

# Public Land Auction

The Thumb Area

*August 7th, 2025*

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



***Location:***

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

***Time:***

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

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





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

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

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

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

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

### ***I. Securing the Property***

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

### ***II. Assessing Potential Contamination***

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

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

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

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

## **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:**

- Lapeer DNR

# Michigan DNR Land Sales

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

## B. Starting Bid Price

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

## C. Bid Increments

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

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

## D. Eligible Bidders

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

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

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

## E. Absentee Bidding

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

## F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://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](http://www.tax-sale.info) is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

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

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

### D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

##### ***I. Securing the Property***

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

##### ***II. Assessing Potential Contamination***

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

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

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# Lapeer

Lot #	Lot Information	Address	Min. Bid
3900	<p><b>Parcel ID:</b> 008-011-013-00; <b>Legal Description:</b> SEC 11 T7N R9E THAT PART OF W 1/2 OF NE 1/4 LYING S OF GENESEE ROAD AND N OF GTRR R/W EX COM ON W LINE THEREOF AT N LINE OF RR R/W, TH ELY ALONG RR R/W 580 FEET, TH N TO CENTER OF GENESEE RD, TH WLY TO N &amp; S 1/4 LINE, TH S TO BEG ALSO EX THE E 580 FEET THEREOF. <b>Comments:</b> Approximately 0.39 acres. Located in the Lapeer Community School District. Residential Land Use Code: 402. No observed structures. Terrain challenged. Train tracks run along the South portion of the property. Approximately 170 feet of road frontage along W Genesee Street. The land consists open grassy spots near the road side, very thick vegetation and a mix of young trees along the road side. I imagine it would be difficult to fit anything large on this property. The ground was dry on last 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. <b>Additional Disclosures:</b> 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	LAKE NEPESSING RD LAPEER	\$998.00
3901	<p><b>Parcel ID:</b> 008-310-202-00; <b>Legal Description:</b> T7N R9E MONTICELLO ESTATES LOTS 202 AND 203. <b>Comments:</b> Approximately ~0.36 acres. Located in the Lapeer Community School District. Residential Land Use Code: 401. ~125 feet of road frontage along Haverhill Drive. ~127 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists mostly of grassy open area, mixed trees and light vegetation. Back yard is overgrown and unkempt. The house appears to be in fair shape. Unable to determine foundation due to house skirt. This is a modular home. Some of the shingles are missing on the roof but overall looks fair. Boarded window. Vinyl siding in decent shape. There was a vehicle parked in the driveway and two jet skis next to the garage. The front yard was recently mowed. Cat inside the home. Electric is still active. The garage has some roof damage on one of the corners and it looks like animals are nesting in the opening. Some shingles missing on the garage. OSB plywood doors on the garage. Old shed and green house in the chain link fenced in back yard. Green house is down to the studs. Nice well maintained neighborhood. This one has a lot of potential. Most likely needs some repairs and renovations but with a little TLC this would be a nice home. <b>Additional Disclosures:</b> 21; 5; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1854 HAVERHILL DR LAPEER	\$3,670.00
3902	<p><b>Parcel ID:</b> 010-400-059-00; <b>Legal Description:</b> T6N R9E LAKESIDE PARK SUBD LOTS 59, 60 &amp; 61. <b>Comments:</b> Approximately ~0.60 acres. Located in the Brandon School District. Residential land use code 402. Approximately ~150 Feet of road frontage along Elliot Street and ~185 ft deep. 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. Land mostly consists of grassy open are with a handful of trees along the border. Ground is level throughout. Wet land indicators on the East portion of the lot. There is standing water. The rest of the property was dry. This is an ideal spot to rebuild or put up a garage for your summer toys. Across the street from Davison Lake. 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. <b>Additional Disclosures:</b> 41; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3920 ELLIOTT ST ORTONVILLE	\$40,501.00

