <b>Legal Description:</b> T2N, R8E, SEC 8 W 1/2 OF SE 1/4, EXC E 235 FT 65.76 A <b>Summer Tax Due:</b> \$41,237.91</p>	;	\$190,188.63
7496	<p><b>Parcel ID:</b> 17-14-301-029; <b>Legal Description:</b> T2N, R8E, SEC 14 OAKLAND COUNTY CONDOMINIUM PLAN NO 1570 WEST WOODS OF REED LAKE UNIT 16 L 31283 P 207 10-31-03 FR 001 <b>Comments:</b> This vacant lot is approximately 0.37 acres of land. Runs along Reed Lake to the East. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 406. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 7; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$20.08</p>		\$982.85

7497	<p><b>Parcel ID:</b> 17-15-253-006; <b>Legal Description:</b> T2N, R8E, SEC 15 WENONAH HILLS LOT 28 <b>Comments:</b> This vacant lot is approximately 0.24 acres of land. ~50 Feet of road frontage along Appalachi St. Just South of North Commerce Lake. Nice neighborhood. Nearby lake activity can be heard from the roadside. Vacant, unimproved land. Mowed at the roadside; the interior is wooded wetland with standing water. No observed structures. Residential land use code 404. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 23; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$277.06</p>	Appalachi St	\$2,444.06
7498	<p><b>Parcel ID:</b> 18-09-226-120; <b>Legal Description:</b> T2N, R9E, SEC 9 CASS LAKE WOODS SUB. LOTS 44 &amp; 45 7-14-92 FR 058 &amp; 059 <b>Comments:</b> This vacant lot is approximately 0.72 acres of land. ~100 Feet of road frontage on Daron Ln. No observed structures. At the end of a cul-de-sac in an attractive neighborhood. Located at the south end of Cass Lake, the frontage here is essentially a natural canal to the main body. Land coverage is wooded with some clearing. Soil gets wet towards the water, as you would expect. A seemingly abandoned vehicle is parked at the roadside. Sanitary sewer access can be found at the road side; there are also fire hydrants at the end of the road, so this may have public water. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the West Bloomfield School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$641.76</p>		\$4,208.59
7500	<p><b>Parcel ID:</b> 18-29-114-042; <b>Legal Description:</b> T2N, R9E, SEC 29 PLEASANT LAKE HIGHLANDS LOTS 44 &amp; 45 BLK 6 5/15/89 FR 013 &amp; 014 <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 Feet of road frontage along Wildrose Ave. Wooded lot. Portions of the ground have standing water. Very nice neighborhood. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$11.10</p>		\$687.24
7501	<p><b>Parcel ID:</b> 19-04-128-009; <b>Legal Description:</b> T2N, R10E, SEC 04 WOODWARD ESTATES SUB LOT 173 <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Nebraska. Ranch Style home built in 1956. Three bedroom one full bathroom. The house is in poor shape. The interior is full of personal property and debris. The floors in the home are sagging. The kitchen floors do not feel safe to walk on. Water heater and furnace still present but are old. The water heater is starting to sink into the floor. The poured concrete foundation has multiple cracks. Third party stated the roof trusses need repairs. Mix of metal and stone siding is in fair shape. Some of the windows have been broken. Metal awning above a concrete front porch. The gutters are starting to fill with debris and need repairs. There was a small broken limb on top of the roof. The shingled roof looks older but no major damage seen. Paved driveway leads to a shed in the small grassy back yard. The shed is full of debris and personal property. This house is going to need major repairs and renovations before its back in good living condition. Please be prepared for a fixer upper. Nice working class neighborhood. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 22; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$413.19</p>	260 Nebraska Ave Pontiac	\$4,722.74
7502	<p><b>Parcel ID:</b> 19-04-131-018; <b>Legal Description:</b> T2N, R10E, SEC 04 WOODWARD ESTATES SUB LOT 223 <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Bondale Ave. Ranch style home built in 1957. Three bedroom one full bathroom. Vinyl siding is in decent shape but the exterior of the home is covered in overgrown vegetation. Difficult to see everything. Paved driveway runs along the side of the home and leads to a two car garage that is in good shape from what was visible. The shingles on the garage look fairly new but there are tree limbs laying on the roof which need to be trimmed and removed asap. Slab foundation looks solid. The back yard is overgrown. The interior of the home was cleared out before the last residents left. The wood floors were in good shape when entering the front door but they have buckled and bowed in the kitchen. Most likely from the crawl space becoming damp. 100 amp break box. Furnace and water heater are still present and look to be in decent shape. Shingles on the home look older then the garage. Some of the gutters have fallen off the home. This house would be a great project home for someone looking for a fixer upper. There is a ton of potential here. Residential land use code 401. Located in the Pontiac City School District.</p> <p><b>Summer Tax Due:</b> \$867.28</p>	268 Bondale Ave Pontiac	\$4,506.72

7503	<p><b>Parcel ID:</b> 19-04-134-014; <b>Legal Description:</b> T2N, R10E, SEC 04 WOODWARD ESTATES SUB LOT 397 &amp; 398 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.23 acres of land. ~80 Feet of road frontage along Cedardale Ave Bungalow style home built in 1944. Two bedroom one full bathroom. The house looks to be in poor shape from the exterior inspection. The West side of the roof is in very poor shape and there are multiple tree limbs rest on it. The block foundation looks generally solid but the concrete steps on the front entrance are crumbling. Could not see if the gas meter and electric meter were still hooked up. The exterior of the home needs work. Concrete driveway runs along the side of the home and leads to a garage that is about to fall over. The roof has collapsed and one of the walls is falling in. This property is going to need some work. It s a fixer upper. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 5 (see key for full text)  <b>Summer Tax Due:</b> \$885.96</p>	212 Cedardale Ave Pontiac	\$9,068.58
7504	<p><b>Parcel ID:</b> 19-04-178-004; <b>Legal Description:</b> T2N, R10E, SEC 04 WOODWARD ESTATES SUBDIVISION NO. 1 LOT 458 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Luther Ave. Ranch style home built in 1958. Three bedroom one full bathroom. The house looks to be in over fair shape from the exterior inspection alone. Poured foundation looks solid. No damage seen. Shingled roof is older and in fair shape. The chimney cap has been removed. Trim and fascia needs attention in certain areas. Small grassy backyard with shed. Fenced in back yard with a few trees. Paved driveway. The siding on the home has been patched in certain spots and could use some attention. In a nice working class neighborhood. This is a decent little property. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)  <b>Summer Tax Due:</b> \$733.27</p>	281 Luther Ave Pontiac	\$37,249.23
7505	<p><b>Parcel ID:</b> 19-05-228-010; <b>Legal Description:</b> T2N, R10E, SEC 05 WILSON PARK LOT 169 &amp; 170 <b>Comments:</b> This vacant lot is approximately 0.22 acres of land. ~90 Feet of road frontage along Nevada Ave. No observed structures. Open grassy lot. Flat ground. Tree limb has broken off of a dead tree in the South West corner. Adjacent neighbors fences border the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$115.30</p>	479 Nevada Ave Pontiac	\$4,951.67
7506	<p><b>Parcel ID:</b> 19-05-228-016; <b>Legal Description:</b> T2N, R10E, SEC 05 WILSON PARK LOT 222 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.10 acres of land. ~40 Feet of road frontage along Nebraska Ave and ~100 along Motor St. Colonial style home built in 1971. Three bedroom one full bathroom one half bathroom. This is an interesting house with its square architecture. Poured foundation looks solid. Half brick siding and half vinyl siding both look good. There are some crumbling bricks on the side entrance steps but other than that everything looks solid. Concrete parking area on the side of the home with a small grassy section. Small concrete slab on the edge of the property. Electric meter still hooked up and active. Gas meter has been removed. The house looks solid and the interior didn't look neglected. The only issue I saw was there was a tarp on the roof. This will need to be address as soon as possible. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 6; 5; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> \$1,062.26</p>	516 Nebraska Ave Pontiac	\$37,438.10
7507	<p><b>Parcel ID:</b> 19-06-205-015; <b>Legal Description:</b> T2N, R10E, SEC 6 SUPERVISOR'S PLAT NO. 2 LOT 214 ALSO 1/2 OF VACATED ALLEY ADJ TO SAME <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. ~20 Feet of road frontage along Telegraph Rd. No observed structures. Open grassy lot near road but turns to thick vegetation and trees as you go deeper into the property. Between commercial building and parking lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$358.48</p>		\$2,749.15



