Public Land Auction

The Thumb Area

August 22nd, 2024

Huron, Lapeer, Macomb (Dnr), Saint Clair, Saint Clair (Dnr), Sanilac, and Tuscola Counties



Location:

Online
www.tax-sale.info

Time:

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

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

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Huron
- Lapeer
- Saint Clair
- Sanilac
- Tuscola

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Macomb DNR
- Saint Clair DNR

Michigan DNR Land Sales
Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Huron

Lot #	Lot Information	Address	Min. Bid
2700	**Parcel ID:** 04-524-420-21; **Legal Description:** W 220' OF E 440' OF S 290' OF SE 1/4 OF SE 1/4. 1.46 A. **Comments:** This vacant lot is approximately 1.43 acres of land. ~220 Feet of road frontage along Oakwood Dr. No observed structures. This lot is made up of mostly open space and deciduous forest. Easy to traverse. Nice mature trees throughout with younger saplings. Appears to be mostly flat ground. Some slight wetland indicators but most of this property is dry and there was heavy rainfall a couple days before visit. 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. Residential land use code 402. Located in the Caseville Public School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $58.93	CASEVILLE	$896.03
2701	**Parcel ID:** 22-013-009-90; **Legal Description:** COM AT INTERSC OF W'LY ROW M-25 & N 1/8 L TH N 41 W 199.23' TH W 195.50' TH W 167' TO POB TH N 132' TH W 94' TH S 38 DEG E 168.2' TO POB. **Comments:** This vacant lot is approximately 0.14 acres of land. Unable to find road access to the property. It sits behind a row of houses on S Lakeshore Rd just East of 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 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 Harbor Beach Community School District. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $13.10		$866.73
2702	**Parcel ID:** 35-014-051-00; **Legal Description:** LOT 6 BLK 7 OWENDALE LAND CO'S 2ND ADD. **Comments:** 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. ~60 Feet of road frontage along 6th St. Nice looking home that needs some work. The shingled roof is past its life span and needs to be replaced immediately. Many shingles are cracking and pealing. A bit of wood rot along the fascia/soffit area but nothing to major. Wood siding could use a fresh coat of paint. Block foundation appears solid. Most of it was not visible due to siding and vegetation. It looks like there was an addition built onto the back of the home at one point. Gravel driveway leads to a fenced in back yard with a small shed. Stone porch area near rear entrance to home. Gas and electric meter are hooked up and appear active. There is personal property all throughout the property. This house will likely require some repairs and renovations. Please be prepared. Residential land use code 401. Located in the Owendale-Gagetown Area School District. **Additional Disclosures:** 21; 5; 6; 33 (see key for full text) **Summer Tax Due:** $1,998.21	3615 SIXTH STREET OWENDALE	$5,974.45
2703	**Parcel ID:** 39-008-180-00; **Legal Description:** LOTS 4 & 5, E 35 FT OF LOT 6 BLK 9 JOHN C LIKEN & COS DIVISION. **Comments:** The building sits on approximately 0.17 acres of land. ~50 feet of road frontage along N Center St. Unfortunately the Huron Zoning Department has condemned and issued a Notice of Unsafe Structure and a Notice of order to correct/abate or demolish. Check related documents for more details. At the time of visit it was noted that a portion of the building roof covering is deteriorated and the structural roof components have partially collapsed. Portions of the exterior walls are deteriorated. It is apparent the building has lacked adequate maintenance for quite some time. Wood roofing above sidewalk is very old and has vegetation growing. On street parking in front of the building. Large glass store front windows. The interior of the building is full of debris and left over personal property. Alley way runs along the back side of the building. Windows have been boarded. The wall on the rear of the building is in very poor shape and looks like it will collapse in the future if nothing is done to repair it. The roof is collapsing in this area as well and has a lot of vegetation growing on it. UPDATE: THE REAR PORTION OF THE BUILDING HAS NOW COLLAPSED. THIS WILL LIKELY INCREASE THE SCOPE OF WORK NECESSARY TO REHABILIATE THE STRUCTURE. Gas and electric meter have been removed. There is a garage door on the North East wall of the building. This building is going to need major work before its back in good working condition. Please be prepared. Commercial land use code 201. Located in the Unionville-Sebewaing Area School District. **Additional Disclosures:** 21; 33; 36; 5; 31 (see key for full text) **Summer Tax Due:** $1,017.85	244 CENTER STREET NORTH SEBEWAING	$7,165.99

2704	**Parcel ID:** 39-008-767-00; **Legal Description:** COM AT E 1/4 POST IN SEC 8 TH W ALG SD 1/4 L 554' TH S ALG CEN OF ANTON ST TH 741' TO POB TH W 283' TH S 80' TH E 283' TO CEN OF ANTON ST TH N 80' TO POB. **Comments:** The house sits on approximately 0.47 acres of land. ~80 Feet of road frontage along Anton St. Three bedroom one full bathroom. Gas meter and electric meter are still hooked up. Block foundation looks solid. Shingled roof is older but looks fine for its age. Some areas of the soffit/fascia needs minor repairs. The wood porch on the rear of the building is in poor shape. Lots of debris sitting on it. Vinyl siding looks good but there is overgrown vegetation blocking areas of the home. The inside of the home is full of personal property and debris. Some incomplete construction such as new drywall in the home. One of the bedrooms is missing some drywall on the ceiling and walls. Second story wood floors appear to have been sanded recently but they have not been given a protective coat of poly or oil. Basement was dry. Water heater and furnace still present. 100 amp breaker box intact. There was a vehicle and trailer parked on the property but the registration is old. Looks to have been sitting for some years now. Small metal shed in the back yard has a concrete slab foundation. One of the walls is damaged. This house will need some work but overall its in pretty good shape. After removing all of the contents you'd have a good starting point for a new renovation. This property has good potential. Residential land use code 401. Located in the Unionville-Sebewaing Area School District. **Additional Disclosures:** 21; 50 (see key for full text) **Summer Tax Due:** $1,409.39	75 ANTON STREET SEBEWAING	$11,164.51
2705	**Parcel ID:** 52-621-023-00; **Legal Description:** LOT 23 BLK 1 EXC NORTH 5' ALSO LOT 24 BLK 1 MAPLE GROVE ADD CITY OF HARBOR BEACH, MICH **Comments:** The house sits on approximately 0.31 acres of land. ~94 Feet of road frontage along Ferris St. Unfortunately the basement has multiple feet of standing water which comes up to the concrete steps. There is a layer of mildew and mold on many surfaces throughout the home. Some areas are worse than others, but a good deal of the home will need to be remediated. The wood floors underneath the carpet have started to pop and bow in certain places. House is full of personal property and other debris. Three bedroom and two full bathrooms. One of the bathrooms is an en suite. The shingled roof looks decent, but there are a few spots that look like they've been repaired poorly. Vinyl siding and faux stone along the bottom look good for the most part, but some of the faux stone needs to be fixed. There are multiple trees growing too close to the home that need to be removed before damage occurs if it hasn't already. 10kw house generator on the rear of the building. Two electric meters and gas meter are still connected. Furnace on the main floor. Breaker box inside the home and in the garage. The house has a very large attached garage with two tall garage doors. There is a concrete porch with roofing on the rear of the garage. This building is going to require a great deal of work to remediate the mold/mildew and fix any other water damage issues that are unknown in the basement. Though it will need work, I think there is potential here. The foundation is very solid, and the garage is in good shape. I think someone with the right expertise could bring this house back to its former glory. There is a small shed in poor shape. There is a tree growing in front of the doorway, making it difficult to use. There is an additional outbuilding behind the home that is also in poor shape. There is a good amount of overgrown vegetation on this building. Much of it is covered. Wood siding and shingled roof are old and need attention. Residential land use code 401. Located in the Harbor Beach Community School District. **Additional Disclosures:** 21; 66; 32; 17 (see key for full text) **Summer Tax Due:** $544.05	121 FERRIS STREET HARBOR BEACH	$12,898.46
2706	**Parcel ID:** 53-726-054-50; **Legal Description:** COM AT E 1/4 COR OF SEC TH S ALG E SEC L 935.40' TO FORMER C L SAND ROAD TH S 69 DEG W ALG FORMER C L SAND ROAD 57.50' TO POB TH S 69 DEG W ALG SD C L 155' TH S 13 DEG E 269.06' TH N 67 DEG E 155.54' TH N 13 DEG W 265' TO POB. **Comments:** The house sits on approximately 0.83 acres of land. ~155 Feet of road frontage along State St. Unfortunately this house was mistreated and has been neglected for some time now. The interior of the home is trashed, and there is animal damage and sanitation issues throughout. The home looks like it was used by hoarders. The shingled roof on the home looks good for its age. Vinyl siding in good shape. The gas and electric meters are both still connected. Ground AC unit on side of home. There are multiple trees growing to close to the foundation and should be removed. However, the block foundation looks solid. Large wood porch on rear of home could use some TLC but was stable enough to walk on. Three bedroom two full bath. One of the bathrooms is en suite. Furnace still present. Did not locate water heater. The shingled roof on the garage is in very poor shape and has a very large hole in the corner. Two garage doors look good. Breaker box in the garage still intact. The concrete slab on the garage is in great shape with minimal cracks. The garage looks good, other than the roof needing to be replaced. Vinyl siding on the home and garage looks good. The home is going to need to be deeply cleaned once all of the debris has been removed. This property is going to require a lot of work but there is potential here. Please be prepared. Residential land use code 401. Located in the Caseville Public School District. **Additional Disclosures:** 5; 17; 66; 63; 21 (see key for full text) **Summer Tax Due:** $604.58	6141 STATE STREET CASEVILLE	$10,189.50

2707	**Parcel ID:** 53-835-328-00; **Legal Description:** LOT 3 BLK 24 ORIG PLAT CASEVILLE, MICH. **Comments:** The house sits on approximately 0.21 acres of land. ~64 Feet of road frontage along River St. This is a little home that could use some TLC. Block foundation looks solid. Vinyl siding looks good. Shingled roof looks good for its age but should be replaced in the near future. Gas meter and electric meter are still hooked up. Water heater and furnace still present. Older fuse box in the home. The flooring in the back room is a bit soft. The inside of the home is outdated. It appears the last residents were in the process of packing up but never finished. Two bedroom one full bathroom. There is personal property and debris throughout the home. The garage is in pretty decent shape but the roof needs attention asap. It looks decent for its age but there are some sections where a tree has been rubbing on the shingles and has caused damage. There is visible water on some of the boarding for the roof. No motor for garage door. Slab foundation looks good. Garage is full of personal property and debris. This is a quaint little home that deserves to be brought back to its original living condition. The property would be a good starting point for someone looking for a small fixer upper. There is potential here. Residential land use code 401. Located in the Caseville Public School District. **Additional Disclosures:** 5 ; 21 (see key for full text) **Summer Tax Due:** $206.18	6780 RIVER STREET CASEVILLE	$5,072.40
2708	**Parcel ID:** 21-018-005-50; **Legal Description:** E 1/2 OF NW 1/4 EXC BEG AT N 1/4 COR OF SEC TH S ALG N & S 1/4 L 604.4' TH W 310' TH N 604.4' TO N SEC L TH E ALG SD N SEC L 310' TO POB. 75.70 A. **Comments:** ~75 Acres of Vacant Land in Port Hope. ~1000' of frontage on Dobson Road and ~2040' of frontage on Karg Road. There is a gated drive onto the property along Dobson Road but the trail has not been used for many years. It is currently overgrown and not accessible. There is old wire fencing running along the perimeter but there are many breaks. A roughly rectangular parcel with an ~4 acre section carved out of the NE corner. Lot appears to made up of mostly deciduous forest, wooded wetlands, open space and mixed forest. It looks like the property may have been used for crops many years ago but it is now overgrown. There is a pond located near the middle of the property but would be difficult to access without clearing the path. Surrounding property is primarily forests and farmland. During visit I spotted some deer, a few herons and other small wildlife. This would make a great hunting property or better yet an amazing spot for a forever home. Its a beautiful property with endless possibilities. 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. A survey of this property is attached below under 'Related Documents'. Located in the Port Hope Community School District. **Summer Tax Due:** TBA	DOBSON ROAD PORT HOPE	$8,249.07
9992702	**Parcel ID:** 35-014-051-00; **Legal Description:** LOT 6 BLK 7 OWENDALE LAND CO'S 2ND ADD. **Comments:** 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. ~60 Feet of road frontage along 6th St. Nice looking home that needs some work. The shingled roof is past its life span and needs to be replaced immediately. Many shingles are cracking and pealing. A bit of wood rot along the fascia/soffit area but nothing to major. Wood siding could use a fresh coat of paint. Block foundation appears solid. Most of it was not visible due to siding and vegetation. It looks like there was an addition built onto the back of the home at one point. Gravel driveway leads to a fenced in back yard with a small shed. Stone porch area near rear entrance to home. Gas and electric meter are hooked up and appear active. There is personal property all throughout the property. This house will likely require some repairs and renovations. Please be prepared. Residential land use code 401. Located in the Owendale-Gagetown Area School District. **Additional Disclosures:** 21; 5; 6; 33 (see key for full text) **Summer Tax Due:** TBA	3615 SIXTH STREET OWENDALE	$5,974.45

Lapeer

Lot #	Lot Information	Address	Min. Bid
3501	**Parcel ID:** 011-009-010-30; **Legal Description:** SEC 9 T7N R12E PARCEL D PART OF THE NORTHWEST 1/4 OF SECTION 9, T7N-RI2E, IMLAY TOWNSHIP, LAPEER COUNTY MICHIGAN DESCRIBED AS COMMENCING AT THE CENTER CORNER OF SECTION 9, THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST 661.50 FEET ALONG THE NORTH-SOUTH 1/41INE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH-SOUTH 1/4 LINE NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST 165.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 45 SECONDS WEST 33.01 FEET; THENCE SOUTH 72 DEGREES 00 MINUTES 04 SECONDS WEST 69;56 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 51 SECONDS WEST 40.10 FEET; THENCE NORTH 64 DEGREES 26 MINUTES 09 SECONDS WEST 48.39 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 45 SECONDS WEST 470.03 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 43 SECONDS WEST 164.96 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS EAST 651.60 FEET TO THE POINT OF BEGINNING. CONTAINS 2.42 ACRES INCLUDING THAT PART RESERVED FOR PENNELL ROAD SO CALLED. BEING SUBJECT TO ANY RESTRICTIONS, EASEMENTS, AND/OR RIGHT OF WAYS OF RECORD. SPLIT ON 01/28/2002 FROM 011-009-010-00; **Comments:** This vacant lot is approximately 2.42 acres of land. There was a small shed near the North property line. May be on the adjacent property. Difficult to determine, possible encroachment issues. There is a electric meter on a post near the shed as well. This appears to be on the actual property. The land consists mostly of open space, pasture/hay, and deciduous forest. Nice spot to build if you desire a quiet country atmosphere. Surrounded by farm land. 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 Imlay City Community School District. **Additional Disclosures:** 39 (see key for full text) **Summer Tax Due:** $215.44	621 PENNELL RD IMLAY CITY	$9,001.00
3502	**Parcel ID:** 042-142-006-00; **Legal Description:** 04-44-801-000-00 9585 CLARK ST. VILLAGE OF CLIFFORD GEO H CUMMING'S ADDITION LOTS 6 & 7 BLK 2. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting in person. Occupant is known to be hostile. Advised to not visit this property in person. The house sits on approximately 0.31 acres of land. ~120 feet of road frontage on Clark St. Vinyl siding is in decent shape. Block foundation looks solid from afar. This property was not fully inspected up close due to current resident. Buyers should do their homework before bidding on this property. The structures will most likely require repairs and renovations. Please be prepared for a fixer upper. Grassy front and back yard with a few large trees. Residential land use code 401. Located in the Marlette Community School District. All utilities are in the area. **Additional Disclosures:** 33; 6; 21; 67; 81 (see key for full text) **Summer Tax Due:** $429.61	9585 CLARK ST CLIFFORD	$13,379.00
3503	**Parcel ID:** 003-009-019-20; **Legal Description:** SEC 9 T7N R11E PARCEL 3 PT OF THE SW 1/4 OF SEC 9, DES AS COMM AT THE W 1/4 COR OF SEC 9; TH S 1-31-05 E 1338 FT ALG THE W SEC LI; TH N 89-49- 25 E 657 FT TO POB FOR THIS DESC; TH N 89-48-25 E 658 FT; TH S 1-31-05 E 783.59FT TO THE N ROW LI OF THE GTWRR; TH N 80-59-35 W 669.08 FT ALG SAID ROW LI; THN 1-31-05 W 676.78 FT TO POB. 11.03A 1987 **Comments:** This vacant lot is approximately 11.03 acres of land. No observed structures. ~650 feet of road frontage along Lakewood Lane. Rail road tracks run along the South border of the property. Consists of mostly woody wetlands, deciduous forest, pasture/hay, and open space. Overgrown trail on the East portion of the lot. There is small pond in the middle of the property. Lots of wildlife in the area. Residential land use code 402. Would be a nice spot to build if you enjoy nature. 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 Lapeer Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $167.60	LAKEWOOD LANE ATTICA	$10,210.00