3904	<p><b>Parcel ID:</b> 013-007-015-51; <b>Legal Description:</b> SEC 7 T9N R9E BEG AT A PT 824.33 FT W FROM SE COR, TH W 297 FT, TH N 434 FT, TH E 104.49 FT TO WESTERLY R/W OF D &amp; BC R/W, TH SELY 474.78 FT ALONG R/W TO POB 2.0 A SPLIT ON 01/31/2007 INTO 013-007-015-52; ALSO SEC 7 T9N R9E FROM SW CORNER OF SEC 1793.03 E AND 328.23 FT N TO POB TH NWRLY 152.0 FT TH E 117.37 FT TO W EDGE OF RR R/W TH SERLY ALONG RR R/W 65.52 FT TH W 104.85 FT TH S 105.77 FT TO POB. 0.18 A. <b>Comments:</b> Approximately ~2.18 acres. Located in the Lakeville Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists mostly of grassy open area, a few mature trees scattered around the home and a pond to the North. Easily traversable. The East section of the property runs along the Southern Links Trailway. The home and the Storage barn are both in fair/good condition. There is a good amount of personal property and debris on the premise but it is focused around the garage. Lots of tires and a burn pit but nothing that rings any alarm bells. Vinyl siding in decent shape. Shingled roof looks older but in fair shape. This is a cool property that has a ton of potential. Sits on the end of the road so there is minimal traffic. great spot to raise a family. 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. ----- Assessor comment: (PARCEL 1 NOT A BUILDABLE LOT. DIVIDED IN VIOLATION OF LAND DIVISION ACT BY BANK FORECLOSURE ON PARENT PARCEL SPLIT ON 01/31/2007 FROM 013-007-015-50; COMBINED BACK TOGETHER FOR 2021.) <b>Additional Disclosures:</b> 6; 33; 21; 45 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	5792 HOWELL RD OTTER LAKE	\$7,134.00
3905	<p><b>Parcel ID:</b> 013-011-010-00; <b>Legal Description:</b> SEC 11 T9N R9E THE E 300 FT OF N 200 FT OF NE 1/4 OF NW1/4. 1.38 A. <b>Comments:</b> Approximately ~1.38 acres. Located in the Lakeville Community School District. Residential Land Use Code: 402. No observed structures. Approximately 300 feet of road frontage along Otter Lake Rd. 200 feet deep. The land consists of mixed bushes/vegetation, open grassy space, pasture, and hay. Drainage ditch along the road but most of the property is level. Slight rolling hills but nothing major. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. 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. <b>Summer Tax Due:</b> TBA</p>	OTTER LAKE RD OTTER LAKE	\$2,104.00
3906	<p><b>Parcel ID:</b> 013-120-011-00; <b>Legal Description:</b> T9N R9E HIGH MEADOWS LOT 11. <b>Comments:</b> Approximately ~0.98 acres. Located in the Lakeville Community School District. Residential Land Use Code: 401. Approximately ~100 feet of road frontage along North Lake Road. ~425 feet deep. The house is in overall fair/good shape. There are some areas that need attention but overall it's not in bad shape. The house has three bedrooms and one full bathroom. Mix of carpet and linoleum. Fireplace in the living room. Furnace and water heater are still present but look old. Electric meter hooked up but disconnected. Gas meter still hooked up. Overgrown vegetation needs to be cut back from the house before any damage occurs. Mix of metal and brick siding looks good but there are a few bricks that need repairs. Shingled roof doesn't look that old. Gutters need repairs. Block foundation looks very solid however some of the floors in the home felt bowed or soft. Large grassy front yard. The back yard has a good amount of mixed trees. There is a metal storage garage with a sliding barn door. Slab foundation looks really nice with minimal cracks. The garage is very basic but that's all you need in a garage. It felt dry. There is personal property in the home and the garage. This property has a ton of potential and most likely wouldn't take much to get it back into good living condition. There are repairs needed and a renovation would greatly help the home. Don't miss out on this opportunity. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	6585 NORTH LAKE RD OTTER LAKE	\$6,672.00