7508	<p><b>Parcel ID:</b> 19-06-352-001; <b>Legal Description:</b> T2N, R10E, SEC 6 UPPER LONG LAKE ESTATES NO 1 OUTLOT C <b>Comments:</b> This vacant lot is approximately 1.42 acres of land. ~460 Feet of road frontage along W Sq Lake Rd. No observed structures. This is an outlot, most likely a drainage area for the surrounding neighborhoods. Across the street from Hammond Lake Estates. Next to Upper Long Lake Estates. Possible association fees. The West portion of the property is wooded and looks dry. A portion of the property is open water. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 41; 16; 53 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$37.50</p>		\$1,496.55
7509	<p><b>Parcel ID:</b> 20-23-356-014; <b>Legal Description:</b> T2N, R11E, SEC 23 OAKLAND COUNTY CONDOMINIUM PLAN NO 1616 ROCHESTER COMMONS UNIT 14, BLDG G L 32590 P 739 8-23-04 FR 354-031,032 &amp; 049 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This is for a Unit 14 in the Rochester Commons condominium. It is a lower level unit. The facility is very well taken care of it is highly likely there are association fees. The exterior of the building looks good with composite and stone work. Attached one car garage. Gas and electric meter are both hooked up and active. The neighborhood is nice and everything is well taken care. We don't see these too often, don't miss out on your chance to own your own condo. Residential land use code 401. Located in the Troy School District. <b>Additional Disclosures:</b> 15; 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,018.12</p>	1127 Beaver Run Troy	\$16,486.14
7510	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 20-27-152-004; <b>Legal Description:</b> T2N, R11E, SEC 27 CAVERLY HEIGHTS LOT 6 <b>Comments:</b> The property appeared to occupied on last visit. Please use caution and be respectful if visiting the property in person. This is a bundle of two lots. Combined they are approximately 0.46 acres of land. ~100 feet of road frontage along Starr Drive. Residential land use code 401 and 402. Ranch style home built in 1946. Two bedroom one full bathroom. The house looks good from the exterior inspection. Bloc foundation looks solid with minor cracking. Shingled roof looks good. Paved driveway was recently top coated. Detached one car garage. Wood panel siding looks fine but starting to show its age. Personal property. Nice grassy yard with a few trees. Back yard is fenced in and has an old above ground pool that is obsolete with debris around it. This is a decent property that potential. A bit of TLC would go a long way. Located in the Troy School District <b>Additional Disclosures:</b> 21; 33; 6; 45 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 20-27-152-005; <b>Legal Description:</b> T2N, R11E, SEC 27 CAVERLY HEIGHTS LOT 7</p> <p><b>Summer Tax Due:</b> \$3,086.43</p>	35 Starr Dr Troy;	\$33,824.79
7512	<p><b>Parcel ID:</b> 20-31-352-008; <b>Legal Description:</b> T2N, R11E, SEC 31 LEINBACH-HUMPHREY'S WOODWARD AVE SUB LOT 559 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Bungalow style home built in 1948. The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Chapin Ave. The house looks to be in overall good shape. The shingled roof looks good. Metal siding in good shape. Gravel driveway leads to fenced in backyard. Two vehicles parked on driveway. Utilities are active. Foundation looks fine. Looks like concrete has been floated over the original foundation. Small playhouse in the backyard. Well maintained exterior. Located in a small quaint neighborhood. This is a decent property we don't get many of these. Residential land use code 401. Located in the Birmingham City School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,332.77</p>	1392 Chapin Ave Birmingham	\$25,064.75
7513	<p><b>Parcel ID:</b> 20-34-301-028; <b>Legal Description:</b> T2N, R11E, SEC 34 ADSLEY SUB E 37 FT OF LOT 11 <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. ~37 Feet of road frontage along Hendrickson. No observed structures, however there was a building previously on the property but has since been removed. It's possible the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. The lot had standing water in multiple areas. The surrounding properties had standing water in the rear of their properties as well. Neighborhood may have a drainage issue. Flat ground. Open grassy with a handful; of trees. Mature and young. Concrete driveway entrance at the road. Property backs up to a block wall that separates it from an adjacent apartment complex. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clawson City School District. <b>Additional Disclosures:</b> 42; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,585.40</p>	165 Hendrickson Blvd Clawson	\$8,048.34