3504	**Parcel ID:** 006-020-013-00; **Legal Description:** SEC. 20 T9N R10E N 1/2 OF SW 1/4 OF SE 1/4 EXCEPT THE N 2 A THEREOF & EX THE E 673.01 FT THEREOF & EX THE W 294 FT OF THE S 605 FT THEREOF. **Comments:** The buildings sit on approximately 4.96 acres of land. ~338 feet of road frontage along Lou Alice Drive. Unfortunately the mobile home is in poor shape. The roof has begun to fail and allowed water inside the home. The floors are sagging/bowing, there is mold forming in multiple areas and the ceiling has collapsed in a few spots. The house is full of personal property, debris and garbage. There is a large RV parked on the property as well. Electric meter still hooked up but not active. Propane tank behind the home. Ground AC unit on side of home. Well/pump shed in front of the home. The mobile home is not sitting on a cement slab. It is dirt underneath the home with a few blocks. Partial concrete slab near the front entrance. Wood porch built onto the rear of the mobile. Wood burning stove in the living room. A couple broken windows. Three bedroom two full bathroom. The mobile is in poor shape but its not beyond repair. There is a large storage building West of the home. There are two normal garage doors and a larger sliding barn door on the front. Poured concrete foundation looks nice with minimal cracking. Metal siding is in good shape but a good portion of it is covered in overgrowth. Shingled roof looks good as well. The wooden garage doors need minor repairs but function well enough. Rafters looks good. Did not see any leaks. It looks like the building may have been used to grow plants at one time. Full of personal property. The garage has its own breaker box. The garage is in better shape then the mobile. Nice large property with plenty of space. Lots of potential here. You could remove the mobile and build a new home here that suits your needs. The surrounding forest provides nice privacy. Residential land use code 401. Located in the North Branch Area School District. **Additional Disclosures:** 17; 21; 32; 5 (see key for full text) **Summer Tax Due:** $222.57	517 LOU ALICE DRIVE COLUMBIAVILLE	$11,769.00
3505	**Parcel ID:** 006-020-066-00; **Legal Description:** SEC 20 T9N R10E COM S 88 * 50 MIN W 1282.1 FT & N 26 * 15 MIN E 170.5 FT & N 10 * 15 MIN E 72.4 FT FROM SE COR OF N 1/2 OF SE 1/4 TH N 5 * 50 MIN W 30 FT TH N 84 * 10 MIN E 75 FT TH S 5 * 50 MIN E 30 FT TH S 84 * 10 MIN W 75 FT TO BEG KNOWN AS LOT 35 OF KINGS PLAT, " A PART OF GOV. LTO 1 " **Comments:** This property was occupied by renters on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.05 acres of land. ~30 feet of road frontage along S Lake Dr. Located just East of Millers lake. Nice little area with well maintained home in the neighborhood. This is a smaller home and which looks to be in poor shape. There are visible roof issues on the rear portion of the home. There are the remains of an old tarp on the roof. Block foundation has some cracks. Mix of wood and vinyl siding. The front wood portion has some rot in a few areas. The vinyl siding on the North side of the house is slightly bowed out. Could be a sign of water damage. Gas meter has been removed. Electric meter still connected and active. There is a old small shed in the back yard. Personal property and debris throughout the property. Multiple vehicles were parked on the property on last visit. This house will require some repairs and renovations before its in good living condition. Please be prepared. Residential land use code 401. Located in the North Branch Area School District. **Additional Disclosures:** 5; 6; 21; 33 (see key for full text) **Summer Tax Due:** $195.07	123 SOUTH LAKE COLUMBIAVILLE	$9,241.00
3506	**Parcel ID:** 008-008-044-00; **Legal Description:** 08 20 207 000 00 SEC 8 T7N R9E COM AT NW COR OF PLAT OF VILLAGE OF ELBA, TH N 102 FT, TH E 170 FT, TH S TO N LINE OF PLAT, TH WLY TO BEG. **Comments:** This vacant lot is approximately 0.36 acres of land. There are the remains of an old shed in the South East corner. The roof is collapsing. It is in very poor shape. Open grassy lot with a handful of large trees. Partial gravel driveway at the road. There is a submersed well pump that looks to be on this property, may belong to the neighboring house. Possible encroachment issues. Drainage rocks along the road. 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 Lapeer Community School District. **Additional Disclosures:** 39; 5 (see key for full text) **Summer Tax Due:** $75.37	181 S ELBA RD LAPEER	$13,908.00
3507	**Parcel ID:** 008-018-017-00; **Legal Description:** 08 34 700 000 00 SEC 18 T7N R9E COM AT E 1/4 POST, TH S 0 DEG 03' 36" E 363.40 FT, TH N 85 DEG 50' W 233 FT, TH N 0 DEG 10' E 343.88 FT, TH N 82 DEG 30'E 233 FT TO BEG. 1.89 A. **Comments:** This vacant lot is approximately 1.89 acres of land. ~233 feet of road frontage along Genesee Rd and ~343 feet along S Elba Rd. No observed structures. This lot is made up of mostly mixed forest, open space, hay/pasture, and woody wetlands. Thick vegetation throughout. Difficult to traverse. Wet land indicators. 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. Commercial land use code 202. Located in the Davison Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $37.65	GENESEE RD LAPEER	$8,347.00

3508	**Parcel ID:** 008-321-001-00; **Legal Description:** 09 71 300 000 00 T7N R9E OAK KNOLL ESTATES #1 LOTS 1, 2 & 3. **Comments:** This vacant lot is approximately 1.48 acres of land. No observed structures. Residential land use code 402. Consists mostly of wetlands, deciduous forest, and developed low intensity. Wet land indicator throughout. Unable to walk the property due to wetlands. There is a section on the West side of the property that looks dry. Power lines run through the property 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 Lapeer Community School District. **Additional Disclosures:** 41; 30 (see key for full text) **Summer Tax Due:** $95.95	DAVISON RD LAPEER	$9,276.00
3509	**Parcel ID:** 011-012-001-40; **Legal Description:** PART OF THE NE 1/4 OF SEC 12 T7N-R12E DESC AS: COMM @ E 1/4 COR OF SEC 12; TH N.00*18'09"W 1221.39FT ALNG E/L TO POB; TH S.86*40'36"W 375.00FT; TH S.00*18'09"E 230.00FT; TH S.86*40'36"W 615.86FT; TH N.00*27'55"W 527.80FT; TH N.86*40'36"E 992.36FT TO E/L OF SEC 12; TH ALNG E/L S.00*18'09"E 297.88FT TO POB. CONT 10.023A **Comments:** The house sits on approximately 10.23 acres of land. ~300 feet of road frontage on Cade Rd. The land consists of mostly woody wetlands, pasture/hay, and developed low intensity. A good portion of the East side of the property is wetlands and it appears there is a small pond located within the trees. Lots of mosquitoes. The West portion of the property is open space with tall grass. It appears the last residents were in the process of renovating but gave up part way through. Unfortunately the home is in poor shape. The house is built into the side of a hill and there appears to be moisture issues. The walk out basement was full of mold and spider webs. The ground around the walk out basement entrance is very wet and muddy. Mix of block and vinyl siding on the home. The vinyl siding is in decent shape but there are a few sections missing on the North facing falls. Visible holes on this wall. Shingled roof looks ok for its age but unable to get a good look at the section above the second story porch. The porch does not look safe with some sections of the OSB flooring showing wood rot. Block foundation looks good. Did not see any cracking. The house is cleared out on one side and the other side completely full of personal property, debris, and construction materials. Incomplete construction. Submersed well pump behind the home. Did not see a propane tank. This building is going to need a great deal of work to get it back into good living condition. Please be prepared for a fixer upper. There is also a small shed and trailer next to the home. The shed has open OSB board for siding and an older shingled roof. It is being swallowed up by overgrown vegetation. The trailer looks obsolete. There is also a small RV and pop up trailer. Both are very old and don't appear to have been used for some time. There is a large amount of debris and garbage piled up behind the home. Although the buildings are in poor shape this property has a lot of potential. You could remove the debris/shed/trailers, remediate the mold in the home and start fresh using the block foundation if you're able. There is plenty of space to design your own home. Great spot if you like privacy and a forest environment. 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. Residential land use code 401. Located in the Capac Community School District. **Additional Disclosures:** 32; 21; 50; 41 (see key for full text) **Summer Tax Due:** $430.40	5371 CADE RD IMLAY CITY	$11,769.00
3510	**Parcel ID:** 013-004-057-00; **Legal Description:** SEC 4 T9N R9E THAT PORTION OF P M R/W IN NW 1/4 OF SW 1/4 TOGETHER WITH SMALL TRIANGULAR SHAPED PARCEL LYING ON NWLY SIDE OF RT OF WAY. 2.54 A. **Comments:** The building sits on approximately 2.54 acres of land. ~350 feet of road frontage along N Lake Rd and ~570 feet of road frontage on Briggs Rd. The storage building is in fair shape overall. Concrete slab is in good shape with hardly any cracks. Metal siding is holding up well. The shingled roof looks good for its age but the soffit/fascia area is in poor shape. Wood rot along the edging of the roof. Garage door on front of building. Side entrance has a cart port roof. Open grassy area in front of the building. There is a hole that looks like it once had a pump and well. Remains of old concrete foundation in the corner of the lot. Partial gravel driveway. Good amount of space with nice trees and forested section. Surrounded by farm land. Quiet country atmosphere. This is a good start to a nice property You could build a house and store materials in the barn as you work 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 Lakeville Community School District. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $136.82	6694 NORTH LAKE RD OTTER LAKE	$13,924.00

3511	**Parcel ID:** 013-011-004-00; **Legal Description:** SEC 11 T9N R9E COM AT C/L OF CYCLONE RD S 46 DEG 03' 10" W 542 FT FROM C/L OF E 1/8 LINE OF SEC, TH S 46 DEG 03' 10" W 150 FT, TH S 43 DEG 56' 50" E 290.4 FT, TH N 46 DEG 03' 10" E 150 FT, TH N 43 DEG 56' 50" W 290.4 FT TO BEG. 1 A. **Comments:** Approximately ~1 acre of land. ~150 feet of road frontage along Cyclone Rd. Remains of an old horse shed/barn. There is an old electric meter on the property but it has been disconnected. The land is made up of mostly pasture/hay, open space and a few trees. 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 Lakeville Community School District. **Summer Tax Due:** $46.24	CYCLONE RD OTTER LAKE	$8,896.00
3512	**Parcel ID:** 014-400-101-00; **Legal Description:** T8N R10E PEPPER RIDGE OUTLOT C **Comments:** This vacant lot is approximately 0.23 acres of land. ~50 feet of road frontage on Haines Rd. There is a cargo container and a tractor parked on the property. There is a fenced in section on the North portion of the lot. 4x4 posts and metal siding. There is some personal property in the fenced in portion. Piles of wood chips in the middle of the lot. Wood mulch throughout. Wet land indicators along the road side. Third party stated there is an easement through this property, however it is not recorded in the legal description. Please do your own research on this potential easement. Out lot C. 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 Lapeer Community School District. **Additional Disclosures:** 41; 30; 21 (see key for full text) **Summer Tax Due:** $20.69	HAINES RD	$8,346.00
9993502	**Parcel ID:** 042-142-006-00; **Legal Description:** 04-44-801-000-00 9585 CLARK ST. VILLAGE OF CLIFFORD GEO H CUMMING'S ADDITION LOTS 6 & 7 BLK 2. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting in person. Occupant is known to be hostile. Advised to not visit this property in person. The house sits on approximately 0.31 acres of land. ~120 feet of road frontage on Clark St. Vinyl siding is in decent shape. Block foundation looks solid from afar. This property was not fully inspected up close due to current resident. Buyers should do their homework before bidding on this property. The structures will most likely require repairs and renovations. Please be prepared for a fixer upper. Grassy front and back yard with a few large trees. Residential land use code 401. Located in the Marlette Community School District. All utilities are in the area. **Additional Disclosures:** 33; 6; 21; 67; 81 (see key for full text) **Summer Tax Due:** TBA	9585 CLARK ST CLIFFORD	$13,379.00

Macomb DNR

Lot #	Lot Information	Address	Min. Bid
10039	**Parcel ID:** 08-14-08-477-001; **Legal Description:** Gratiot Elm Park Little Farms: Lot 83 excluding S 50.0 ft **Comments:** The subject parcel is zoned R1 â€“ One Family Residential and consists of a 15 ft X 181 ft. strip of land in the City of Roseville MI. The property is located at the SE corner of Eastland Street and Park Street. The property is a thin strip of property along the south side of Eastland Street and appears to be being used by the residential neighbor adjacent to the south. A portion of the property is chain linked fenced in with the adjacent property. There is also a concrete driveway that runs through the middle of the property. The property does not meet local zoning to build due to its narrow width. Aprox. 0.06 Acres **Additional Disclosures:** 44; 9; 75 (see key for full text) **Summer Tax Due:** TBA		$2,800.00
10040	**Parcel ID:** 08-14-19-478-011; **Legal Description:** Assessors Plat No. 4 Village of Roseville: Lot 101 **Comments:** The subject parcel is zoned R1 â€“ One Family Residential and consists of a 9 ft X 50 ft. strip of land in the City of Roseville MI. The property is located northeast of the Dodge Street and 10 Mile Road intersection. Grassy strip of land. In between the back yard of a home on Roberts street and a block wall that separates the property from an apartment complex. A portion of the property may be paved and being used as part of a parking lot by one of the apartment complexes on 10 Mile Road. The property does not meet local zoning to build due to its narrow width. Aprox. 0.01 Acres. Was able to access the property using the parking lot of the apartment complex but this is a private drive. Unknown if there is any legal road frontage. Possibly landlocked. Please do your research before placing a bid. All utilities are in the area. **Additional Disclosures:** 7; 44; 9; 75 (see key for full text) **Summer Tax Due:** TBA		$425.00