3907	<p><b>Parcel ID:</b> 014-005-009-00; <b>Legal Description:</b> SEC 5 T8N R10E COM AT E 1/4 POST TH W 16 RDS S 20 RDS E16 RDS N 20 RDS TO BEG, EX THE S 150 FEET THEREOF. 1.09 A. <b>Comments:</b> Approximately 1.09 acres. Located in the Lapeer Community School District. Residential Land Use Code: 402. Approximately ~180 feet of road frontage along N Lapeer Rd. ~264 feet deep. 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. Land consists of an open grassy section in the middle where the house once stood. There are mature and young trees around the border of the property. Old paved driveway as well as a girt gravel drive entrance along the road. Well and electric meter still present. There is a bit of debris on the property as well as a few unknown barrels. Possible contamination. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. 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. Across the street from Tractor/Lawn Mower Dealership. <b>Additional Disclosures:</b> 42; 13 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3729 N LAPEER LAPEER	\$28,107.00
3908	<p><b>Parcel ID:</b> 014-034-052-00; <b>Legal Description:</b> SEC 34 T8N R10E N 100 FT OF S 1219.98 FT OF E 166 FT OF W 557.02 FT OF SE 1/4 OF SW 1/4. .38 A. <b>Comments:</b> Approximately 0.38 acres. Located in the Lapeer Community School District. Residential Land Use Code: 402. Unable to find road access to the property. Judd Drive ends before reaching the property line. It appears to be landlocked but that may not be the case. It's possible there is an easement to the property or that the Judd Dr was just never finished. We can not guarantee access to the property. Please do your homework before bidding on this property. There is electric and phone in the area. This would be a good purchase for one of the adjacent landowners that would allow access to the property. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	JUDD DR LAPEER	\$834.00
3909	<p><b>Parcel ID:</b> 017-003-007-00; <b>Legal Description:</b> SEC 3 T8N R9E THE E 252 FEET OF S 172 FEET OF THE S 80A OF NE FRL 1/4. 1 A. <b>Comments:</b> Approximately 1 acre. Located in the Lakeville Community School District. Residential Land Use Code: 401. It appears there was once a shared driveway with the adjacent land owners to the North but there is a gate and a private property sign. There is a fence separating these two properties. No longer accessible using this drive. A new entrance will need to be established on Klam Drive. Unfortunately the house is in poor shape and the property is overgrown and unkempt. This property was in the 2022 foreclosure auctions and doesn't appear to have been well maintained since. Shingled roof is showing its age. Electric meter has been removed. There is an old wooden gazebo on the property as well. Old wooden storage garage next to the home that is in poor condition. Sliding garage door. Wood siding. Does not appear to have concrete foundation. This property will require a great deal of work to get it back into a good living condition. Please be prepared. This would be a good opportunity for one of the adjacent land owners looking to clean the spot up and make it their own. Approximately ~172 feet of road frontage along Klam Rd. ~252 feet deep. The land consists of thick vegetation along the road side and mixed trees. Ground appears to be level throughout. 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. <b>Additional Disclosures:</b> 22; 34; 31; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3741 KLAM RD COLUMBIAVILLE	\$4,810.00
3910	<p><b>Parcel ID:</b> 042-110-005-00; <b>Legal Description:</b> SEC 10 T10N R11E VILLAGE OF CLIFFORD COM 20 RODS N OF SW COR NW 1/4 OF NW 1/4 SEC 10 TH S 34 1/2 FT E 120 FT N 34 1/2 FT W 120 FT TO BEG. <b>Comments:</b> Approximately ~0.09 acres. Located in the Marlette Community School District. Residential Land Use Code: 402. No observed structures. Approximately ~34.5 feet of road frontage along Main Street. ~120 feet deep some of the depth of this parcel may include the road ROW. The land consists of dense mixed trees and thick vegetation, making it somewhat challenging to traverse. Ground appears to be level. 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.</p> <p><b>Summer Tax Due:</b> TBA</p>	MAIN ST CLIFFORD	\$1,064.00

## Lapeer DNR

Lot #	Lot Information	Address	Min. Bid
10064	<p><b>Parcel ID:</b> 002-015-036-00; <b>Legal Description:</b> Commencing 80 rods South and 20 rods West of the E1/4 post thence West 20 rods South 6 rods East 20 rods thence North 6 rods to beginning. <b>Comments:</b> The subject property is a vacant 0.75-acre parcel that is surrounded by 3 private landowners. The parcel is located west of Mitchell Lake Road north of the Lum Road intersection about 6.5 miles north of Attica MI. The property dimensions are 330 ft. (east-west) X 99 ft. (north-south). Most of the property is under Brant Lake. The portions that are above water are composed of poorly drained muck soils. The property is zoned AR "Agricultural Residential District which requires a minimum lot area of 2-acres. As a result the property does not meet local zoning to build requirements. <b>Additional Disclosures:</b> 75; 14; 10; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$675.00
10065	<p><b>Parcel ID:</b> 002-015-039-00; <b>Legal Description:</b> Commencing 92 rods South and 36.5 rods West of E1/4 post thence South 15 rods West 3.5 rods North 15 rods thence East 3.5 rods to beginning. <b>Comments:</b> The subject property is a vacant 0.32-acre parcel that is surrounded by 2 private landowners. The parcel is located west of Mitchell Lake Road north of the Lum Road intersection about 6.5 miles north of Attica MI. The property dimensions are 247.5 ft (north-south) X 57.75 ft (east-west). Most of the property is under Brant Lake. The portions that are above water are composed of poorly drained muck soils. The property is zoned AR "Agricultural Residential District which requires a minimum lot area of 2-acres. As a result the property does not meet local zoning to build requirements. <b>Additional Disclosures:</b> 14; 42; 75; 10 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$300.00