7515	<p><b>Parcel ID:</b> 23-36-160-003; <b>Legal Description:</b> T1N, R9E, SEC 36 RICHLAND GARDENS SUB LOT 202 <b>Comments:</b> This property appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.25 acres of land. ~100 Feet of road frontage along Jacksonville St. Bungalow style home built in 1945. Three bedroom one full bath. The house looks to be in overall fair/good shape. Block foundation looks solid. Concrete driveway looks nice and runs the length of the house. Vinyl siding is in good shape. Shingled roof is older but looks fine for its age. Good size grassy back yard wraps around the house. A few mature trees. There is a discharge pipe coming out of the front of the home. Unknown why this is there because there is city sewer lines. This house will probably require a few repairs and renovations but from the exterior it looks nice. Residential land use code 401. Located in the Farmington Public School District. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,896.99</p>	21632 Jacksonville Ave Farmington Hills	\$17,981.97
7516	<p><b>Parcel ID:</b> 24-08-177-006; <b>Legal Description:</b> T1N, R10E, SEC 8 FRANKLIN'S HICKORY ACRES PART OF LOT 5 BEG AT SW LOT COR, TH N 86-06-50 E 294 FT, TH S 00-01-30 W 20 FT, TH N 89-58-30 W ALG LOT LINE TO BEG <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It barely has any road frontage. Residential land use code 402. This lot is likely to small to build. Irregular shaped. Thin triangular shape. The point has road frontage but it is very small. Above average neighborhood. Well maintained. This would be a good purchase for one of the adjacent neighbors looking to increase their property size. Located in the Birmingham City School District. <b>Additional Disclosures:</b> 9; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$25.15</p>		\$1,821.51
7517	<p><b>Parcel ID:</b> 24-16-203-013; <b>Legal Description:</b> T1N,R10E,SEC 16 55 TWYCKINGHAM VALLEY NO. 2 SWLY PART OF LOT 170 MEAS 20 FT ALG FRONT LOT LINE &amp; 22.16 FT ALG REAR LOT LINE, ALSO LOT 171 EXC SWLY PART MEAS 10 FT ALG FRONT LOT LINE &amp; 22.33 FT ALG REAR LOT LINE <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.43 acres of land. Colonial Style home built in 1966. ~110 Feet of road frontage along Tavistock Trl. Four bedroom, Two full bathroom and two half bathes. The roof on the house is in very poor condition. Many of the shingles are peeling. There is a large tarp on the center of the roof. Metal and Brick siding looks nice but there is a small section on the front of the home where the brick fa�ade is detaching from home and needs to be repaired. Could not get a view of the foundation due to the brick fa�ade going all the way to the ground. Large paved driveway with wrap around section on the front. Its a shame the house has been neglected because you can tell the home was very beautiful in its prime. The house deserves to be repaired and renovated to bring it back to its former glory. The neighborhood is located in a higher end subdivision. Pretty back yard with tall trees and plenty of space. Residential land use code 401. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 21; 33; 6; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4,667.63</p>	28480 Tavistock Trl Southfield	\$58,303.86
7518	<p><b>Parcel ID:</b> 24-23-382-020; <b>Legal Description:</b> T1N,R10E,SEC 23 426 EVERSHERE LOT 426 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~40 Feet of road frontage along Hilton Dr. No observed structures. Drain cover near the roadside. Flat grassy lot with a few large trees. Neighborhood is well maintained. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$546.11</p>		\$3,032.28
7519	<p><b>Parcel ID:</b> 24-31-351-008; <b>Legal Description:</b> T1N,R10E,SEC 31 15 OAKLAND MEADOWS LOT 15 EXC S 40 FT <b>Comments:</b> The house sits on approximately 0.26 acres of land. ~135 Feet of road frontage along Emmet St and ~80 feet along Seminole St. Bungalow style home built in 1919. Chain link fenced runs the length of the perimeter. Good size grassy back yard with a nice mature tree. Shingled roof looks good but the gutters are full of debris and will need to be cleaned and most likely require some minor repairs. The house has a visible sag to it. Possible foundation issues. Windows are wide open. The interior of the home has been gutted. The walls are down to the studs and half of the main floor has been removed. Michigan basement. Furnace has been removed. Water heater still present. Electric breaker box is in disrepair. The house is going to need major repairs and renovations before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 34; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,217.27</p>	21023 Seminole St Southfield	\$6,905.03

7520	<p><b>Parcel ID:</b> 24-32-201-007; <b>Legal Description:</b> T1N, R10E, SEC 32 LEEWRIGHT'S SUBDIVISION N 1/2 OF LOT 7 <b>Comments:</b> This vacant lot is approximately 0.48 acres of land. ~70 Feet of road frontage along Leewright Ave. No observed structures. Open grassy lot. Flat ground. Some trees along the South border of the lot. Good sized lot in a well maintained neighborhood. Nice spot for a fresh build. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$397.15</p>		\$2,246.07
7521	<p><b>Parcel ID:</b> 24-33-401-006; <b>Legal Description:</b> T1N, R10E, SEC 33 SUPERVISOR'S GOLF VIEW ESTATES LOT 37 <b>Comments:</b> The house sits on approximately 0.44 acres of land. Ranch style home built in 1910. ~100 Feet of road frontage along Golfview Dr. Unfortunately the house is in poor condition and has been boarded up. There are multiple notices of violations for the structure. There is a "no occupancy allowed" notice on the front of the home. The home will need to be repaired and an inspector will be required to come double check that the necessary work has been completed correctly. The inside of the home has been gutted. The work that has been done on the home does not look up to code. The floor joists for the second story are 2x4's which is not enough to handle the new construction. The roof has been re-shingled but there are sections that are already falling off. The work that's been done on the home does not inspire confidence. Incomplete construction throughout the home. Block foundation looks solid but there are multiple animal burrows around the home. Half bath of the second story. Furnace has been harvested. No water heater. 200 amp breaker box has been harvested. Electric and gas meter have been removed. This house will require a great deal of work before its back in living condition. Please be prepared. Residential land use code 401. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 48; 31; 36; 63; 5; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,497.18</p>	22770 Golfview Dr Southfield	\$19,833.06
7522	<p><b>Parcel ID:</b> 25-05-205-008; <b>Legal Description:</b> T1N, R11E, SEC 5 BRIARWOOD SUB LOT 26 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.17 acres of land. Ranch Style home built in 1959. Four bedroom two full bathes. ~50 Feet of road frontage along Briarwood Ave. Overall this house appears to be in good shape from the exterior inspection. Mix of vinyl and brick siding looks good. Poured concrete foundation looks solid. Shingled roof looks fairly new. The front of the home has overgrown vegetation covering it. Concrete driveway runs along the side of the home and leads to a detached two car garage that is in good shape as well. The rear of the property is chain link fenced in with a gate for vehicles to pass through. This is a nice home in a good looking neighborhood. We don't see these to often. Don't miss out on this one! Residential land use code 401. Located in the Royal Oak City School District. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7,144.49</p>	4424 Briarwood Ave Royal Oak	\$27,699.79
7523	<p><b>Parcel ID:</b> 25-07-408-026; <b>Legal Description:</b> T1N, R11E, SEC 7 MC GIVERIN-HALDEMAN'S BERKLEY SUB. N 1/2 OF LOT 236 &amp; ALL OF LOT 237 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Ranch style home built in 1944. Three bedroom two full bathes. The house sits on approximately 0.18 acres of land. ~60 Feet of road frontage along Griffith Ave. The house looks to be in good condition from the exterior inspection. Shingled roof is older but looks good for its age. Vinyl siding in good shape. Concrete driveway runs along the house and continues in the back yard where there is a two car garage. Vehicles parked in the garage. Block foundation on the home looks solid. The garage slab foundation looks solid as well. Over all this is a nice looking property that is being well maintained. We don't get these to often. Residential land use code 401. Located in the Berkley School District. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5,299.82</p>	3847 Griffith Ave Berkley	\$21,527.28