Saint Clair

Lot #	Lot Information	Address	Min. Bid
6600	**Parcel ID:** 01-105-0234-000; **Legal Description:** LOT 6 BLK 72 & E 1/2 OF VAC ALLEY ADJ VILLAGE OF ALGONAC **Comments:** The house sits on approximately 0.20 acres of land. ~66 Feet of road frontage along St Clair Blvd. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of mature trees. Flat ground with a few areas of standing water. Visit was after a rain storm the prior day. A few large pieces of an old tree trunk on the back of the property. Nice spot to rebuild. Residential land use code 401. Located in the Algonac Community School District **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $1,888.44	727 ST CLAIR BLVD ALGONAC	$7,750.00
6601	**Parcel ID:** 01-145-0056-000; **Legal Description:** LOT 63 KENDALL FARM SUBDIVISION **Comments:** This vacant lot is approximately 0.15 acres of land. Appears to be made of mostly wooded wetlands. The property is located on a platted subdivision road but the road has not been developed. Was not able to gain access to the property but there is legal road frontage on North Ave in the Kendall Farm Subdivision. Plat map is provided in the photos. 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. All utilities are in the area but are not established on this portion of unimproved road. Located in the Algonac Community School District. **Additional Disclosures:** 41; 8 (see key for full text) **Summer Tax Due:** $132.26	419 NORTH AVE VL ALGONAC	$1,600.00
6602	**Parcel ID:** 02-325-0015-000; **Legal Description:** LOT 8 BLK 2 PETER DELUDE S SUBDIVISION OF PART OF SE 1/4 OF SECTION 1 T3N R16E SEC 01 **Comments:** Two car garage sits on approximately 0.10 acres of land. ~55 Feet of road frontage along Hill St. This property is fenced in the with the adjacent house to the East. It appears to be in use still. Wrap around concrete driveway in good shape with minor cracking. Metal siding on the garage in good shape. Shingled roof is older but nothing looks damaged. The rear windows have been boarded. Small pile of debris behind the garage. Small grassy yard with multiple mature trees. The garage is in good shape overall and the property is being well maintained. Residential land use code 402. Located in the East China School District. **Additional Disclosures:** 21; 33; 6; 44 (see key for full text) **Summer Tax Due:** $497.49	406 HILL ST MARINE CITY	$3,000.00
6603	**Parcel ID:** 02-475-0200-100; **Legal Description:** THAT PART OF LOT 5 BLK 17, BEG AT SW COR OF LOT 5,TH N 30D 45M E 25',TH S 59D 8M E 67.9',TH S 28D 48M W 25.02',TH N 59D 8M W 68.75' TO BEG. MAP OF THE VILLAGE OF MARINE **Comments:** The house sits on approximately 0.07 acres of land. ~25 Feet of road frontage along S Main St. Three bedroom 1.5 bathroom. This is an interesting house because the rear of the building is connected to a large church. I did not find any doors or entrances to the church but they share walls. Possible encroachment issues. Gas meter removed. Electric meter still attached but disconnected. Block foundation looks solid throughout. The concrete steps that lead to the front entrance are crumbling. There is a small gated section on the North side of the building that leads to a small wood porch and a rear entryway. The is a side entrance as well. Wood siding is chipping a bit but looks fine. There were a few different holes on the siding. Third party stated there were a family of racoons living inside. There was evidence of this within the home but it was not significant at the time of last visit. The house is full of debris and personal property. It looks like the former residents were in the process of moving out but have left a good amount behind. Basement felt damp but I did not see any mold forming. The water heater looks like it was recently replaced with the previous heater still in the basement. Furnace look decent but unknown if still working. Mix of cast iron and pvc drain lines. Mix of galvanized, pex, and pvc water lines. The house will need some work but there is a lot of potential here. The house has character with its open staircase, large connected main floor and wood beam ceilings. The house is dirty but it doesn't look mistreated. After removing all of the debris and personal property you would have a great starting point for a new renovation. It wouldn't take much to get this house into good living condition. Residential land use code 401. Located in the East China School District. **Additional Disclosures:** 39; 21; 63 (see key for full text) **Summer Tax Due:** $2,637.46	211 S MAIN ST MARINE CITY	$23,850.00

6604	**Parcel ID:** 03-767-0043-900; **Legal Description:** THAT PART OF VAC 7TH ST LYING BETW LOT 17 BLK 15 & LOT 1 BLK 16 SUBDIVISION D VILLAGE OF MARYSVILLE **Comments:** This vacant lot is approximately 0.22 acres of land. This parcel does not have any developed road access and would be most beneficial to an adjacent property owner. The property fronts on a platted subdivision road but the road has not been fully developed and we were not able to gain access. Plat map is provided in the photos. Looks to be made of mostly mixed forest, developed low intensity and deciduous forest. Utilities are in the area but may not be established on this portion of unimproved 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 Marysville Public School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $47.93	VACANT LOT MARYSVILLE	$1,350.00
6605	**Parcel ID:** 06-235-0034-000; **Legal Description:** N 45 FT LOT 19 BLK 2 BANCROFT'S ADDITION **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large German Shepard was hostile during last visit please use extra caution. Advised not to visit in person. Utilities appear to be active. The house sits on approximately 0.10 acres of land. ~45 Feet of road frontage along 7th St. This is a large house that uses up a good portion of the property. Small grassy back yard. There is an exterior staircase that leads to a second floor entrance. Small concrete parking spot in front of the home. Next to a gravel driveway that leads to a small shed. There was a large pile of old shingles near the shed. Vinyl siding on the shed and home are in good shape. The shingled roof is at the end of its life span and should be replaced asap. The gutters are full of debris and growing vegetation. Stone foundation looks solid but was not able inspect it in its entirety. The house looks to be in overall fair/good shape. Judging only from a partial exterior inspection the only major issue seems to be the roof. The house will require some work but there is a lot of potential here. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 5; 21; 6; 45; 33 (see key for full text) **Summer Tax Due:** $1,398.36	2029 SEVENTH ST PORT HURON	$8,400.00
6606	**Parcel ID:** 06-343-0041-000; **Legal Description:** LOT 7 BLK 3 FACTORY LAND COMPANY'S PLAT NO. 2 **Comments:** This vacant lot is approximately 0.07 acres of land. ~25 Feet of road frontage along Vanness St. No observed structures but there is a portion of a paved driveway on this property that is being used by the adjacent neighbor to access their garage at the rear of their property. It's possible there is an easement but there wasn't one in the legal description. The rest of the property is flat and grassy with a few trees. There is a section of privacy fencing on the property but it is not enclosed. Grass alley to the South. Residential land use code 402. It is most likely to small to build but 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 Port Huron Area School District. **Additional Disclosures:** 44; 9; 23 (see key for full text) **Summer Tax Due:** $51.98	2600 VACANT LOT VANNESS ST PORT HURON	$1,650.00
6607	**Parcel ID:** 06-365-0152-000; **Legal Description:** LOTS 7, 8 & 9 BLK 12 SUBDIVISION OF THE FORT GRATIOT MILITARY RESERVATION **Comments:** Designed by George H Harvey, this impressive building was erected in 1904 as the home to the female auxiliary of the Knights of the Maccabees. It was listed on the National Register of Historical Places in 1982. The building has a rusticated foundation, smooth limestone walls, and a low pitched roof with a shallow dome atop. A cornice and parapet wall encircles the building. Each faÃ§ade is symmetrical, with a slightly projecting central pavilion. The main faÃ§ade has a two-story portico containing four massive Corinthian columns, sheltering a double-door entryway. There is a central grand staircase that leads up three stories to the top dome. The building boasts many large windows, one-over-one double-hung units. One of the windows has been boarded but the rest appear to be in good shape. Many have window AC units attached. There are a few central AC units on the ground around the building as well as a few mini splits. The building was most recently used as office spaces for a group of attorneys. It sits on approximately 0.50 acres of land and provides ample parking on the paved lot that runs along the North border. There is roughly ~150 Feet of road frontage along Pine Grove Ave and ~175 feet along Huron Ave. This is a remarkable building that deserves to be preserved and used. Commercial land use code 201. Located in the Port Huron Area School District. **Additional Disclosures:** 33 (see key for full text) **Summer Tax Due:** $18,636.07	901 HURON AVE PORT HURON	$71,350.00

6608	**Parcel ID:** 06-562-0019-000; **Legal Description:** LOTS 12 & 13 & W 10 FT OF LOT 14 BLK C VICTORIA PETIT PLAT INCL S 1/2 VAC ALLEY ADJ **Comments:** A third party stated the house is no longer occupied but the former residents stop by from time to time. The house was mostly cleared out. They may still be in the process of moving out. The house sits on approximately 0.20 acres of land. ~135 Feet of road frontage along 15th St and ~60 feet along Division St. Chain link fence runs along the property's perimeter. A wide concrete driveway on 15th St leads to an attached two-car garage. The shingled roof is nearing the end of its lifespan, and some of the gutters need repairs. The gutters are full of debris. Metal siding is in good shape. Some of the vegetation around the home could use a trim. The Block foundation looks solid, with only a few spots with grout cracks. The garage has a poured foundation. Old vehicle was parked in the garage and looks like its been there for a long time. Tires are flat. Three bedroom, one bathroom home. The interior is dated and could use a renovation. The water heater and furnace were still present and looked decent, but it's unknown if they are working.Â The basement felt damp, but no mold was found. Could use a dehumidifier. 100 amp breaker box looks good. Plenty of storage space. There is a small shed next to the garage. It has a small roll-up door perfect for a riding mower.Â Wood siding and shingled roof look good. Overall, the house is in pretty good shape. It needs some repairs and renovations, but there is a nice house here. Neighborhood was well maintained. Would be a great spot for a small family looking to update a home. Â A bit of TLC would go a long way with this one. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,741.26	1429 DIVISION ST PORT HURON	$10,100.00
6609	**Parcel ID:** 06-702-0001-000; **Legal Description:** LOTS 1 & 2 INCL ENTIRE VAC ALLEY ADJ VOLGA PLAT **Comments:** PLEASE NOTE: THIS PROPERTY IS IN POOR CONDITION AND AS SUCH WILL NEED TO BE REMEDIATED OR DEMOLISHED AS A CONDITION OF THE SALE. **Additional Disclosures:** 21; 32; 50; 5 (see key for full text) **Summer Tax Due:** $950.58	502 14TH ST PORT HURON	$15,300.00
6610	**Parcel ID:** 06-743-0333-000; **Legal Description:** S 88.05 FT OF W 28 FT OF LOT 8 BLK 27 WHITE PLAT **Comments:** This commercial building sits on approximately 0.06 acres of land. ~88 Feet of road frontage along 9th St and ~28 feet along Griswold. This was a former Hair Salon/Barber shop. Store front entrance with awning along Griswold as well as a side entrance on 9th Street. Vinyl siding is in good shape only needing a few small repairs. Mix of brick and block foundation appears solid. Unable to get a good look at the flat top roof. The inside of the building is when the problems arise. The main floor is in fair condition but the basement is in poor shape. All of the floor joists are saturated in water. There is mold forming around the basement doorway. There may be some signs of leaking from the roof but its near the basement doorway so its difficult to determine what the cause of damage was. The basement floor was covered in pea gravel. Unknown what the cause is, but it seems like the former owners knew there was an issue. Sump pump may fix things. Regardless everything was covered in a layer of moisture. Certain sections of flooring on the main level felt slightly saggy. Water heater and furnace still present. The furnace was showing signs of rust but the water heater looked fine. Some electrical boxes on the walls were completely rusted. Main breaker box was not located in the basement and was on the main floor. Main level is set up for a salon with a waiting room in front, small office, shower sinks, hair cutting booths, a washer/dryer area, and a single toilet bathroom. This place could use some update and needs repairs but it is on a busy road with plenty of eyes from the street. It could be renovated into office or another commercial business. Commercial land use code 201. Located in the Port Huron Area School District. **Additional Disclosures:** 32; 21 (see key for full text) **Summer Tax Due:** $1,962.62	837 GRISWOLD ST PORT HURON	$9,800.00
6611	**Parcel ID:** 06-743-1218-000; **Legal Description:** LOT 6 BLK 133 WHITE PLAT **Comments:** 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. ~50 Feet of road frontage along White St and there is also ~50 of front along an alley to the South. The house looks to be in overall fair shape from the exterior inspection. Vinyl siding in good shape. Shingled roof looks good for its age, didn't see any glaring issues. Block foundation looked generally solid but there was a small section on the NW corner that had some grout deterioration. There was also a section on the chimney where the grout had failed. Both of these should be addressed before they become larger issues. Small grassy front yard. The back yard has 6 ft privacy fence along the perimeter. There is a large attached one car garage on the South portion of the lot. Appears to be in the same general condition as the home. The backyard has a good amount of personal property and debris. Overall the property looks nice but the condition of the interior is unknown. The house will need some repairs but it looks like there is a lot of potential. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $947.11	1128 WHITE ST PORT HURON	$22,200.00

6612	**Parcel ID:** 06-743-1308-000; **Legal Description:** E 16 FT OF S 90 FT OF LOT 8, W 17 FT OF S 90 FT OF LOT 9 & E 2.8 FT OF W 19.8 FT OF N 20.2 FT OF S 90 FT LOT 9 BLK 140 WHITE PLAT **Comments:** The house sits on approximately 0.07 acres of land. ~33 Feet of road frontage along Howard St. The house appears to be in overall good condition. Block foundation looks solid. Vinyl siding in good shape. A bit of overgrown vegetation along the side of the home but nothing difficult to trim up. Shingled roof looks good but there is a tree with some limbs rubbing against the home. It needs to be trimmed before it causes damage. Most of the gutters need to be cleaned out. The interior of the home is a bit outdated but its in decent condition. Partial wood floors. Half bath on main floor. The basement was damp but there was no mold seen but it is likely to start if the issue isn't resolved. Basement was full of personal property. Furnace and water heater still present. Two 100 amp breaker boxes both intact. Second floor has three bedrooms and 1.5 bathrooms. One of the rooms you need to walk through the bathroom to access it. Possible shared driveway with the house to the East. This house has a lot of potential. If the interior was updated it could be a really nice home. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,711.65	1131 HOWARD ST PORT HURON	$9,200.00
6613	**Parcel ID:** 06-764-0326-000; **Legal Description:** N 31.3 FT OF LOT 1 & N 31.3 FT OF E 35.57 FT OF LOT 2 BLK 32 N. P. WHITE'S SUBDIVISION OF SECTION 9-6-17 & LOTS 52 & 53 HOYT PLAT OWNED & OCCUPIED AS ONE PARCEL **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.09 acres of land. ~50 Feet of road frontage along 16th St. The house appears to be in good condition from the exterior inspection but the condition of the interior is unknown. Metal siding looks good. Block foundation looks good and solid. Shingled roof looks fairly new. Gutters appear well maintained. Small ground AC unit. Electric meter and ghas meter still connected and appear active. Paved driveway leads to a detached one car garage. The garage is in in fair shape. Wood siding is older but has been painted with the home and looks nice. Shingled roof is in good shape. The back yard is fenced in and it looks like a dog has been digging around the garage foundation. This house is well maintained and overall looks to be in good shape. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 33; 21; 45; 6 (see key for full text) **Summer Tax Due:** $1,614.72	1227 16TH ST PORT HURON	$7,200.00
6614	**Parcel ID:** 09-720-0011-000; **Legal Description:** LOT 11 SUP PLAT OF BERVILLE. SECS 25 35 & 36 T6N R13E **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Home looks abandoned but there was evidence the house was still in use. The house sits on approximately 0.28 acres of land. ~66 Feet of road frontage along Hough Rd. Unfortunately this house looks like its been neglected. There is some roof damage that includes the soffit, fascia, and shingles. There is a large hole above the front entrance . The vinyl siding has areas that need repairs and the there is a great deal of overgrown vegetation. The enclosed front porch is completely covered in vegetation. Submersed pump well. Dirt driveway leads to a block one car garage that has a flat roof. Gutter damage. There is personal property and debris. Could lot locate the gas or electric meter. This house will likely require repairs. Please be prepared. Residential land use code 401. Located in the Armada Area School District. **Additional Disclosures:** 21; 6; 5; 33 (see key for full text) **Summer Tax Due:** $714.15	13880 HOUGH RD ALLENTON	$9,300.00
6615	**Parcel ID:** 12-024-3003-000; **Legal Description:** BEG AT SE SEC COR, TH N 89^ 54' 5" W 415', TH N 0^ 16' 50" E 433', TH N 14^ 51' 40" W 288.27', TH S 89^ 54' 5" E 490.30', TH S 0^ 16' 50" W 711.50' TO BEG. SEC 24 T4N R15E 7.01 A **Comments:** The house sits on approximately 7.01 acres of land. ~415 Feet of road frontage along Meisner Rd and ~711 feet along Mayer Rd. The North portion of the property is pasture/hay. U shaped driveway leads you to an attached tow car garage. The detached garage to the West has three separate garage doors on the front and a larger one on the side. Both paved driveways have seen better days. There are cracks and vegetation growing. Since our last visit the former occupants have been vacated from the property and we have been told that the interior of the property reflects a severe hoarding situation which is extremely unsanitary and poses a potential health hazard. This one will likely require professional cleanup. Residential land use code 401. Located in the East China School District. **UPDATE** We have received information from the County Treasurer that this property has had substantial amounts of trash and debris removed. Photos of those efforts will be viewable shortly, if not already. This hoarder house has now been cleaned out, but there is a possibility that some items remain. We also cannot be certain of the lengths taken to mitigate the sanitation issues, if any. **Additional Disclosures:** 66; 21 (see key for full text) **Summer Tax Due:** $1,223.67	7504 MEISNER RD CASCO	$39,350.00

6616	**Parcel ID:** 14-883-0063-000; **Legal Description:** LOT 1416 DICKINSON ISLAND LAND COS PLAT T2N R15E **Comments:** This vacant lot is located on Dickinson Island which is only accessible by boat. There is technically road frontage on a platted map but it was never developed. We can not guarantee access to the property. Please do your homework before bidding. Looks to be mostly wooded wet lands. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $47.57	DICKINSON ISLAND	$825.00
6617	**Parcel ID:** 14-883-0072-000; **Legal Description:** LOT 1428 DICKINSON ISLAND LAND COS PLAT T2N R15E **Comments:** This vacant lot is located on Dickinson Island which is only accessible by boat. There is technically road frontage on a platted map but it was never developed. We can not guarantee access to the property. Please do your homework before bidding. Looks to be mostly wooded wet lands. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $47.57	DICKINSON ISLAND	$825.00
6618	**Parcel ID:** 14-883-0148-000; **Legal Description:** LOT 1652 DICKINSON ISLAND LAND COS PLAT T2N R15E **Comments:** This vacant lot is located on Dickinson Island which is only accessible by boat. There is technically road frontage on a platted map but it was never developed. We can not guarantee access to the property. Please do your homework before bidding. Looks to be mostly wooded wet lands. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $15.29	DICKINSON ISLAND	$750.00
6619	**Parcel ID:** 15-028-1001-001; **Legal Description:** BEG AT NW SEC COR TH S 01D 07M 35S E 1212', TH S 89D 49M E 33', TH N 01D 07M 35S W 1212', TH N 89D 49M W 33' TO BEG SECTION 28 T7N R16E .92A PARCEL INTENDED TO BE USED FOR INGRESS/EGRESS OF 15-028-1001-200 & 15-028-1001-300; ALSO SUBECT TO 30' WIDE UTILITY EASEMENT OVER E 30' THEREOF **Additional Disclosures:** 7; 9; 30; 52 (see key for full text) **Summer Tax Due:** $123.53	MCLAIN RD EASEMENT	$1,750.00
6620	**Parcel ID:** 17-053-0006-000; **Legal Description:** BEG AT INT/SEC OF W LINE M-29 & N LINE PC 206 TH N 64 DEG 42 MIN W 393 FT TH S 4 DEG 29 MIN W ON DRAIN C.L. 119.3 FT TH S 64 DEG 42 MIN E 368.9 FT TH N 16 DEG E ON M-29 113 FT TO BEG. PC 206 1 A **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There were dogs on the property, unable to access the property for full walk through. The buildings sit on approximately 1.15 acres of land. ~119.3 Feet of road frontage along River Rd. The house appears to be in fair condition from the partial exterior inspection alone. There is a privacy fence on the side of the home and wraps around the other buildings to the NW. There are multiple shed and a large barn. The house has stone and metal siding that are in good shape. Some overgrown vegetation but nothing major. The roof is a mix of metal and shingle. It looks like they're been in the process of adding the metal sections. Two electric meters connected to the home. There is a detached two car garage next to the home. Block foundation looks fine. Metal roof and siding look fair. There are a multiple vehicles parked on the property. There is also a great deal of personal property. There's a lot going on at this property. Lots of potential. Residential land use code 401. Located in the East China School District. **Additional Disclosures:** 6; 33; 21; 45 (see key for full text) **Summer Tax Due:** $1,065.30	7670 S RIVER RD MARINE CITY	$14,700.00
6621	**Parcel ID:** 17-063-0008-300; **Legal Description:** BEG S 20Âª 25' 49" W 143.63' FROM NWLY COR PC 318, TH S 69Âª E 210.64', TH S 5Âª 53' 10" W 363.54', TH N 71Âª 39' 56" W 227.77', TH N 1Âª 3' 19" E 223.67', TH N 20Âª 25' 49" E 151.38' TO BEG. PC 318 T3N R16E 1.93 ABEG S 20D 25M 49S W 143.63' FROM NWLY COR PC 318, TH S 69D E 210.64', TH S 5D 53M 10S W 363.54', TH N 71D 39M 56S W 227.77', TH N 1D 3M 19S E 223.67', TH N 20D 25M 49S E 151.38' TO BEG. PC 318 T3N R16E 1.93 A **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 1.93 acres of land. ~330 Feet of road frontage along Marsh Rd. The house and garage are well maintained and are in overall fair/good condition from the exterior inspection. Block foundation on the home looks solid. Shingled roof looks good for its Age. Vinyl siding looks good. There were a few piles of debris lying against the house but nothing major. Slab foundation on the detached two car garage looks solid. Vinyl and shingle matches the house. Multiple vehicles at the property. Small metal shed behind the home is in decent shape. Wood flooring is sitting on some bricks along the corners. Pile of tires next to shed. Electric meter and gas meter still hooked up. Ground AC unit on side of home. Plenty of space on the property. Open grassy areas with some tall mature trees. The condition of the interior of the home is unknown but the exterior. Be prepared to repair and renovate. That being said, for the most part, the house looks well taken care of.Residential land use code 401. Located in the East China School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,313.66	7957 MARSH RD MARINE CITY	$10,300.00

6622	**Parcel ID:** 18-386-0030-000; **Legal Description:** W'LY 31 FT OF LOT 11 & E'LY 38 FT OF LOT 13 BLK 3 INCHES & VOSSEN SUBD OF SOUTH ST CLAIR **Comments:** The house sits on approximately 0.23 acres of land. ~69 Feet of road frontage along Margaret St. Block foundation. Shingled roof. Small shed in the back yard. Grassy front and back yard with a couple mature trees. Residential land use code 401. Located in the East China School District. This property did not receive a visit from us prior to auction under direction from the county due to a hostile occupant. We have since received further information from the county that this property is no longer occupied, and there have been substantial amounts of trash and debris removed. Pictures reflecting this will be viewable shortly, if not already. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,497.62	475 MARGARET ST EAST CHINA	$24,600.00
6623	**Parcel ID:** 25-025-4005-000; **Legal Description:** E120 FT OF W 770 FT OF N 392.35 FT OF NW 1/4 OF SW 1/4 1.08 A SEC 25 T6N R16E **Comments:** This vacant lot is approximately 1.08 acres of land. Appears to be mostly deciduous forest. 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 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 Marysville Public School District. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $10.72	VACANT LOT NO ACC KIMBALL	$1,600.00
6624	**Parcel ID:** 25-430-0035-000; **Legal Description:** LOT 36 ROBERT NELSON PLAT SEC 18 T6N R16E **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting in person. Residents are known to be hostile. It is highly recommended you do not visit the property. The house sits on approximately 1.19 acres of land. ~85 Feet of road frontage along Richman Rd. Tucked away behind trees along the road side. A large portion of the West side of the property is wooded. Looks to be mixed and deciduous forest. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 67; 6; 21; 33 (see key for full text) **Summer Tax Due:** $560.35	1811 RICHMAN RD KIMBALL	$4,450.00
6625	**Parcel ID:** 27-525-1009-000; **Legal Description:** W1/2 OF LOT 8 & ALL OF LOT 9 SUNSET VIEWS **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.69 acres of land. ~150 Feet of road frontage along Imlay City Rd. From the exterior inspection alone the house looks to be in overall good condition. Its being well maintained by the current residents. Vinyl siding looks good. Shingle roof looks good. Block foundation looks solid. The windows still have their sale stickers. Electric meter and gas meter are still hooked up and appear active. Ground AC unit on back of house. Dirt driveway leads to a detached two car garage. The garage looks to be in fair shape. The shingles are a different style and appear older then the house. Some damager on the West side of the roof. Small shed behind the garage is in poor shape. Piles of personal property and debris around the garage. Slab foundation on garage looks solid. There is a portion of concrete driveway in front of the garage but turns to dirt/gravel. Vehicles parked on the property. Plenty of space with a large front and back yard with a few trees. This is a nice well maintained property from the outside but it the condition of the interior is unknown. please be prepared for repairs and renovation. Residential land use code 401. Located in the Capac Community School District. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $1,051.44	15082 IMLAY CITY RD MUSSEY	$7,600.00
6626	**Parcel ID:** 28-017-4002-000; **Legal Description:** W 33' OF E 66' OF SE 1/4 OF SW 1/4 SECTION 17 T6N R17E 1 A **Comments:** This vacant lot is approximately 1 acre of land. ~33 Feet of road frontage along Dove Rd. No observed structures. We've been informed that this parcel is not buildable so it would be of best use to one of the adjacent land owners. This lot is made up of mostly woody wetlands and deciduous forest. Thick vegetation throughout. Difficult to traverse. Along the road side is a flat open clearing. As you enter further into the property a small trail becomes visible. The trail is drivable for a ways but narrows quickly and becomes covered up by vegetation and trees. Doesn't seem to have been driven down for a some time. A few piles of concrete blocks possibly from an old foundation for a small shed. Some heavy debris but it doesn't appear people have been dumping garbage. Industrial land use code 302. Located in the Port Huron Area School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $28.37	DOVE RD PORT HURON	$1,850.00

6627	**Parcel ID:** 28-190-0051-000; **Legal Description:** W 48' OF LOT 20 EXC S 100' THEREOF COMMISSIONER'S MAP PLAT OF LANDS OF THE ESTATE OF D.B. HARRINGTON AS RECORDED IN LIBER 23 OF PLATS PAGES 9 THROUGH 12, ST CLAIR COUNTY REGISTER OF DEEDS **Comments:** The house sits on approximately 0.18 acres of land. ~48 Feet of road frontage along Harrington St. This is a small one story home that I thought was built on a slab but some of the floors felt soft. Was unable to determine foundation. The shingled roof is older but there was no major damage seen. There is however damage along the soffit/fascia area near the roof ties. The floated siding is started to crack and fall away from the home in a few areas revealing the original wood siding. Gas and electric meter are still hooked up. Partial privacy fence surrounds the back yard but there are several sections missing. The backyard has a few piles of debris and personal property. There is an old vehicle parked in the driveway as well. The garage and the home are connected via a roofed hallway. Paved driveway leads to a detached one car garage. The house and the garage are full of personal property and debris. Water heater still present. House is being heated by individual room units. Two breaker boxes. One bedroom one bathroom. The house is going to need some work. The garage is in worse shape. The concrete slab is in good condition but the structure has many DIY additions that are failing. This property is a fixer upper but its small so the projects should be manageable. Property borders a parking lot to the West. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 22; 50; 21 (see key for full text) **Summer Tax Due:** $389.15	3255 HARRINGTON RD PORT HURON	$6,450.00
6628	**Parcel ID:** 28-742-0018-000; **Legal Description:** LOTS 218 & 219 ST CLAIR BOULEVARD SUBDIVISION AS RECORDED IN LIBER 31 OF PLATS PAGE 10, ST CLAIR COUNTY REGISTER OF DEEDS **Comments:** This vacant lot is approximately 0.22 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is ~80 feet of legal road frontage on Carolina Ave in the St. Clair Boulevard Subdivision. Plat map is provided in the photos. Appears to be made up of mostly mixed forest. Adjacent to LOT# 6629 that lies directly West. 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 Port Huron Area School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $18.34	CAROLINA AVE PORT HURON	$2,000.00
6629	**Parcel ID:** 28-742-0020-000; **Legal Description:** LOTS 235 & 236 ST CLAIR BOULEVARD SUBDIVISION AS RECORDED IN LIBER 31 OF PLATS PAGE 10, ST CLAIR COUNTY REGISTER OF DEEDS **Comments:** This vacant lot is approximately 0.22 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is ~80 feet of legal road frontage on Georgia Ave in the St. Clair Boulevard Subdivision. Plat map is provided in the photos. Appears to be made up of mostly mixed forest and developed open space. Adjacent to LOT# 6628 that lies directly East. 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 Port Huron Area School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $18.34	GEORGIA AVE PORT HURON	$2,000.00
6630	**Parcel ID:** 28-742-0037-000; **Legal Description:** LOTS 339 & 340 ST CLAIR BOULEVARD SUBDIVISION AS RECORDED IN LIBER 31 OF PLATS PAGE 10, ST CLAIR COUNTY REGISTER OF DEEDS **Comments:** This vacant lot is approximately 0.26 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is ~80 feet of legal road frontage on Georgia Ave in the St. Clair Boulevard Subdivision. Plat map is provided in the photos. Appears to be made up of mostly mixed forest. Using the aerials it looks like there may be a small structure on the property. Possibly a shed that one of the adjacent property owners use. Consider this to be a vacant 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. Utilities are in the area. Located in the Port Huron Area School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $22.99	GEORGIA AVE PORT HURON	$2,000.00
6631	**Parcel ID:** 28-758-0006-000; **Legal Description:** LOT 6 SUPERVISOR'S PETIT STREET PLAT AS RECORDED IN LIBER 48 OF PLATS PAGE 44, ST CLAIR COUNTY REGISTER OF DEEDS **Comments:** ~0.11 acres of vacant land. ~50 Feet of road frontage along Petit St and ~100 feet along 25th St. Lot previously had a fire damaged house which has since been demolished. SEV may not accurately reflect the value of the lot with the house removed. Residential land use code 401. Located in the Port Huron Area School District. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $119.58	2504 PETIT ST PORT HURON	$5,600.00