7524	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 25-09-153-001; <b>Legal Description:</b> T1N, R11E, SEC 9 FOREST HEIGHTS SUB NO 1 LOTS 577 &amp; 578, ALSO 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Bungalow style home built in 1946 as well as an adjacent vacant lot with 0.02 acres of land. The vacant land is a triangular piece, fenced around and through, appearing to be in use by one or two parties. House a Three bedroom, one full bathroom. The house sits on approximately 0.09 acres of land. ~40 Feet of road frontage along Crooks Rd and ~110 feet along Royal Ave. The house looks to be in good shape overall from the exterior inspection. Block foundation looks solid. Shingled roof is older but is in good shape. Metal siding on the home looks fine. Privacy fence along the properties perimeter. Utilities are active. The garage is in good shape as well. Slab foundation appears solid. Vinyl siding looks good. Shingled roof looks fair. Small concrete driveway in front of the garage. Located in a nice neighborhood. Residential land use code 401. Located in the Royal Oak City School District. <b>Additional Disclosures:</b> 21; 33; 6 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 25-09-153-008; <b>Legal Description:</b> T1N, R11E, SEC 9 FOREST HEIGHTS SUB NO 1 LOT 811 EXC E 91.5 FT, ALSO 1/2 VAC ALLEY ADJ TO SAME <b>Summer Tax Due:</b> \$5,043.64</p>	2824 Crooks Rd Royal Oak;	\$22,429.94
7529	<p><b>Parcel ID:</b> 25-26-383-019; <b>Legal Description:</b> T1N, R11E, SEC 26 FORDMOUNT PARK SUB LOT 205 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.10 acres of land. ~40 Feet of road frontage along Leitch Ave. Bungalow style home built in 1920. Two bedroom one full bath. The property is well maintained. Block foundation looks solid. Mix of wood and composite siding is old but looks decent. The shingled roof looks like there will be some issues. There is a large portion that is sagging and there is visible soffit/fascia rot. The roof has been shingled over many times leaving the previous layer. Multiple layers of shingles. Small grassy back yard with some bushes along the fence. Boat parked in the driveway. Personal property inside the home. Some debris on the rear of the home. Nice working class neighborhood. Residential land use code 401. Located in the Hazel Park City School District. <b>Additional Disclosures:</b> 5; 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,754.84</p>	1931 Leitch Rd Ferndale	\$18,492.06
7530	<p><b>Parcel ID:</b> 25-30-226-015; <b>Legal Description:</b> T1N, R11E, SEC 30 PLEASANT RIDGE MANOR LOT 256 <b>Comments:</b> The house sits on approximately 0.13 acres of land. Bungalow style home built in 1949. ~45 Feet of road frontage along Parklawn Ave. Three bedroom one full bath. Block foundation looks pretty solid but there are some areas where the mortar is starting to deteriorate. Shingled roof looks good. Metal siding is in decent shape but much of it is covered by overgrown bushes. Concrete driveway runs along the side of the home and leads to a chain link fenced in backyard. Grassy backyard with bushes and a couple large trees around the borders. Electric meter hooked up but disconnected. Gas meter still hooked up. The concrete steps on the front entrance are crumbling. Wheelchair accessible ramp on the side entrance. The inside of the home is mostly cleared out but there is still some personal property and debris. The former residents were heavy smokers. The walls are covered in tar and nicotine residue. Furnace was installed in 1999. The water heater was last serviced in 2015. Both look to be in good shape. 100 amp breaker box intact. This is a pretty straight forward building. It needs repairs and a renovation would greatly improve the home. A bit of TLC would go a long way with this one. Good home for a handyman looking to live in their next project. Residential land use code 401. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$2,667.96</p>	24610 Parklawn Ave Oak Park	\$19,390.58
7531	<p><b>Parcel ID:</b> 25-31-205-006; <b>Legal Description:</b> T1N, R11E, SEC 31 KENWOOD PARK S 1/2 OF LOT 98 &amp; ALL OF LOTS 99 &amp; 100, ALSO E 13 FT OF VAC CHURCH ST &amp; 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 Feet of road frontage along Church St. No observed structures. Open grassy lot with a couple large trees in the South East corner. Concrete driveway entrance along the road. Nice well maintained neighborhood. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$528.42</p>	21920 Church St Oak Park	\$6,195.06

7532	<b>Parcel ID:</b> 25-32-104-051; <b>Legal Description:</b> T1N, R11E, SEC 32 JOSEPH J TREPPAS CADILLAC HOMES SUB S 13 FT OF LOT 137 & N 37 FT OF LOT 138 <b>Comments:</b> The vacant lot is approximately 0.12 acres of land. ~45 Feet of road frontage along Eastwood Ave. There was previously a house on the property but it has since been removed. It is now a dirt lot with a driveway entrance at the road. Nice spot to build in a well maintained working class neighborhood. Residential land use code 401. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 23; 42 (see key for full text) <b>Summer Tax Due:</b> \$1,176.79	21950 Eastwood Ave Oak Park	\$14,191.88
7533	<b>Parcel ID:</b> 25-33-329-017; <b>Legal Description:</b> T1N, R11E, SEC 33 DETROYAL PARK LOT 129 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.13 acres of land. Bungalow style home built in 1946. Three bedroom one bathroom. ~40 Feet of road frontage along Mitchelldale Ave. There was previously an awning on the front of the home. The concrete steps on the front and rear of home are crumbling. Some of the brick work is cracking. Shingled roof is at the end of its lifespan and needs to be replaced asap. Multiple vehicles on the property. Tall grassy back yard. The gable vent on the side of the home is missing. Paved driveway runs along the side of the home. Poured foundation looks solid. This house will most likely need repairs and renovations. Please be prepared. Residential land use code 401. Located in the Ferndale Public School District. <b>Additional Disclosures:</b> 21; 5; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$695.27	21407 Mitchelldale Ave Ferndale	\$11,429.34
7536	<b>Parcel ID:</b> 25-33-434-049; <b>Legal Description:</b> T1N, R11E, SEC 33 KENILWORTH SUB S 10 FT OF LOT 193, ALSO 1/2 VAC ALLEY ADJ TO SAME <b>Comments:</b> This vacant lot is approximately 0.02 acres of land. 10 Feet of road frontage along Stratford. No observed structures. Residential land use code 402. This lot is too small to build. In between two houses. Adjacent neighbors fences border the property. This would be a good purchase for one of the adjacent neighbors looking to increase their property size. Located in the Ferndale Public School District. <b>Additional Disclosures:</b> 9; 23 (see key for full text) <b>Summer Tax Due:</b> \$29.89		\$1,811.79
7540	<b>Parcel ID:</b> 25-36-478-035; <b>Legal Description:</b> T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARK HOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 57 <b>Comments:</b> The house sits on approximately 0.10 acres of land. 40 Feet of road frontage along E Muir Ave. Bungalow style home built in 1929. Unfortunately the house has a "no occupancy allowed" notice on the front of the home. We have been informed by the county that this house is either scheduled to be demolished, or demolition will be required by the purchaser. Please do your research on this property. Two bedroom one bathroom. The shingled roof is at the end of its life and needs to be replaced as soon as possible. Three entrances into the home. Two have been boarded. The interior of the home has been cleared out. Outdated interior. Furnace and water heater look old. Functionality unknown. 100 amp breaker box. Mix of wood, linoleum and tile floors. Long grassy front yard with a concrete driveway. Metal siding is in decent shape but could use some minor repairs. Land use code 401. Located in the Hazel Park City School District. <b>Additional Disclosures:</b> 64; 5; 46; 31 (see key for full text) <b>Summer Tax Due:</b> \$3,247.70	1475 E Muir Ave Hazel Park	\$8,836.28
7541	<b>Parcel ID:</b> 08-29-254-001; <b>Legal Description:</b> T4N, R9E, SEC 29 CLARKSTON ESTATES NO 2 LOT 412 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.31 acres of land. ~80 Feet of road frontage along Paramus and ~170 along Middle Lake Rd. This one story home was built in 1955. Three bedroom two full bathrooms. The house and garage appear to be in good shape from the exterior inspection. Block foundation looks solid, Metal siding is in overall good shape only requiring a few minor repairs. Shingled roof looks good for its age. There is a below ground pool in the back yard. Looks like it would require some repairs before its back in working condition. New privacy fence along the North side of the property. Paved driveway leads to a two car garage that's in good shape. The only thing to note is some of the shingles need to be replaced. This property is well maintained and in a nice neighborhood. Across from Clarkston Community school. Low traffic area. We don't see these to often. Don't miss out on your chance to pick this one up. Residential land use code 401. Located in the Clarkston Community School District. <b>Additional Disclosures:</b> 33; 21; 6; 42 (see key for full text) <b>Summer Tax Due:</b> \$1,343.83	Middle Lake Rd, Clarkston	\$8,050.65