6632	**Parcel ID:** 30-007-4003-210; **Legal Description:** SPLIT ON 11/24/2009 FROM 30-007-4003-200; BEG N86D 49M 33S E 901' FROM W 1/4 COR, TH N 86D 49M 33S E 221.70', TH S 3D 25M 9S E 954', TH S 86D 49M 34S W 221.20', TH N 3D 26M 57S W 954' TO BEG SECTION 7 T5N R16E 4.85A **Comments:** This vacant lot is approximately 4.85 acres of land. No observed structures. There is an old wire fence running along the roadside. It is falling apart in areas, not continuous. The lot is made up of mostly deciduous forest and woody wet lands. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Nice spot to build if you enjoy nature and a quiet country feel. You could build a house deep into the property and have plenty of natural privacy with the variety of tree life. 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. Residential land use code 402. Located in the East China School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $944.91	DREXLER RD SAINT CLAIR	$6,300.00
9996623	**Parcel ID:** 25-025-4005-000; **Legal Description:** E120 FT OF W 770 FT OF N 392.35 FT OF NW 1/4 OF SW 1/4 1.08 A SEC 25 T6N R16E **Comments:** This vacant lot is approximately 1.08 acres of land. Appears to be mostly deciduous forest. 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 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 Marysville Public School District. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** TBA	VACANT LOT NO ACC KIMBALL	$1,600.00

Saint Clair DNR

Lot #	Lot Information	Address	Min. Bid
10089	**Parcel ID:** 74-02-150-0017-000; **Legal Description:** Amended Plat of R.B. Baird's Addn #2 - All that part of Lot 23 Blk 5 lying E of W City Limits **Comments:** The subject parcel is zoned R-1A â€“ One-Family Residential and consists of a ~10 ft X ~67 ft. strip of land on Bruce Street in Marine City MI. The property is located on the south side of Bruce Street east of the Elizabeth Street intersection (at the city limit border). The property is currently being used as a driveway for an adjacent residential home. It is unknown if the adjacent structure is encroaching the subject parcel (Buyer Beware). There is a vehicle and debris on the back of the property. As well as a small car port with personal property. The property does not meet local zoning to build due to its narrow width and small acreage (requires ~0.17 acres and 60 foot of road frontage). Aprox. 0.01 Acres **Additional Disclosures:** 75; 9; 39; 21 (see key for full text) **Summer Tax Due:** TBA		$425.00
10090	**Parcel ID:** Parcel ID is TBD Saint Clair; **Legal Description:** Assessor's VanNess and Moak Plat #2: Outlot A North 39 ft of South 353 ft of East 120 ft of **Comments:** Frontage on the west side of 30th Street near the Little Street intersection Property is 39' (north-south) X 120' (east-west) There isn't a tax parcel number assigned to the property - currently within the City of Port Huron parcel 74-06-186-0059-000. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. Aprox. 0.1 Acres. Open clearing near the road. Partially wooded on the West portion. Located in a well maintained neighborhood. Down the road from a soccer field. **Additional Disclosures:** 75; 9; 23 (see key for full text) **Summer Tax Due:** TBA		$1,500.00
10091	**Parcel ID:** 74-14-496-0040-000; **Legal Description:** Supervisor Roy T. Gilbert's Plat No. 12: Lot 907 **Comments:** The subject property is a vacant 0.04-acre parcel that is adjacent to 1 private landowner to the east. The parcel is located on the shore of Lake St. Clair at the end of Lake Drive west of the M29 intersection about 7 miles east of New Baltimore MI. The area consists of poorly drained very fine sandy loam soils. The parcel is zoned within the R-2 One Family Residential district which requires a minimum of ~0.2-acre and 65 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. The adjacent State of MI lots to the west and mainly underwater and considered Bottomlands managed by EGLE. The property dimensions are 20 ft. (east-west) X 100.18 ft. (north-south). The parcel is being using as a driveway by the adjacent landowner to the east. There is no recorded easement in our records allowing them to do so. Aprox. 0.04 Acres **Additional Disclosures:** 75; 9 (see key for full text) **Summer Tax Due:** TBA		$6,000.00
10093	**Parcel ID:** Part of 74-14-865-0007-000; **Legal Description:** Middle Channel St. Clair Flats: Lot 189 **Comments:** The subject property is a vacant 1.9-acre parcel that has 2 private adjacent landowners. The parcel is located on the shore of the middle channel of the St. Clair River and on Middle Channel Drive south of the Krispin Road intersection about 6 miles southwest of Algonac MI. The area consists of poorly drained very fine sandy loam soils. The parcel is zoned within the R-1 One Family Residential district which requires a minimum of ~0.2-acre and 65 ft. of width to meet local zoning to build requirements. The subject property may meet local zoning to build as a standalone parcel based on the local zoning ordinance. Interested buyers should contact Clay Township for additional zoning information. The property has ~180 feet of water frontage and is mostly wet. It may require additional fill brought in to develop the sight. Aprox. 1.9 Acres **Additional Disclosures:** 75; 74; 41 (see key for full text) **Summer Tax Due:** TBA		$13,500.00

Sanilac

Lot #	Lot Information	Address	Min. Bid
6000	**Parcel ID:** 030-012-100-030-01; **Legal Description:** T12N R15E SEC 12 COM AT N 1/4 COR, TH E 808 FT TO POB, TH E 212 FT, S 411 FT, W 212 FT, N 411 FT TO POB 2.00 ACRES **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting in person. Large aggressive dogs were on the property. Recommend you don't visit the property. The house sits on approximately 2.00 acres of land. ~212 Feet of road frontage along Nichol Rd. The house has a great deal of overgrown vegetation surrounding it. You can barely see the home throw the bushes/trees. Multiple vehicles on property. Above ground pool in backyard with personal property and debris surrounding it. There is a smoker and a large old barn in the back of the property. The barn is in poor shape. The house has a shingled roof that looks fairly new. The siding on the home is damaged and needs repairs. Unable to get a complete inspection due to overgrowth. There is a paved driveway on the West of the property as well as a dirt one on the East side. Residential land use code 401. Located in the Deckerville Community School District. **Additional Disclosures:** 21; 6; 33; 45 (see key for full text) **Summer Tax Due:** $275.33	4800 E NICHOL DECKERVILLE	$3,433.54
6001	**Parcel ID:** 030-024-200-030-00; **Legal Description:** T12N R15E SEC 24 COM 737 FT E OF NW COR, TH E 17 FT, S 660 FT, W 241 FT, N 241 FT, E 224 FT, N 419 FT TO POB 1.50 ACRES **Comments:** This vacant lot is approximately 1.50 acres of land. ~17 Feet of road frontage along Snover Road. No observed structures. Residential land use code 402. The property is made up of mostly farmland that currently has crops growing. Road slopes up sharply from the road but there are level parts of the property. Quiet country atmosphere. 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 Carsonville-Port Sanilac School District. **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** $17.55	E SNOVER CARSONVILLE	$917.66
6002	**Parcel ID:** 040-030-400-050-00; **Legal Description:** T10N R15E SEC 30 COM AT SE COR OF W 1/2 OF SE 1/4, TH W 568 FT TO POB, TH N 317 FT, W 238 FT, S 317 FT, E 238 FT TO POB 1.70 ACRES **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 1.70 acres of land. ~238 Feet of road frontage along E Peck Rd. Residential land use code 401. Located in the Peck Community School District. **Additional Disclosures:** 6; 45; 21; 33 (see key for full text) **Summer Tax Due:** $137.30	1311 E PECK PECK	$1,725.12
6003	**Parcel ID:** 111-008-100-200-01; **Legal Description:** T13N R16E SEC 9 COM AT SW COR, TH E 952.0 FT, N ALG CL M-25 2333.80 FT, N 408.0 FT, W 385.0 FT TO POB, TH W 399.90 FT, N 330.0 FT, E 399.90 FT, S 330.0 FT TO POB 3.00 ACRES **Comments:** This vacant lot is approximately 3.00 acres of land. ~399 Feet of road frontage along Indian Creek Rd. No observed structures. Some trees along the South border. Made up of cultivated crops, shrubbery, and open space. The property is currently being used as farmland with active crops. 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 Deckerville Community School District. **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** $53.71	N LAKESHORE DECKERVILLE	$1,285.82
6004	**Parcel ID:** 140-017-300-170-00; **Legal Description:** T12N R12E SEC 17 A LOT COM AT A PT 816 FT N OF SW COR OF SW 1/4 OF SW 1/4, TH E 8 RDS, N 4 RDS, W 8 RDS, S 4 RDS TO BEG. **Comments:** This vacant lot is approximately 0.20 acres of land. ~66 Feet of road frontage along Van Dyke Rd. No observed structures. Land slopes down from the road but levels out. Mostly open and grassy with trees scattered throughout. 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 Marlette Community School District. **Summer Tax Due:** $2.02	VAN DYKE	$740.47

6005	**Parcel ID:** 191-170-001-007-00; **Legal Description:** T14N R14E SEC 11 MICHAEL O CONNOR ADDN, MINDEN LOTS 7-8, BLK 1 **Comments:** The house sits on approximately 0.40 acres of land. ~132 Feet of road frontage along Main St. Good size lot with open grassy yard with trees to the East. Unfortunately the home is in very poor condition. There are large holes in the roof which has allowed major water damage. The ceiling has collapsed on the main floor and the floors feel soft. There is a good amount of black mold forming in the home. The house is going to need a great deal of work before it back in good living condition. House is full of debris and personal property. Did not inspect the entire home due to safety concerns. Mix of vinyl , and wood siding needs repairs. Block foundation looks good for the most part but there are tubes/pipes coming from the basement window leading me to believe there is a water issue. Possible issues with the water table. The roof is in overall poor shape. The front of the roof is shingle and the back side is metal. Gas meter has been removed. Electric meter still present. The back door has been kicked in and is now screwed in place. The home is going to need a lot of work please be prepared. Residential land use code 401. Located in the Ubly Community School District. **Additional Disclosures:** 32; 5; 21; 66; 22 (see key for full text) **Summer Tax Due:** $261.15	1416 MAIN ST MINDEN CITY	$6,479.01
6006	**Parcel ID:** 261-300-000-005-00; **Legal Description:** GREAT LAKES BEACH LOTS 5-6 **Comments:** This vacant lot is approximately 0.09 acres of land. ~40 Feet of road frontage along Kipling Rd. No observed structures. Thick vegetation, bushes, and young saplings. Residential land use code 402. Third party stated there were association fees in the neighborhood. 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 Croswell-Lexington Community School District. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $14.92	KIPLING LEXINGTON	$1,414.48
6007	**Parcel ID:** 261-300-000-400-00; **Legal Description:** GREAT LAKES BEACH LOTS 400 TO 403 INCL. **Comments:** This vacant lot is approximately 0.18 acres of land. ~80 Feet of road frontage along Aspen Rd. No observed structures. Thick vegetation throughout. Wet land indicators. There is a small stream close by and it looks like the land could get wet in areas. Residential land use code 402. Third party stated there were association fees in the neighborhood. 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 Croswell-Lexington Community School District. Auction lot 6008 is adjacent to the East. **Additional Disclosures:** 16; 41 (see key for full text) **Summer Tax Due:** $17.58	ASPEN LEXINGTON	$1,453.81
6008	**Parcel ID:** 261-300-000-404-00; **Legal Description:** GREAT LAKES BEACH LOTS 404-405 & W1/2 OF406 **Comments:** This vacant lot is approximately 0.11 acres of land. ~50 Feet of road frontage along Aspen Rd. No observed structures. Open grassy lot. Flat ground. Trees near the South border of the property. Residential land use code 402. Third party stated there were association fees in the neighborhood. 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 Croswell-Lexington Community School District. Auction lot 6007 is adjacent to the West. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $15.06	ASPEN LEXINGTON	$1,416.60
6009	**Parcel ID:** 261-303-004-925-00; **Legal Description:** GREAT LAKES BEACH #3 LOTS 4925 TO 4928 INCL. 7295 YALE **Comments:** The house sits on approximately 0.17 acres of land. ~88 Feet of road frontage along Yale Rd. Unfortunately this house is in poor condition. The shingled roof is in poor shape and has a blue tarp attached to the front portion. Gutters are full of debris and are growing vegetation. The roof has had issues for a long time. The ceiling in the living room has collapsed and there is a mold starting to form in the home. Some of the floors seemed like they were sagging but felt safe walking through the home. One bedroom one bathroom. Old outdated kitchen. Older fuse box. Furnace still present. Did not located a water heater. Water pressure tank located outside, did not see a pump. Gas meter and electric meter still connected. Metal siding is in decent shape. There is debris piled up on the back of the home. Personal property and debris inside the home as well. There is a one car garage in the backyard but it is in poor shape. Holes in the roof and there is wood rot on the roof ties. This property is going to need a good amount of work before its back in living condition but it's small so it should be manageable for someone with the knowledge. Residential land use code 401. Located in the Croswell-Lexington Community School District. **Additional Disclosures:** 32; 21; 5 (see key for full text) **Summer Tax Due:** $216.21	7295 YALE LEXINGTON	$7,977.60