7542	<p><b>Parcel ID:</b> 11-01-402-022; <b>Legal Description:</b> T3N, R7E, SEC 1 AMENDED PLAT OF LOTS 5 THRU 16, WHITE LAKE HOMES SUB S 50 FT OF LOT 7 <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. Near White Lake Rd to the north. There is likely drainage running south of the property. Unsure of legal access to this property. The plat map shows that there is unplatted land that runs from the road to this parcel but it doesn't show that it's a road. There may be an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Huron Valley School District. <b>Additional Disclosures:</b> 9; 7; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$33.10</p>		\$2,038.60
7543	<p><b>Parcel ID:</b> 13-08-154-040; <b>Legal Description:</b> T3N, R9E, SEC 8 WHITFIELD ESTATES NO 1 LOT 319 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.55 acres of land. ~60 Feet of road frontage along Howe Ct. Ranch style home built in 1955. Three Bedroom one full bathroom. The house looks to be in overall good shape. Gas and electric meters are still hooked up. Brick siding looks good. Shingled roof is older but looks good for it age. The chimney is damaged and needs to be repaired. Paved driveway leads to a detached two car garage. Slab foundation of garage looks solid. Wood siding on the garage could use some minor repairs but is generally in good shape. Garage is full of personal property. Large grassy back yard has plenty of space for kids to play. Street has very low traffic. Nice small neighborhood. Don't miss out on a chance to own this nice home. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 21; 42; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Howe Ct, Waterford	\$7,534.96
7544	<p><b>Parcel ID:</b> 14-33-404-014; <b>Legal Description:</b> T3N, R10E, SEC 33 SUB OF LOTS 235, 236, 237, 238, 239, 240, 241, 247, 248 &amp; S 1/2 OF LOT 246 &amp; W 150 FT OF N 1/2 OF LOT 246 &amp; W 150 FT OF LOTS 243, 244, 245 OF FERRY FARM ADDITION E 105 FT OF W 215 FT OF LOT 443 <b>Comments:</b> This vacant lot is approximately 0.35 acres of land. Unable to find road access to the property. There may be an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 7; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$50.47</p>		\$460.03
7545	<p><b>Parcel ID:</b> 17-10-176-015; <b>Legal Description:</b> T2N, R8E, SEC 10 MT ROYAL ESTATES SUB LOT 2 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.27 acres of land. ~90 Feet of road frontage along Whitlow Blvd. Ranch style home built in 1958. Three bedroom and two full bathrooms. The house is in overall good condition from the exterior inspection. Shingled roof has recently been replaced and the workers did a great job. Wood siding is in decent shape but there is a bit of rot along the ground. Wide paved driveway leads to an attached two car garage. There is a car port built onto the side of the garage. Grassy front and back yard. Back yard is overgrown. Large concrete patio on the back side of the home. Good looking neighborhood. We don't see properties in this condition often. Residential land use code 401. Located in the Walled Lake Consolidated School District. <b>Additional Disclosures:</b> 21; 6; 33; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,905.46</p>		\$6,929.12
9997407	<p><b>Parcel ID:</b> 06-03-204-027; <b>Legal Description:</b> T4N, R7E, SEC 3 HOLLY SHORES LOT 28 <b>Comments:</b> This vacant lot is approximately 1.65 acres of land. ~45 Feet of road frontage along Southport Dr. No observed structures. Wet land indicators. The land is made up of Emergent herbaceous wetlands, woody wetlands, and open water. The East side of the property borders the Shiawassee River. May be difficult to find enough dry/flat land to build. Very low traffic. Land appears to be maintained by neighbors. South boundary is fenced by the abutting property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Holly Area School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$2,817.82

9997412	<p><b>Parcel ID:</b> 13-04-153-008; <b>Legal Description:</b> T3N, R9E, SEC 4 NORTHRIDGE SUB PART OF LOT 24 BEG AT NE LOT COR, TH S 88-04-30 W 33.25 FT, TH SWLY ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 57-19-30 W 61.36 FT, DIST 64.40 FT, TH S 25-50-20 E 96.30 FT, TH N 88-04-30 E 112.81 FT TO SE LOT COR, TH N 30-48-00 W 134.75 FT TO BEG</p> <p><b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Current resident brandished a shot gun. Highly recommend you don't visit this property in person. The house sits on approximately 0.26 acres of land. ~66 Feet of road frontage along Cambrook. Ranch Style home built in 1955. Three bedroom, one full bath, and one half bath. Brick exterior. Paved driveway. House appeared to be in good condition from the exterior inspection but we were unable to walk the property. Brick siding looks nice. Shingled roof looks good for its age. Long paved driveway leads to a concrete section with an attached car port. Shed in the backyard. The bushes around the house are a bit overgrown but the property in general is being well maintained. Grassy front lawn with a few trees. At the end of the road. Very low traffic. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 45; 67; 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	5783 Cambrook Ln Waterford	\$12,826.99
9997413	<p><b>Parcel ID:</b> 13-05-203-002; <b>Legal Description:</b> T3N, R9E, SEC 5 WATERFORD ACRES SUB LOT 31 <b>Comments:</b> The house sits on approximately 0.23 acres of land. ~50 Feet of road frontage along Andersonville. Ranch style home built in 1929. Three bedroom one bathroom. Unfortunately the house in poor condition. The front entrance steps are falling apart. Both the concrete steps and the wood steps. A tree has fallen on the home causing damage to the roof. The shingled roof needs to be replaced and repaired. There is soffit and fascia damage on the front of the home. There are multiple holes in the roof that has allowed water to enter the home causing additional damage. The ceilings have collapsed in multiple areas. Mold has began to grow. The interior of the home is pretty trashed. Garbage and other debris all throughout the house. Water heater has been disconnected. The furnace is old and rusted. Older fuse box in the basement. The block foundation is in decent shape with only some minor cracking. Vinyl siding is in poor shape. There are some missing sections on the East side of the home where there is bare plywood put in its place. Electric meter still hooked up. Gas meter has been removed. The back yard is completely overgrown. Wood porch on the back is covered in pine needles and other debris. This house is going to require a great deal of work to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Waterford School District. <b>Additional Disclosures:</b> 32; 5; 66; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	6423 Andersonville Rd Waterford	\$9,959.96
9997434	<p><b>Parcel ID:</b> 14-08-380-027; <b>Legal Description:</b> T3N, R10E, SEC 8 MARIMONT SUB LOTS 134 TO 141 INCL <b>Comments:</b> Gas station sitting on 0.37 acres of land. Large paved parking lot. Large car port in middle of property is in decent shape. The pump stations have been removed but according to the EGLE Underground Storage Tank database, two tanks are still present on-site. Some sections of the lot are more recently paved. The building is in poor shape. Broken glass on the front commercial door. One bathroom. AC unit on top of the roof. The building has been cleaned out for the most part. Most of the old fridges are still present. Multiple breaker boxes and other electric equipment. Some of the copper wiring has been harvested. There is a small wood shed that is in poor shape behind the building. High traffic area. Good spot for a commercial building. Commercial land use code 201. ~160 feet of road frontage along Walton Blvd. Located in the Pontiac City School District.</p> <p><b>Summer Tax Due:</b> TBA</p>	114 W Walton Blvd Pontiac	\$12,331.72
9997439	<p><b>Parcel ID:</b> 14-17-226-004; <b>Legal Description:</b> T3N, R10E, SEC 17 GLENWOOD ESTATES LOTS 129 &amp; 130 <b>Comments:</b> The house sits on approximately 0.29 acres of land. 100 Feet of road frontage along Lehigh Ave. Bungalow Style house built in 1951. Three bedroom one full bathroom. Unfortunately the home is in poor condition. The shingled roof has been patched many times and is in poor shape. There are multiple leaks in the home. The wood floors underneath the carpet have buckled and popped due to the water damage. Some of the drywall ceilings have fallen in. There is standing water in the basement. Leak above the kitchen has caused a lot of damage. This house is going to need major work to get it back into good living condition and may require a full rehab. The block foundation looks solid but I'm concerned about the standing water causing issues over time. Many of the windows have been boarded. Vinyl siding need some repairs. Old submersed pump well in front yard. Concrete driveway runs along the side of the home and leads to a grassy back yard. There is a commercial trucking company to the West. This property is a fixer upper. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 22; 32; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	232 Lehigh Ave Pontiac	\$9,400.37

9997445	<b>Parcel ID:</b> 14-20-309-022; <b>Legal Description:</b> T3N, R10E, SEC 20 OAKLAND ADDITION LOTS 22 & 23 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. ~60 Feet of road frontage along Euclid. No observed structures. Open grassy lot. Flat ground. New driveway apron at the NW corner. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> TBA	88 Euclid Ave Pontiac	\$1,760.32
9997454	<b>Parcel ID:</b> 14-20-452-009; <b>Legal Description:</b> T3N, R10E, SEC 20 POOLE'S HOME SUB LOT 7 <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. ~40 Feet of road frontage along Home St. No observed structures. Open grassy lot. Flat ground. Driveway entrance on roadside. Sits between two houses. Across the street from small community kids park. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> TBA	87 Home St Pontiac	\$1,971.99
9997460	<b>Parcel ID:</b> 14-28-101-007; <b>Legal Description:</b> T3N, R10E, SEC 28 GINGELL COURT ADD LOT 16 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~50 Feet of road frontage along Gingell Ct. No observed structures. Open grassy lot. Flat ground. There is a retaining wall and privacy fence to the West that is crumbling. Sits between two houses on a narrow road. Dirt driveway has an old truck parked on it with the hood up. Possibly broken down. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 21; 30 (see key for full text) <b>Summer Tax Due:</b> TBA	25 Gingell Ct Pontiac	\$3,311.77
9997463	<b>Parcel ID:</b> 14-28-227-015; <b>Legal Description:</b> T3N, R10E, SEC 28 LINDA VISTA LOT 261, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~20 Feet of road frontage along University Rd. No observed structures. Partially wooded lot with a clearing near the road side. Mostly flat ground but some of it is uneven. No Driveway entrance along the curbed road. Utility poles run through the North section of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the East. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> TBA		\$989.82
9997464	<b>Parcel ID:</b> 14-28-227-016; <b>Legal Description:</b> T3N, R10E, SEC 28 LINDA VISTA LOT 1, ALSO ALL OF VAC ALLEY ADJ TO SAME 7-6-90 CORR <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. ~20 Feet of road frontage along University Dr. No observed structures. Partially wooded lot with small clearing in the woods. Ground is uneven but not to terrain challenged. No driveway entrance along curbed roadside. Utility poles run through the North portion of the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. Auction lot 7464 is adjacent to the West. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,197.06
9997466	<b>Parcel ID:</b> 14-28-457-010; <b>Legal Description:</b> T3N, R10E, SEC 28 AUBURN GARDENS LOT 45 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 Feet of road frontage along S Roselawn St. No observed structures. Open grassy lot. Flat ground. One large tree. Some remains of an old block foundation in the South East corner of the lot. Most likely from a garage that has since been removed. Driveway entrance at the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,076.37