6011	**Parcel ID:** 320-100-013-018-00; **Legal Description:** LOT 18 BLK 13 HUBBARD & KINGS SUB OF SANDUSKY, MICH **Comments:** The house sits on approximately 0.17 acres of land. ~60 Feet of road frontage along Worth St. Three bedroom, one full bathroom. Concrete driveway leads to an attached one car garage. Metal siding is in decent shape but there are sections on the back of the home that need repairs. There is also a lot of algae that needs to be cleaned. Shingled roof is doesn't look bad for its age There is a flat roof on the addition that connects the house to the garage that is failing. It appears this is the only are with mold and roof leaking issues. The basement is dry and is full of personal property. Concrete slab is in decent shape but there are some large cracks. There is mold all over the wall in this room. Gutters are full of debris and growing vegetation. Small extended roof in front of the garage. Electric meter still hooked up. AC unit on side of home. Did not see gas meter but there is large amount of vegetation covering the sides of the home. The interior of the home is mostly cleared out but there are still a few items left behind. Multiple fuse boxes. Furnace and water heater are still present. Newer pex lines. Overall this house isn't in to bad of shape. Once the addition's roof and the mold is taken care of the house wouldn't be to far away from living condition. This is a fixer upper but there is potential here. Residential land use code 401. Located in the Sandusky Community School District. **Additional Disclosures:** 32; 21; 5 (see key for full text) **Summer Tax Due:** $289.76	64 WORTH SANDUSKY	$19,509.70
6012	**Parcel ID:** 320-120-004-006-00; **Legal Description:** LOT 6 BLK 4 MILLS & GAIGE ADD **Comments:** This vacant lot is approximately 0.25 acres of land. ~66 Feet of road frontage along Truman St. No observed structures but there is the start of a 4x4 post foundation near the middle of the property. There is also the remains of a concrete foundation in the ground. Mostly open and grassy with a few small younger trees. Flat ground. Close to downtown Sandusky. Nice lot to build on. No driveway entrance along the road. 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. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.39	TRUMAN ST SANDUSKY	$1,348.75
6013	**Parcel ID:** 071-040-002-002-10; **Legal Description:** T10N R14E SEC 27 E 16 1/2 FT LOT 2 BLK 2 ORIGINAL PLOT OF VILL OF PECK **Comments:** This vacant lot is approximately 0.05 acres of land. ~16.5 Feet of road frontage along E Peck Rd. No observed structures. This is a driveway entrance and partial gravel/dirt drive way between two houses. The houses appear to have their own driveways bedsides this one. This would be a good purchase for one of the adjacent neighbors. 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 Peck Community School District. **Additional Disclosures:** 9; 44; 23 (see key for full text) **Summer Tax Due:** $18.31	E LAPEER Rd, PECK	$505.95
9996002	**Parcel ID:** 040-030-400-050-00; **Legal Description:** T10N R15E SEC 30 COM AT SE COR OF W 1/2 OF SE 1/4, TH W 568 FT TO POB, TH N 317 FT, W 238 FT, S 317 FT, E 238 FT TO POB 1.70 ACRES **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 1.70 acres of land. ~238 Feet of road frontage along E Peck Rd. Residential land use code 401. Located in the Peck Community School District. **Additional Disclosures:** 45; 6; 33; 21 (see key for full text) **Summer Tax Due:** TBA	1311 E PECK PECK	$1,725.12
9996003	**Parcel ID:** 111-008-100-200-01; **Legal Description:** T13N R16E SEC 9 COM AT SW COR, TH E 952.0 FT, N ALG CL M-25 2333.80 FT, N 408.0 FT, W 385.0 FT TO POB, TH W 399.90 FT, N 330.0 FT, E 399.90 FT, S 330.0 FT TO POB 3.00 ACRES **Comments:** This vacant lot is approximately 3.00 acres of land. ~399 Feet of road frontage along Indian Creek Rd. No observed structures. Some trees along the South border. Made up of cultivated crops, shrubbery, and open space. The property is currently being used as farmland with active crops. 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 Deckerville Community School District. **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** TBA	N LAKESHORE DECKERVILLE	$1,285.82

Tuscola

Lot #	Lot Information	Address	Min. Bid
6300	**Parcel ID:** 002-027-000-2200-00; **Legal Description:** ALM-27-304C SEC 27 T13N R9E COM 222 FT W OF S 1/4 COR OF SEC, TH W 300 FT, TH N 250 FT, TH E 300 FT, TH S 250 FT TO POB. 1.72 A. **Comments:** The house sits on approximately 1.72 acres of land. ~300 Feet of road frontage along W Deckerville Rd. Unfortunately this house is in very poor shape. The roof is failing with multiple holes and it has partially collapsed above the side entrance. The interior of the home is trashed. Ceiling has collapsed in many areas. The floors are covered in garbage, debris, and rain water. Mold is forming in the home. Animal damaged. Vegetation has entered the home as well. Door jam is rotting. The exterior of the property is littered with garbage, debris and personal property. Overgrown vegetation all throughout the lot. A large tree branch has fallen on the privacy fence in front of the home. There is a small trailer behind the garage that is in very poor shape. Large garage next to the home is in better shape then the home. The shingled roof is older but in decent shape. The garage is full of debris, personal property and garbage. This property is going to need a great deal of work before its back in living condition. Please be prepared for the challenge. Residential land use code 401. Located in the Caro Community School District. **Additional Disclosures:** 5; 36; 48; 21; 66 (see key for full text) **Summer Tax Due:** $250.76	282 W DECKERVILLE RD CARO	$4,350.76
6301	**Parcel ID:** 003-021-200-0900-00; **Legal Description:** AR-21 201H SEC 21 T10N R7E W 290 FT OF S 667 FT OF SE 1/4 OF NW 1/4 EX THAT PART USED AS BREWER ROAD. 4.44 A. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 4.44 acres of land. 290 Feet of road frontage along Brewer Rd. The vegetation around the home is very overgrown. You can barely see the front of the home from the road. Vinyl siding looks good where visible. Shingled roof looks fair. Electric meter was hooked up and active. There is a detached two car garage. Partial concrete driveway in good shape. Plenty of space on the property. The North portion looks to be made up of pasture/hay, deciduous forest, and open space. Back yard was very overgrown. Personal property and debris around the garage and side of home. There is a small porch on the side entrance next to the garage that is completely overgrown. Judging by the way the exterior has been maintained it leads me to believe the interior will need repairs and renovations. Please be prepared for a fixer upper. House doesn't look very old but its difficult to determine its condition. Residential land use code 401. Located in the Millington Community School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $472.46	8884 BREWER RD MILLINGTON	$9,229.50
6302	**Parcel ID:** 005-012-000-0875-00; **Legal Description:** DAY-12 SEC 12 T11N R10E COM ON N LN OF AUDREY LANE WHICH IS N 400.05 FT ALG N & S 1/4 LN & W 72 FT & N 66 FT & W 188.26 FT ALG SD N LN OF AUDREY LANE FROM S 1/4 COR OF SEC, TH CONTN ALG N LN W 200 FT, TH N 200 FT, TH E 200 FT, TH S 200 FT TO POB. (PARCEL D) .92 A. **Comments:** This vacant lot is approximately 0.92 acres of land. 200 Feet of road frontage along Audrey Ln. No observed structures. Residential land use code 401. Appears to be made up of deciduous forest, and wooded wetlands. Thick vegetation throughout. Difficult to traverse. Very low traffic. Property is near the end of the road. Nice spot to build if you like the woods and privacy. 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 Kingston Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $18.91	V/L AUDREY LN SILVERWOOD	$890.60
6303	**Parcel ID:** 005-013-512-4300-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 243 SHAY LAKE SUB. **Comments:** This vacant lot is approximately 0.12 acres of land. ~50 Feet of road frontage along Jaywood Dr. No observed structures. Land is made up of mostly wetlands, open space and some deciduous forest. Drainage along the dirt road had running water. Wet land indicators. Dirt road was rough in certain spots. 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 Kingston Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $7.70	JAYWOOD DR SILVERWOOD	$755.87

6304	**Parcel ID:** 005-013-512-4600-00; **Legal Description:** DAY-N SEC 13 T11N R10E LOT 246 ALSO LOT 247 SHAY LAKE SUB. **Comments:** This vacant lot is approximately 0.24 acres of land. ~100 Feet of road frontage along Jaywood Dr. No observed structures. Land is made up of mostly wetlands, open space and some deciduous forest. Drainage along the dirt road had running water. Wet land indicators. Dirt road was rough in certain spots. 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 Kingston Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $12.13	V/L JAYWOOD DR SILVERWOOD	$805.96
6305	**Parcel ID:** 005-014-562-5500-00; **Legal Description:** DAY-O SEC 14 T11N R10E LOT 255 SHAY LAKE HEIGHTS SUB NO 2. **Comments:** This vacant lot is approximately 0.17 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is ~60 feet of legal road frontage on Farmsdale in the Shay Lake Heights Sub No. 2 Subdivision. Plat map is provided in the photos. Appears to be made up of mostly mixed forest and developed open space. 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. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Kingston Community School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.40	NO ROAD SILVERWOOD	$739.22
6306	**Parcel ID:** 005-014-562-7500-00; **Legal Description:** DAY-O SEC 14 T11N R10E LOT 275 SHAY LAKE HEIGHTS SUB NO 2. **Comments:** This vacant lot is approximately 0.20 acres of land. ~124 Feet of road frontage along Midway Dr. No observed structures. The land is made up of mostly deciduous forest. Thick vegetation throughout. Difficult to traverse. 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 Kingston Community School District. **Summer Tax Due:** $9.92	MIDWAY RD SILVERWOOD	$827.56
6307	**Parcel ID:** 005-014-562-8500-00; **Legal Description:** DAY-O SEC 14 T11N R10E LOT 285 SHAY LAKE HEIGHTS SUB NO 2. **Comments:** This vacant lot is approximately 0.18 acres of land. ~60 Feet of road frontage along Hillcrest Dr. No observed structures. Land is made up of mostly wooded wet lands and deciduous forest. Thick vegetation throughout. 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 Kingston Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $9.45	HILLCREST DR SILVERWOOD	$778.72
6308	**Parcel ID:** 005-014-573-7900-00; **Legal Description:** DAY-OO SEC 14 T11N R10E LOT 379 SHAY LAKE HEIGHTS SUB NO 3. **Comments:** This vacant lot is approximately 0.46 acres of land. ~100 Feet of road frontage along Sunset Dr. This is a small two track drive. Not a developed road. No observed structures. Made of mostly deciduous forest and open space. Phone and electric are close in the area but not established on this section of undeveloped road. 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 Kingston Community School District. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.20	NO ROAD SILVERWOOD	$718.84
6309	**Parcel ID:** 005-014-573-8900-00; **Legal Description:** DAY-OO SEC 14 T11N R10E LOT 389 SHAY LAKE HEIGHTS SUB NO 3. **Comments:** This vacant lot is approximately 0.54 acres of land. ~92 Feet of road frontage along Sunset Dr. This is a small two-track drive. Not a developed road. No observed structures. Made up of mostly deciduous forest. Thick vegetation throughout. Difficult to traverse. Phone and electric are close in the area but not established on this section of undeveloped road. 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 Kingston Community School District. Adjacent to Auction Lot # 6310 that is directly North. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.20	NO ROAD SILVERWOOD	$719.03

6310	**Parcel ID:** 005-014-573-9000-00; **Legal Description:** DAY-OO SEC 14 T11N R10E LOT 390 SHAY LAKE HEIGHTS SUB NO 3. **Comments:** This vacant lot is approximately 0.55 acres of land. ~92 Feet of road frontage along Sunset Dr. This is a narrow two track drive that has not been developed. No observed structures. Made of mostly deciduous forest and thick vegetation. Difficult to traverse. Phone and electric are close in the area but not established on this section of undeveloped road. 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 Kingston Community School District. Adjacent to LOT# 6309 that is directly South. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.20	NO ROAD SILVERWOOD	$719.05
6311	**Parcel ID:** 005-014-610-3700-00; **Legal Description:** DAY-14 SEC 14 T11N R10E LOT 37 SHAY LAKE RESORTS SUB. **Comments:** This vacant lot is approximately 0.51 acres of land. ~130 Feet of road frontage along Sunset Dr. No observed structures. Made up of mostly deciduous forest and thick vegetation. Difficult to traverse. 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 Kingston Community School District. Adjacent to both lots 6312 and 6313 that are directly North. **Summer Tax Due:** $27.33	SUNSET DR SILVERWOOD	$1,121.68
6312	**Parcel ID:** 005-014-610-3800-00; **Legal Description:** DAY-14 SEC 14 T11N R10E LOT 38 SHAY LAKE RESORTS SUB. **Comments:** This vacant lot is approximately 0.35 acres of land. ~85 Feet of road frontage along North St and ~180 feet along Sunset Dr. No observed structures. Made of mostly open space, thick vegetation and a handful of trees. 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 Kingston Community School District. Adjacent to Auction Lot # 6313 directly East. Adjacent to Auction Lot # 6311 directly South. **Summer Tax Due:** $21.01	NORTH RD SILVERWOOD	$1,016.78
6313	**Parcel ID:** 005-014-610-3900-00; **Legal Description:** DAY-14 SEC 14 T11N R10E LOT 39 SHAY LAKE RESORTS SUB. **Comments:** This vacant lot is approximately 0.35 acres of land. ~85 Feet of road frontage along North St. No observed structures. Made up of mostly open space, deciduous forest, and thick vegetation. 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 Kingston Community School District. Adjacent to LOT# 6312 directly West and adjacent to LOT# 6311 directly South. **Summer Tax Due:** $21.01	NORTH RD SILVERWOOD	$1,016.78
6315	**Parcel ID:** 008-031-000-1500-00; **Legal Description:** ELL-31-201D SEC 31 T13N R10E ALL THAT PART OF NE 1/4 OF NW 1/4 LYING N OF CASS RIVER. **Comments:** This vacant lot is approximately 1.24 acres of land. ~240 Feet of road frontage along Deckerville Rd. A portion of the road frontage is behind a guard rail that starts near the bridge. Small amount of dumping. (bottles, cans, random lumber) No observed structures. Made up of mostly woody wetlands, developed low intensity, and deciduous forest. The South East portion of this property borders the Cass River. 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 Caro Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $20.24	V/L DECKERVILLE RD CARO	$980.71
6316	**Parcel ID:** 016-028-000-1075-00; **Legal Description:** KOY-28 SEC 28 T11N R11E COM AT A PT THAT IS N 87 DEG 44' 12" E 2078.11 FT & S 02 DEG 27' 46" E 1321.73 FT & S 87 DEG 41' 29" W 253.26 FT FROM W 1/4 COR OF SEC, TH S 87 DEG 41' 29" W 253.26 FT, TH N 02 DEG 27' 46" W 627.65 FT, TH N 87 DEG 41' 29" E 253.36 FT, TH S 02 DEG 27' 47" E 627.65 FT TO POB. (PARCEL D) 3.65 A. **Comments:** This vacant lot is approximately 3.65 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. Residential land use code 402. Land appears to be made up of mostly woody wetlands and deciduous forest. 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 Marlette Community School District. **Additional Disclosures:** 41; 7 (see key for full text) **Summer Tax Due:** $31.70	V/L LANWAY RD KINGSTON	$1,137.22