9997472	<p><b>Parcel ID:</b> 14-29-328-009; <b>Legal Description:</b> T3N, R10E, SEC 29 SANDERSON AND JOHNSTON'S ADDITION LOT 181, ALSO NELY 1/2 OF VAC ALLEY ADJ TO SAME <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.21 acres of land. ~50 Feet of road frontage along Norton St. Home was built in 1900. The house looks to be in fair shape from the exterior inspection. Shingled roof looks good for its age. Block foundation looks solid. Concrete driveway runs along the side of the home and leads to a large car port. Concrete driveway open up wider as you enter the backyard. Plenty of space for parking. The back yard is fenced in and there is a gate across the driveway. Metal siding looks fine. This is a pretty large home. It will most like It require some repairs and renovations but it looks like its in decent shape. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	129 Norton St Pontiac	\$13,157.18
9997473	<p><b>Parcel ID:</b> 14-30-352-034; <b>Legal Description:</b> T3N, R10E, SEC 30 INDIAN VILLAGE THE SLY 36 FT OF WLY 40 FT OF LOT 214 EXC BEG AT SW LOT COR, TH N 03-40-10 E 19.80 FT, TH N 01-32-10 E 17 FT, TH S 88-27-50 E 20.20 FT, TH S 01-32-10 W TO SLY LOT LINE, TH ALG SD SLY LOT LINE TO BEG <b>Comments:</b> This vacant lot is approximately 0.02 acres of land. This parcel is paved, and might be enough space to park two cars. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 9; 30; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,033.55
9997481	<p><b>Parcel ID:</b> 14-32-181-002; <b>Legal Description:</b> T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 86 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. The North side of the property is thick vegetation and a few trees. The trees has lost many limbs and are damaged. Vegetation debris. Next to a boarded house. There were two trailers parked on the property but I believe they belong to one of the neighbors. They look like someone uses them regularly. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	84 Orton Ave Pontiac	\$2,050.79
9997482	<p><b>Parcel ID:</b> 14-32-181-004; <b>Legal Description:</b> T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 88 <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~40 Feet of road frontage along Orton Ave. No observed structures. Open grassy lot. Flat ground. Fenced in with the adjacent houses to the West and East. Privacy fence along the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 23; 44 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,683.87
9997483	<p><b>Parcel ID:</b> 14-32-427-004; <b>Legal Description:</b> T3N, R10E, SEC 32 BALL PARK SUB LOT 39 EXC WLY PART BEING 54.53 FT ON N LOT LINE &amp; 47.84 FT ON S LOT LINE <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~45 Feet of road frontage along Bagley St. Ranch style home built in 1949. Unfortunately this house has suffered from a fire. The inside of the home is very charred. There is good layer of soot and grime on most of the interior. The major fire damage in on the South side of the building. The exterior of the home is littered with debris. Broken glass. Many of the windows have been boarded. The property has been broken into. Evidence of harvesting. The last residents have trashed the inside of the home. Plumbing has been damaged. Water heater and furnace have been harvested. Block foundation looks generally solid. Vinyl siding is damaged. Shingled roof is damaged and should be replaced. The house is chain link fenced in with the sideyard to the South which is not part of the sale. Gravel driveway leads to a detached one car garage. Slab foundation looks generally ok with some minor cracks. The is a breaker box in the garage that has been harvested. This property is going to need major repairs and renovations before its back in living condition. Please be prepared. Residential land use code 401. Located in the Pontiac City School District. <b>Additional Disclosures:</b> 11; 21; 48; 47; 46 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	319 Bagley St Pontiac	\$6,429.55

9997487	<p><b>Parcel ID:</b> 14-33-231-009; <b>Legal Description:</b> T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOT 114 <b>Comments:</b> The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along S Edith St. Bungalow style built in 1920. Unfortunately the house is in poor condition and has been boarded up. The shingled roof on the South facing side is collapsing. There are large holes in the roof. The interior of the home is most likely in very poor shape as well. Many of the rafter ties are missing. Block foundation. Metal siding is covered by overgrown vegetation. Chain link fenced in back yard. This house is going to need major work done before its back in living condition. Please be prepared. It may benefit from a tear down and possibly use the remaining foundation if salvageable.</p> <p><b>Additional Disclosures:</b> 46; 5; 22; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	221 S Edith St Pontiac	\$6,396.70
9997492	<p><b>Parcel ID:</b> 15-28-479-085; <b>Legal Description:</b> T3N, R11E, SEC 28 SUPERVISOR'S REPLAT OF GLIDEWELL SUB LOT 11, ALSO LOT 12 EXC S 20 FT BLK 149 <b>Comments:</b> This vacant lot is approximately 0.17 acres of land. ~180 Feet of road frontage along Copperstone. No observed structures. Open grassy lot. Metal stake showing property line. Property line looks like it goes into the gravel road. Possible easements rights for adjacent home owners. Please do your research before placing a bid. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Avondale School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$3,444.86
9997498	<p><b>Parcel ID:</b> 18-09-226-120; <b>Legal Description:</b> T2N, R9E, SEC 9 CASS LAKE WOODS SUB. LOTS 44 &amp; 45 7-14-92 FR 058 &amp; 059 <b>Comments:</b> This vacant lot is approximately 0.72 acres of land. ~100 Feet of road frontage on Daron Ln. No observed structures. At the end of a cul-de-sac in an attractive neighborhood. Located at the south end of Cass Lake, the frontage here is essentially a natural canal to the main body. Land coverage is wooded with some clearing. Soil gets wet towards the water, as you would expect. A seemingly abandoned vehicle is parked at the roadside. Sanitary sewer access can be found at the road side; there are also fire hydrants at the end of the road, so this may have public water. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the West Bloomfield School District. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$4,208.59
9997512	<p><b>Parcel ID:</b> 20-31-352-008; <b>Legal Description:</b> T2N, R11E, SEC 31 LEINBACH-HUMPHREY'S WOODWARD AVE SUB LOT 559 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Bungalow style home built in 1948. The house sits on approximately 0.11 acres of land. ~40 Feet of road frontage along Chapin Ave. The house looks to be in overall good shape. The shingled roof looks good. Metal siding in good shape. Gravel driveway leads to fenced in backyard. Two vehicles parked on driveway. Utilities are active. Foundation looks fine. Looks like concrete has been floated over the original foundation. Small playhouse in the backyard. Well maintained exterior. Located in a small quaint neighborhood. This is a decent property we don't get many of these. Residential land use code 401. Located in the Birmingham City School District. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1392 Chapin Ave Birmingham	\$25,064.75
9997513	<p><b>Parcel ID:</b> 20-34-301-028; <b>Legal Description:</b> T2N, R11E, SEC 34 ADSLEY SUB E 37 FT OF LOT 11 <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. ~37 Feet of road frontage along Hendrickson. No observed structures, however there was a building previously on the property but has since been removed. It's possible the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. The lot had standing water in multiple areas. The surrounding properties had standing water in the rear of their properties as well. Neighborhood may have a drainage issue. Flat ground. Open grassy with a handful; of trees. Mature and young. Concrete driveway entrance at the road. Property backs up to a block wall that separates it from an adjacent apartment complex. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Clawson City School District. <b>Additional Disclosures:</b> 23; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	165 Hendrickson Blvd Clawson	\$8,048.34

9997517	<p><b>Parcel ID:</b> 24-16-203-013; <b>Legal Description:</b> T1N,R10E,SEC 16 55 TWYCKINGHAM VALLEY NO. 2 SWLY PART OF LOT 170 MEAS 20 FT ALG FRONT LOT LINE &amp; 22.16 FT ALG REAR LOT LINE, ALSO LOT 171 EXC SWLY PART MEAS 10 FT ALG FRONT LOT LINE &amp; 22.33 FT ALG REAR LOT LINE <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.43 acres of land. Colonial Style home built in 1966. ~110 Feet of road frontage along Tavistock Trl. Four bedroom, Two full bathroom and two half bathes. The roof on the house is in very poor condition. Many of the shingles are peeling. There is a large tarp on the center of the roof. Metal and Brick siding looks nice but there is a small section on the front of the home where the brick façade is detaching from home and needs to be repaired. Could not get a view of the foundation due to the brick façade going all the way to the ground. Large paved driveway with wrap around section on the front. Its a shame the house has been neglected because you can tell the home was very beautiful in its prime. The house deserves to be repaired and renovated to bring it back to its former glory. The neighborhood is located in a higher end subdivision. Pretty back yard with tall trees and plenty of space. Residential land use code 401. Located in the Southfield Public School District. <b>Additional Disclosures:</b> 33; 6; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	28480 Tavistock Trl Southfield	\$58,303.86
9997523	<p><b>Parcel ID:</b> 25-07-408-026; <b>Legal Description:</b> T1N, R11E, SEC 7 MC GIVERIN-HALDEMAN'S BERKLEY SUB. N 1/2 OF LOT 236 &amp; ALL OF LOT 237 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Ranch style home built in 1944. Three bedroom two full bathes. The house sits on approximately 0.18 acres of land. ~60 Feet of road frontage along Griffith Ave. The house looks to be in good condition from the exterior inspection. Shingled roof is older but looks good for its age. Vinyl siding in good shape. Concrete driveway runs along the house and continues in the back yard where there is a two car garage. Vehicles parked in the garage. Block foundation on the home looks solid. The garage slab foundation looks solid as well. Over all this is a nice looking property that is being well maintained. We don't get these to often. Residential land use code 401. Located in the Berkley School District. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3847 Griffith Ave Berkley	\$21,527.28
9997530	<p><b>Parcel ID:</b> 25-30-226-015; <b>Legal Description:</b> T1N, R11E, SEC 30 PLEASANT RIDGE MANOR LOT 256 <b>Comments:</b> The house sits on approximately 0.13 acres of land. Bungalow style home built in 1949. ~45 Feet of road frontage along Parklawn Ave. Three bedroom one full bath. Block foundation looks pretty solid but there are some areas where the mortar is starting to deteriorate. Shingled roof looks good. Metal siding is in decent shape but much of it is covered by overgrown bushes. Concrete driveway runs along the side of the home and leads to a chain link fenced in backyard. Grassy backyard with bushes and a couple large trees around the borders. Electric meter hooked up but disconnected. Gas meter still hooked up. The concrete steps on the front entrance are crumbling. Wheelchair accessible ramp on the side entrance. The inside of the home is mostly cleared out but there is still some personal property and debris. The former residents were heavy smokers. The walls are covered in tar and nicotine residue. Furnace was installed in 1999. The water heater was last serviced in 2015. Both look to be in good shape. 100 amp breaker box intact. This is a pretty straight forward building. It needs repairs and a renovation would greatly improve the home. A bit of TLC would go a long way with this one. Good home for a handyman looking to live in their next project. Residential land use code 401. Located in the Oak Park City School District. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	24610 Parklawn Ave Oak Park	\$19,390.58
9997540	<p><b>Parcel ID:</b> 25-36-478-035; <b>Legal Description:</b> T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 57 <b>Comments:</b> The house sits on approximately 0.10 acres of land. 40 Feet of road frontage along E Muir Ave. Bungalow style home built in 1929. Unfortunately the house has a "no occupancy allowed" notice on the front of the home. The home will need to be repaired and an inspector will be required to come double check that the necessary work has been completed correctly. Two bedroom one bathroom. The shingled roof is at the end of its life and needs to be replaced as soon as possible. Three entrances into the home. Two have been boarded. The interior of the home has been cleared out. Outdated interior. Furnace and water heater look old. Functionality unknown. 100 amp breaker box. Mix of wood, linoleum and tile floors. Long grassy front yard with a concrete driveway. Metal siding is in decent shape but could use some minor repairs. This house is a fixer upper but there is potential here. Would be a good first starter home for someone that's handy and can bring it back to its former glory. Land use code 401. Located in the Hazel Park City School District. <b>Additional Disclosures:</b> 31; 46; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1475 E Muir Ave Hazel Park	\$8,836.28

9997541	<p><b>Parcel ID:</b> 08-29-254-001; <b>Legal Description:</b> T4N, R9E, SEC 29 CLARKSTON ESTATES NO 2 LOT 412 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.31 acres of land. ~80 Feet of road frontage along Paramus and ~170 along Middle Lake Rd. This one story home was built in 1955. Three bedroom two full bathrooms. The house and garage appear to be in good shape from the exterior inspection. Block foundation looks solid, Metal siding is in overall good shape only requiring a few minor repairs. Shingled roof looks good for its age. There is a below ground pool in the back yard. Looks like it would require some repairs before its back in working condition. New privacy fence along the North side of the property. Paved driveway leads to a two car garage that's in good shape. The only thing to note is some of the shingles need to be replaced. This property is well maintained and in a nice neighborhood. Across from Clarkston Community school. Low traffic area. We don't see these to often. Don't miss out on your chance to pick this one up. Residential land use code 401. Located in the Clarkston Community School District. <b>Additional Disclosures:</b> 42; 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	Middle Lake Rd, Clarkston	\$8,050.65
---------	---	---------------------------	------------

## Additional Disclosures Key

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

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

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

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

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

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

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

**14:** This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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

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

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

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

**21:** This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only**

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

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

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

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

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

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

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

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

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

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

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

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

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

carefully and understand what you are purchasing before you bid.

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

**46:** One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjams, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**48:** This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

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

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

**53:** This property appears to be an "outlot." An outlot is land in a subdivision that is not intended for use as a building site by the original developer. Outlots may be wetland, terrain-challenged, or otherwise unbuildable. Other times, small outlots are left as future road access to adjacent land in case the subdivision is subsequently expanded. Generally speaking, outlots have characteristics which render them unsuitable as building sites. Please investigate this property carefully prior to bidding to ensure it is suitable for your intended purpose.

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

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

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

**67:** We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

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