6317	**Parcel ID:** 016-028-000-2400-09; **Legal Description:** KOY-28-303C SEC 28 T11N R11E COM AT S 1/4 COR OF SEC, TH S 87 DEG 38' 36" W 660 FT, TH N 02 DEG 28' 12" W 1321.71 FT, TH E 660 FT, TH S 1321.16 FT, TH W TO POB. 20.02 A. **Comments:** This vacant lot is approximately 20.02 acres of land. ~660 Feet of road frontage along Mayville Rd. No observed structures. Made up of mostly woody wetlands, deciduous forest, and open space. Thick vegetation all along the road difficult to traverse the property. Plenty of room to build your dream home. Great spot if you like privacy and a natural forest atmosphere. 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 Marlette Community School District. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $342.09	V/L MAYVILLE RD CLIFFORD	$4,612.09
6318	**Parcel ID:** 017-031-000-1900-05; **Legal Description:** MILL-31-104 SEC 31 T10N R8E COM AT A PT THAT IS N 00 DEG E 1030.02 FT & N 89 DEG 40' 13" W 650 FT FROM E 1/4 COR OF SEC, TH N 89 DEG 40' 13" W 225 FT, TH N 00 DEG E 300 FT, TH S 89 DEG 40' 13" E 225 FT, TH S 00 DEG W 300 FT TO POB. (PARCEL E) 1.54 A. **Comments:** The house sits on approximately 1.54 acres of land. Unfortunately it has suffered from a major fire. The roof has collapsed. Walls and floors are missing. Most of the windows have been broken. The doors are knocked in and some are missing. There is a large amount of debris and personal property scattered throughout the property. Burned up motorcycles and vehicles in the dirt driveway. The home is full of personal property that has been damaged. There are two small sheds one behind and one in front of the home. The one behind the home is missing a wall and is in very poor shape. The small wood shed in the front of the home is still usable. Multiple vehicles on the property. This is on a dirt road that comes off Irish Rd. Well maintained little neighborhood. This house is going to need major work before its back in good living condition. Please be prepared. It is most likely beyond repair. If the home and sheds were removed this would be a nice spot of land to build on. Nearly no road traffic. Surrounded by woods. Residential land use code 401. Located in the Millington Community School District. **Additional Disclosures:** 21; 36; 22; 5; 11 (see key for full text) **Summer Tax Due:** $317.86	10180 IRISH RD (OFF) MILLINGTON	$4,316.50
6319	**Parcel ID:** 018-003-000-0200-12; **Legal Description:** NOV-3-201 SEC 3 T13N R11E COM AT A PT THAT IS S 88 DEG 05' 25" E 1055.75 FT & N 01 DEG 15" E 880 FT & S 88 DEG 05' 25" E 602 FT & N 01 DEG 07' 55" E 1033.34 FT FROM W 1/4 COR OF SEC, TH N 01 DEG 07' 55" E 810.07 FT, TH S 88 DEG 16' 32" E 243.49 FT, TH S 21 DEG E 286.70 FT, TH S 60 DEG 15' 55" W 139.23 FT, TH S 01 DEG 07' 55" W 551.49 FT, TH N 69 DEG 37' 56" W 245.70 FT TO POB. (PARCEL 5B-1) 5.02 A. **Comments:** This vacant lot is approximately 5.02 acres of land. ~243 Feet of road frontage along Chippewa Trail. No observed structures. There is an opening along the road that takes you into the forest. After ~500 feet or so you come to a clearing next to the Cass River. There is a flat section where there is a fresh concrete slab with a drainage line. Made up of mostly developed open space, woody wetlands, mixed forest, and deciduous forest. There was an old hunting blind set up along the trail. Some debris visible but looked to be on the adjacent property to the West. This is a beautiful piece of land with a good deal of wildlife. If you enjoy your privacy, a pretty forest setting, and waterfront, this is the property you're looking for. 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 Cass City Public School District. **Summer Tax Due:** $124.73	V/L CHIPPEWA TRAIL RD CASS CITY	$2,217.98

6320	**Parcel ID:** 020-006-400-0500-00; **Legal Description:** VAS-6-05 SEC 6 T11N R8E S 1/2 OF LOT 5. 1 A LONGACRES SUB. **Comments:** The house sits on approximately 1 acre of land. ~80 Feet of road frontage along S Kirk Rd. There is no driveway entrance to this property. The road frontage is blocked by a row of trees and vegetation. A portion of this will need to be cleared for a driveway. The adjacent neighbor to the North has a driveway that runs close to this property's boundary line. There is no easement or shared access. You are responsible for creating new access to this property. This is a mobile home with a roof and walls built around/over it. The building and the shed/garage are both in poor condition. The previous residents mistreated this property and have not maintained it. Roof issues on both. Overgrown vegetation throughout. Multiple windows and doors have been broken. Soffit/fascia damage. There is an addition on the North side of the building that has a failing roof. There is mold forming in the home. water heater has been removed. Floors are down to the plywood subfloor. Did not see propane tank or electric meter. Lots of debris around and inside the home. Three bedroom One bathroom. Electrical and water heater have been harvested. The building is going to need a good amount of work before its back in good living condition. It may be worth it to hall the building off the property and build a small home. There is plenty of space on the property for a fresh build. The West portion of the property is made up of deciduous forest. 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. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 5; 66; 50; 17; 48; 32; 21 (see key for full text) **Summer Tax Due:** $166.84	4472 KIRK RD VASSAR	$3,652.33
6321	**Parcel ID:** 020-012-000-1200-00; **Legal Description:** VAS-12-302A1 SEC 12 T11N R8E COM AT SW COR OF N 1/2 OF SW 1/4 OF SW 1/4, TH N 200 FT, E 57 RDS, S 200 FT, W 57 RDS TO POB. 4.32 A. **Comments:** The house sits on approximately 4.32 acres of land with ~200 Feet of road frontage along S Sheridan. The property consists of deciduous forest, mixed forest, developed open space and developed low intensity. There is a pond behind the home. Farther East beyond the pond is forest. Power lines run through the forest. The house was in the process of being turned into a duplex. Some of the construction is not up to code. There is evidence they had an inspector go through the property and sign off on new construction. The exterior of the home is in good shape other then the garage door being boarded over with plywood. Shingled roof looks fairly new. Vinyl siding looks nice. New windows. Block foundation looks solid. Propane tank on side of home. Two electric meters still hooked up. There are two egress windows to the basement. The interior of the home is still down to the studs in most of the rooms. Some fresh drywall. One of the units is three bedroom one bathroom, the other is one bedroom one bathroom. The basement was clean and dry. There was a sump pump and dehumidifier still running. Furnace looks good. No water heater. Some fresh pex. 100 amp break box still intact. Pump and small water tank in corner of basement looks old. The garage has construction materials piled up inside it. There is a hallway that runs along the side of the garage. New breaker box in the hallway. The one bedroom unit has a water heater and furnace on the main floor. This i s a nice property overall. The house is in good shape and most of the work looks competent enough. Located in a beautiful section of woods with a small pond. Great spot overall. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 50; 18 (see key for full text) **Summer Tax Due:** $758.39	4875 S SHERIDAN RD MILLINGTON	$11,862.24
6322	**Parcel ID:** 020-016-000-5600-00; **Legal Description:** VAS-16-404 SEC 16 T11N R8E COM AT A PT 417 FT S OF NE COR OF SE 1/4 OF SE 1/4 OF SD SEC, TH W 150 FT, TH N 90 FT, TH W 1170 FT, TH S 381 FT, TH E 642.48 FT, TH N 48 FT, TH E 677.52 FT, TH N 248 FT TO POB. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 10.45 acres of land. ~248 Feet of road frontage along S Caine Rd. The exterior of this house looks to be made up of type of weatherproof wrapping. Have not seen something like this before. It looks unfinished. The shingled roof looks nice. Some minor fascia rot. The foundation is covered up. There are multiple vehicles and many travel trailers on the property. Some look like they have been sitting for a long time. There are multiple sheds in poor condition behind the home. There is also a large older barn. The barn has a block foundation that has some cracks and crumbling but is still standing. This is an old barn. The paint has mostly chipped off the wood exterior. Metal roofing has some damage. There is a large amount of personal property and debris scattered throughout the property. The house will most likely require some repairs and renovations. Please be prepared. Once the property has been cleaned up and all the small structures removed this would be a nice property. Plenty of space for new development. The West portion of the lot has plenty of forest for exploring and hunting. The property needs work but it has a lot of potential. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $285.19	5780 S CAINE RD VASSAR	$3,744.60

6323	**This lot is a "bundle" comprised of 4 parcels** *(1 of 4)* **Parcel ID:** 020-023-000-1900-02; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00' 05" E 1243.05 FT FROM NW COR OF SEC, TH CONTN S 00 DEG 00' 05" E 95 FT, TH N 89 DEG 53' 47" E 435.25 FT, TH N 00 DEG 00' 05" W 95 FT, TH S 89 DEG 53' 47" W 435.25 FT TO POB. (PARCEL I) .95 A. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This is a bundle of 4 lots. Combined they are approximately 3.80 acres of land. There is a total of 190 feet of road frontage along Oak Rd. Mobile home that has additions built onto it is in poor shape. Overgrown vegetation surrounds the home. Unable to do a thorough inspection. Unknown foundation. Shingled roof is older and should be replaced soon. Some soffit damage. Vinyl siding has some pieces missing and needs repairs. Two electric meters still active. There is personal property and debris scattered around near the home. Power lines run through the property. Plenty of space to start a new development. This is a beautiful lot with plenty of forest. After removing some debris and making a clearing you would have a nice spot to rebuild. 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. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 6; 17; 45; 33; 21 (see key for full text) *(2 of 4)* **Parcel ID:** 020-023-000-1900-03; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00' 05" E 1243.05 FT & N 89 DEG 53' 47" E 435.25 FT FROM NW COR OF SEC, TH CONTN N 89 DEG 53' 47" E 435.25 FT, TH S 00 DEG 00" 05" E 95 FT, TH S 89 DEG 53' 47" W 435.25 FT, TH N 00 DEG 00' 05" W 95 FT TO POB. (PARCEL II) .95 A. *(3 of 4)* **Parcel ID:** 020-023-000-1900-04; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00" 05" E 1148.05 FT FROM NW COR OF SEC, TH CONTN S 00 DEG 00" 05" E 95 FT, TH N 89 DEG 53' 47" E 435.25 FT, TH N 00 DEG 00" 05" W 95 FT, TH S 89 DEG 53' 47" W 435.25 FT TO POB. (PARCEL III) .95 A. *(4 of 4)* **Parcel ID:** 020-023-000-1900-05; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00" 05" E 1148.05 FT & N 89 DEG 53' 47" E 435.25 FT FROM NW COR OF SEC, TH CONTN N 89 DEG 53' 47" E 435.25 FT, TH S 00 DEG 00' 05" E 95 FT, TH S 89 DEG 53' 47" W 435.25 FT, TH N 00 DEG 00' 05" W 95 FT TO POB. (PARCEL IV) .95 A. **Summer Tax Due:** $351.09	6113 OAK RD VASSAR; V/L OAK RD (OFF) VASSAR; V/L OAK RD VASSAR; V/L OAK RD (OFF) VASSAR	$6,297.66
6327	**Parcel ID:** 021-013-000-1600-00; **Legal Description:** WAT-13-202I SEC 13 T10N R9E COM 783.8 FT E OF NW COR OF SEC TH E 391.9 FT, S 361.7 FT, W 392.05 FT, N 361.7 FT TO POB. 3.25 A. **Comments:** This vacant lot is approximately 3.25 acres of land. ~390 Feet of road frontage along W Murphy Lake Rd. No observed structures. Land consists of mostly pasture/hay, open space, woody wetlands, and deciduous forest. There is a metal/mesh fence that runs the along the perimeter of the property near the road. It appears there is a small pond in the middle of the property. Residential land use code 401. Nice spot to build if you enjoy your privacy and quiet country atmosphere. 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 Mayville Community School District. **Summer Tax Due:** $84.10	V/L W MURPHY LAKE RD MAYVILLE	$1,464.98
6328	**Parcel ID:** 021-500-135-0500-00; **Legal Description:** WAT-5-05 T10N R9E LOT 5 BLK 35 VILL OF FOSTORIA. **Comments:** The house sits on approximately 0.20 acres of land. Five bedroom two full bathroom. Unfortunately the house is in poor shape. The floors feel soft and unstable. The roof is in poor shape. There is a large hole near the chimney. The section above the garage is very bad and has tarps draped over it. The garage ceiling is failing and there is mold growing in the garage and partially inside the house. The basement was wet. The floor beams were saturated. Furnace has been disconnected from the ducts. Water heater still present. Submersed well/pump in front of home. Electric and gas meter still hooked up. A portion of the home was being used as a grow operation. Brick/block foundation has cracks and crumbling in areas. The composite siding is falling off showing the original wood siding. The interior of the home has been cleared out for the most part. There is some personal property but very little. Multiple breaker boxes. This property is going to need a good amount of work before its back in good living condition. This is a fixer upper please be prepared. ~66 Feet of road frontage along Beech St and ~130 feet along Grafield St. Residential land use code 401. Located in the Mayville Community School District. **Additional Disclosures:** 50; 21; 32; 5; 22 (see key for full text) **Summer Tax Due:** $321.65	456 GARFIELD ST FOSTORIA	$5,086.39

6329	**Parcel ID:** 023-029-000-3300-00; **Legal Description:** WIS-29-204G SEC 29 T14N R7E COM AT A PT THAT IS 411.6 FT N OF INTERS OF CL OF M-25 & N-S 1/4 LN, TH NWLY ALG CL OF MANKE'S DRIVE 100 FT, TH N PAR WITH N-S 1/4 LN 16 RDS, TH SELY PAR WITH MANKE'S DRIVE 100 FT TO N-S 1/4 LN, TH S 16 RDS TO POB. **Comments:** This vacant lot is approximately 0.59 acres of land. ~100 Feet of road frontage along Owen Rd. No observed structures but there are multiple remains of concrete foundations. Partial block foundation. There is a good amount of debris on the property including a large pile of car tires. What looks to be a septic or a cistern. Consists of mostly open grassy area, some trees and woody wetlands. The North portion of the property borders a wetlands. The road in front of the home has recently been redone. 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 Akron-Fairgrove School District. **Additional Disclosures:** 42; 13 (see key for full text) **Summer Tax Due:** $133.79	9266 OWEN RD FAIRGROVE	$4,924.60
6330	**Parcel ID:** 035-500-371-0800-00; **Legal Description:** ELK-C T14N R11E LOT 8 BLK A KELLANDS ADD VILL OF CASS CITY. **Comments:** The house sits on approximately 0.20 acres of land. ~66 Feet of road frontage along Houghton St. There is also an alley behind the home. The house is in poor shape. The shingled roof is at the end of its life span and needs to be replaced asap. There is a section above the renovated garage that has a large hole and a tree is growing through it. The gutters are full of debris and growing vegetation. Metal siding is in decent shape only needs some minor repairs. Mix of block and concrete/stone foundation. The block section is in good shape but the concrete portion is in poor shape. There is a portion in the basement where visible light is creeping through. There are also a few trees growing up against the foundation that should be removed before more damage occurs. Electric meter still hooked up. Concrete driveway looks good with minor cracks. Gas meter has been removed. It looks like the former residents were in the process of moving out but have still left a good amount of personal property behind. The garage has been renovated into an extra bedroom. This room is full of mold due to the large hole in the roof. The breaker box is located underneath this hole and may be damaged as well. The basement was damp and had a good amount of mold most likely due to the roof issues. The basement is half finished. But will need to be gutted due to the mold issue. Two electric boxes. One breaker and one fuse. Water heater still present but rusty. Shallow well hand water pump in the basement. Four bedroom one full bathroom. The bedroom in the North West corner has a wall that failed allowing vegetation debris and rain water in. This house is going to need a lot of work before its back in good living condition. Please be prepared for a fixer upper. Residential land use code 401. Located in the Cass City Public School District. **Additional Disclosures:** 5; 21; 32 (see key for full text) **Summer Tax Due:** $338.14	6327 HOUGHTON ST CASS CITY	$11,575.56
6331	**Parcel ID:** 037-500-123-0300-00; **Legal Description:** ELM-D-23 T14N R10E S 20 FT OF NE 1/2 OF LOT 3 BLK 3. JAMES CLEAVER'S ADD VILL OF GAGETOWN. **Comments:** This vacant lot is approximately 0.10 acres of land. No observed structures. Barely any road frontage. Triangle shaped plot of land. A point of the triangle is the road frontage. One of the neighbors have some personal property that is close to the property line. Residential land use code 402. This would be a good purchase for one of the adjacent property owners. 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 Owendale-Gagetown Area School District. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $4.99	V/L LINCOLN ST GAGETOWN	$804.73

6332	**Parcel ID:** 038-033-000-0300-00; **Legal Description:** VKGN-33-04 SEC 33 T12N R11E COM 4 RDS E OF SE COR OF LOT 12 BLK 3, "PLAT OF THE VILLAGE OF KINGSTON", RUNNING TH E 8 RDS, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS TO POB. VILL OF KINGSTON. **Comments:** The house sits on approximately 0.20 acres of land. This was an early black smith home built between 1888 and 1892. Stone foundation around the home has cracks but there is a fresh block foundation in the basement and a portion of poured concrete foundation on the rear of the home. Vinyl siding is in good shape. Shingled roof looks good but there is a section on the West side that has blown off, most likely from a windy storm. The gutters need some work and should be cleaned and replaced in a couple areas. There is a bit of soffit/fascia rot around the side entrance. small leak in the side entrance ceiling on the North side of the house. There is some personal property in the house but it is mostly cleared out. Most of it is in the basement. The basement was wet but there is a sump pump still running. Electric meter is still connected and active. Gas meter still connected as well. 100 amp breaker box intact. Water heater still hooked up but starting to rust. The furnace has been taken apart a bit unknown if still functioning. Two bedroom one full bathroom. This is an older home that will require some work. As it sits its in fair shape but needs a bit of work. ~66 Feet of road frontage along Pine St and ~130 feet along Kingsbury St. Residential land use code 401. Located in the Kingston Community School District. **Additional Disclosures:** 21; 5 (see key for full text) **Summer Tax Due:** $186.14	3443 PINE ST KINGSTON	$11,053.39
6333	**Parcel ID:** 038-033-000-1600-00; **Legal Description:** VKGN-33-13A SEC 33 T12N R11E COM AT SE COR OF SE 1/4 OF SW 1/4 TH W 165 FT, N 264 FT, W 165 FT, S 264 FT, E 165 FT TO POB EX S 75 FT THEREOF VILL OF KINGSTON. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.72 acres of land. House was occupied by renters. The home looks to be in overall good shape from the exterior inspection alone. Large concrete/paved driveway looks nice with minimal cracking. It leads to an attached one car garage. Vinyl siding on the home looks good but could use a cleaning in areas. Block foundation looks very solid. Shingled roof looks good for its age. Gutters look fine. There was a wood deck previously on the rear of the home but it has been removed and the original concrete steps and pad remain. Two electric meters still hooked up and active. Gas meter still hooked up. Ground AC unit on back of home. Front and back grassy yard with handful of large trees. Other then some bushes that need trimming the property looks well maintained. If the interior of the home reflects the exterior the home should be fairly nice. This property has a lot of potential. It will likely require some repairs and renovations but from the exterior inspection this property looks good. Residential land use code 401. Located in the Kingston Community School District. **Additional Disclosures:** 21; 6; 33; 45 (see key for full text) **Summer Tax Due:** $311.54	6263 E SANILAC RD KINGSTON	$9,292.11
6334	**Parcel ID:** 038-500-103-0100-00; **Legal Description:** VKGN-A-01 T12N R11E LOT 1 ALSO W 1 RD OF LOT 12 BLK 3 ORIGINAL PLAT VILL OF KINGSTON. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.28 acres of land. This national folk, rural style home was built in 1909. One of the house's interesting features exterior features is its double two story wings. The homes interior features oak woodwork and open stairway. Foundation is most likely stone but there is concrete floated around the exterior foundation that looks solid. Shingled roof looks fairly new and in good shape. Some slight wood rot along some parts of the soffit/fasica. Gas and electric are still hooked up and active. Wrap around dirt/gravel driveway. There is a garage on the Est side of the lot. The shingles on the garage are older then the house but look decent for their age. Wood siding in fair shape. Appears to be poured concrete foundation. Sliding barn door on the front. There was some debris and personal property piled up on the side of the home. Occupied by renters. Nice lot with small grassy yards and large mature trees. Well maintained neighborhood. This property has good potential. ~66 Feet of road frontage along Washington St and ~130 along Kingsbury. Residential land use code 401. Located in the Kingston Community School District. **Additional Disclosures:** 21; 6; 33; 45 (see key for full text) **Summer Tax Due:** $288.64	3443 WASHINGTON ST KINGSTON	$9,586.49

6335	**Parcel ID:** 040-500-103-0300-00; **Legal Description:** FRE-36 SEC 36 T11N R9E COM AT A PT THAT IS 5 FT S OF NW COR OF LOT 3 BLK 3 VILL OF MAYVILLE, TH E 132 FT TO E LN OF SD LOT 3, TH S 22 FT, TH W 132 FT, TH N 22 FT TO POB. VILL OF MAYVILLE. **Comments:** The buildings sits on approximately 0.07 acres of land. ~22 Feet of road frontage along Fulton. Commercial land use code 201. This is a cool building in Downtown Mayville. Unfortunately there are some major issues that will need to be dealt with before its back in good usable condition. The exterior East wall of the building has collapsed. The building has been open to the elements for sometime now. The basement is wet and there is mold forming. Water heaters and furnace are still present but rusty. Unknown if still operational. This is a dangerous building as it sits but that doesn't mean it shouldn't be given another chance. This was a very interesting building in its time. The main floor has a storefront window and could house a small business. There is a kitchen, full bathroom, and half bath on the main floor as well. The kitchen is in poor shape due to the missing exterior wall. The second story has been set up as a duplex with two separate apartments. Two separate breaker boxes outside the apartments. Both apartments are one bedroom one bathroom. Its a shame the building was neglected causing the damage on the rear wall. The elements have caused water damage in the rear apartment. There is mold forming on the second floor as well. The wood floors have started to pop and bow due to the excess moisture. Third party stated there was an inspection done on the property in the last year or so. She said the wall that collapsed is not load bearing and could be repaired and that the roof is in good shape. You will have to verify these statements yourself. The building is going to need a great deal of work before its back in good living condition. It will require someone with the money and knowledge to repair it correctly. This building deserves to be brought back to its former glory. Will you be the one to do it? Located in the Mayville Community School District. **Additional Disclosures:** 36; 21; 32; 22; 50; 18 (see key for full text) **Summer Tax Due:** $164.47	6021 FULTON ST MAYVILLE	$10,146.59
6338	**Parcel ID:** 050-500-603-0600-00; **Legal Description:** 600-0027-000 SEC 03 T12N R9E COM AT SELY COR OF LOT 6 BLK 3 WM SHERMAN ADD, TH N 00 DEG 04' W 133.65 FT ALG E LN BLK 3 TO POB FOR THIS DESC, TH N 00 DEG 04' W 57.17 FT ALG E LN BLK 3, TH N 86 DEG 55' W 62.18 FT ALG OLD FENCE LN, TH S 46 DEG 49' W 15.17 FT ALG OLD FENCE LN, TH S 08 DEG 18' E 53.31 FT ALG FENCE, TH N 87 DEG 43' E 65.67 FT TO POB (PART OF LOTS 5 & 6 BLK 3) W E SHERMANS ADD VILL OF CARO. **Comments:** 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. ~62 Feet of road frontage along S Almer S. This is a well maintained former owner occupied property. Was told they were going to try to buy back at auction. You can tell the current residents took good care of this property. Vinyl siding in good shape good. Shingled roof is in good shape as well. Gutters maintained. Block foundation looks solid. Gas and electric meter are still hooked up and active. Small grassy front and side yard. Ground AC unit on rear of home. Wide concrete driveway leads to a detached one car garage that is in just as good of shape as the home. The gutter on the south side of the garage is full of debris and needs to be cleaned. Vinyl siding and shingled roof looks good on the garage as well. Some of the bricks on the chimney are crumbling and may need repairs in the near future. There were no glaring issues from the exterior inspection. We don't see these types of properties often. Residential land use code 401. Located in the Caro Community School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $509.96	400 S ALMER ST CARO	$3,622.74

6339	**Parcel ID:** 051-012-000-1400-00; **Legal Description:** SEC 12 T11N R7E COM NW COR LOT 7 SEC 12 TH S 14 RDS E 4 RDS N 14 RDS W TO POB ALSO COM NE COR LOT 8 W 4 RDS S 8 RDS E 4 RD N 8 RDS TO POB IN NE 1/4 SEC 12 CITY OF VASSAR. **Comments:** 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. ~132 Feet of road frontage along Wilmot St. The house is being well maintained and appears to be in fair/good shape from the exterior inspection alone. Block foundation looks solid. Vinyl siding in good shape. Shingled roof is older but looks fine for its age. There are a few sections that look like they've been repaired. There is a section of soffit missing that should be replaced before the bare wood deteriorates from the elements. Gas meter and electric meter are still hooked up and active. Ground AC on the side of home. Wide concrete driveway leads to an attached two car garage that is full of personal property. There were two vehicles parked on the property during last visit. The poured foundation has some slight cracks along the South East corner but doesn't look major. (see photos) There is a large shed with a garage style door on the side of the home in fair shape as well as a smaller shed in the back yard. The backyard is partially fenced in. Wheel chair accessible ramp lead to the front entrance. There were large dogs inside the home during last visit. Use caution is visiting in person. Grassy front and back yard with a trees along the perimeter. The South portion of the property is deciduous forest and runs up to a small stream. There is personal property and debris piled up around the home but nothing to crazy. The house will most likely require some repairs and renovations but from the exterior inspection alone it looks fairly nice. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 21; 6; 33; 45 (see key for full text) **Summer Tax Due:** $1,441.70	701 WILMOT ST VASSAR	$7,422.54
6340	**Parcel ID:** 051-500-510-5120-00; **Legal Description:** T11N R8E SE 70 FT BY 155 FT OF LOT 1 BLK 10 S OF RIVER NORTH'S ADD CITY OF VASSAR **Comments:** The building sits on approximately 0.28 acres of land. Unfortunately the building is in very poor condition and has been condemned. The block walls have fallen over which has caused the roof to cave in on itself. This building is dangerous and will need a great deal of work before its back in good living condition. It is most likely beyond repair. There were multiple vehicles and trailers parked on the property. No one was on the property during the last visit but one of the trailers looks semi permanent and may be in use. Debris and personal property scattered around the building. Next to a commercial building and large parking lot across the street. All utilities are in the area. ~70 Feet of road frontage along N Water. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 21; 6; 33; 36; 31 (see key for full text) **Summer Tax Due:** $952.00	585 N WATER ST VASSAR	$6,056.01
9996320	**Parcel ID:** 020-006-400-0500-00; **Legal Description:** VAS-6-05 SEC 6 T11N R8E S 1/2 OF LOT 5. 1 A LONGACRES SUB. **Comments:** The house sits on approximately 1 acre of land. ~80 Feet of road frontage along S Kirk Rd. There is no driveway entrance to this property. The road frontage is blocked by a row of trees and vegetation. A portion of this will need to be cleared for a driveway. The adjacent neighbor to the North has a driveway that runs close to this property's boundary line. There is no easement or shared access. You are responsible for creating new access to this property. This is a mobile home with a roof and walls built around/over it. The building and the shed/garage are both in poor condition. The previous residents mistreated this property and have not maintained it. Roof issues on both. Overgrown vegetation throughout. Multiple windows and doors have been broken. Soffit/fascia damage. There is an addition on the North side of the building that has a failing roof. There is mold forming in the home. water heater has been removed. Floors are down to the plywood subfloor. Did not see propane tank or electric meter. Lots of debris around and inside the home. Three bedroom One bathroom. Electrical and water heater have been harvested. The building is going to need a good amount of work before its back in good living condition. It may be worth it to hall the building off the property and build a small home. There is plenty of space on the property for a fresh build. The West portion of the property is made up of deciduous forest. 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. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 50; 66; 17; 21; 5; 48; 32 (see key for full text) **Summer Tax Due:** TBA	4472 KIRK RD VASSAR	$3,652.33

9996323	**This lot is a "bundle" comprised of 4 parcels** *(1 of 4)* **Parcel ID:** 020-023-000-1900-02; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00' 05" E 1243.05 FT FROM NW COR OF SEC, TH CONTN S 00 DEG 00' 05" E 95 FT, TH N 89 DEG 53' 47" E 435.25 FT, TH N 00 DEG 00' 05" W 95 FT, TH S 89 DEG 53' 47" W 435.25 FT TO POB. (PARCEL I) .95 A. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This is a bundle of 4 lots. Combined they are approximately 3.80 acres of land. There is a total of 190 feet of road frontage along Oak Rd. Mobile home that has additions built onto it is in poor shape. Overgrown vegetation surrounds the home. Unable to do a thorough inspection. Unknown foundation. Shingled roof is older and should be replaced soon. Some soffit damage. Vinyl siding has some pieces missing and needs repairs. Two electric meters still active. There is personal property and debris scattered around near the home. Power lines run through the property. Plenty of space to start a new development. This is a beautiful lot with plenty of forest. After removing some debris and making a clearing you would have a nice spot to rebuild. 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. Residential land use code 401. Located in the Vassar Public School District. **Additional Disclosures:** 21; 17; 45; 33; 6 (see key for full text) *(2 of 4)* **Parcel ID:** 020-023-000-1900-03; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00' 05" E 1243.05 FT & N 89 DEG 53' 47" E 435.25 FT FROM NW COR OF SEC, TH CONTN N 89 DEG 53' 47" E 435.25 FT, TH S 00 DEG 00" 05" E 95 FT, TH S 89 DEG 53' 47" W 435.25 FT, TH N 00 DEG 00' 05" W 95 FT TO POB. (PARCEL II) .95 A. *(3 of 4)* **Parcel ID:** 020-023-000-1900-04; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00" 05" E 1148.05 FT FROM NW COR OF SEC, TH CONTN S 00 DEG 00" 05" E 95 FT, TH N 89 DEG 53' 47" E 435.25 FT, TH N 00 DEG 00" 05" W 95 FT, TH S 89 DEG 53' 47" W 435.25 FT TO POB. (PARCEL III) .95 A. *(4 of 4)* **Parcel ID:** 020-023-000-1900-05; **Legal Description:** SEC 23 T11N R8E COM AT A PT THAT IS S 00 DEG 00" 05" E 1148.05 FT & N 89 DEG 53' 47" E 435.25 FT FROM NW COR OF SEC, TH CONTN N 89 DEG 53' 47" E 435.25 FT, TH S 00 DEG 00' 05" E 95 FT, TH S 89 DEG 53' 47" W 435.25 FT, TH N 00 DEG 00' 05" W 95 FT TO POB. (PARCEL IV) .95 A. **Summer Tax Due:** TBA	6113 OAK RD VASSAR; V/L OAK RD (OFF) VASSAR; V/L OAK RD VASSAR; V/L OAK RD (OFF) VASSAR	$6,297.66

Additional Disclosures Key

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

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

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

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

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

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

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

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 buyerâ€™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 to bidding.

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

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.

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-as, where-is" without warranty based upon the assessed legal description.

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

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

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.

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.

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

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1**: A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2**: Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements.** That means that there are people who have*a right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exists, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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.

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.

74: The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

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

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.