# Sanilac

Lot #	Lot Information	Address	Min. Bid
6300	<b>Parcel ID:</b> 010-010-300-060-00; <b>Legal Description:</b> T13N R13E SEC 10 COM AT SE COR OF SW 1/4 OF SW 1/4, TH N 165 FT, W 140 FT, S 165 FT, E 140 FT TO POB 0.53 ACRES. <b>Comments:</b> Approximately 0.53 acres. Located in the Deckerville Community School District. Residential Land Use Code: 401. 140 feet of road frontage along Argyle Rd. 165 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Tax protestor. The land consists of grassy front lawn and wrap around dirt driveway with a row of trees along the East portion of the property. This mobile home looks to be in fair shape from the exterior inspection. Looks semi-permanent with a porch being built onto the front with an extended roof. There is a small garage behind the home and a shed. There is a mobile next door that is in complete shambles. Surrounded by farmland. <b>Additional Disclosures:</b> 6; 33; 21; 45; 67; 17 (see key for full text) <b>Summer Tax Due:</b> TBA	2386 ARGYLE SNOVER	\$3,131.86
6302	<b>Parcel ID:</b> 020-018-200-010-00; <b>Legal Description:</b> T14N R13E SEC 18 COMM IN THE NW COR, TH BOUNDED BY A LINE RUNN E 25 RDS, S 32 RDS, W 25 RDS, N 32 RDS, TO POB. 5.0000 A. <b>Comments:</b> Approximately 5.00 acres. Located in the Ugly Community School District. Residential Land Use Code: 402. No observed structures. Approximately 412.5 feet of road frontage along Holbrook Rd. ~528 feet of road frontage on South Bad Axe Rd. The land consists of a open space, tall grass, deciduous forest, and some thick vegetation. Some wet land indicators but most of the property looked dry and buildable. Ground appears to be level. Surrounded by farm land, forests, and the occasional neighbor. Would be a great spot to build if you like a 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. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA	HOLBROOK RD	\$1,601.87
6306	<b>Parcel ID:</b> 110-015-200-080-30; <b>Legal Description:</b> T12N-R16E SEC 15 COM NW CORNER SEC15 TH N89*18'15" E 345.12 FT ALONG N SEC LINE TO POB TH N89*18'15" E 130.00 FT TH S01*09'57" E 165.00 FT TH N89*18'15" E 185.00 TH S01*09'57"E 673.44 FT TH S88*38'52" W 312.25 FT TH N01*21'08" W 842.05 FT TO POB 5.349 AC. <b>Comments:</b> Approximately 5.35 acres. Located in the Deckerville Community School District. Residential Land Use Code: 401. Approximately 185 feet of road frontage along Day Rd. ~842.05 feet deep. Slab foundation near the road looks very solid. With minor cracking. Looks like it belonged to an old barn. There were multiple vehicles parked on the property during last visit. There was a dog on the premise but was not aggressive (still use extra caution). Large pile of debris most likely from the old barn is piled up near the adjacent neighbors property line. Ground slopes down as you travel South towards the wooded section of the lot. Nice area out in the country with low traffic. This would be an ideal spot for a new build for someone who enjoys the 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. NOTE: Previous owner lives adjacent to this parcel. <b>Additional Disclosures:</b> 21; 45 (see key for full text) <b>Summer Tax Due:</b> TBA	DAY PORT SANILAC	\$1,197.39
6308	<b>Parcel ID:</b> 120-001-100-010-05; <b>Legal Description:</b> T9N R15E SEC 1, COMM AT E1/4 COR, TH N 533.04 FT TO POB, TH W 387.20 FT, N 225 FT, E 387.20 FT, S 225 FT TO POB. 2 ACRES. <b>Comments:</b> Approximately 2 acres. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 402. No observed structures. Approximately 225 feet of road frontage along Cribbins Rd. ~387.20 feet deep. Tall grassy open space. Ground appears to be level throughout. Surrounded by farmland. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. 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. <b>Summer Tax Due:</b> TBA	CRIBBINS RD	\$845.65

6309	<p><b>Parcel ID:</b> 140-006-100-010-00; <b>Legal Description:</b> T12N R12E SEC 6 NE 1/4 OF NE 1/4. 40.00 A. <b>Comments:</b> Approximately 40 acres. Located in the Marlette Community School District. Residential Land Use Code: 401. Approximately 1280 feet of road frontage along Downingtown Rd . ~1280 feet of road frontage along Van Dyke Road. The land consists mostly of woody wetlands, deciduous forest, open space, and thick vegetation making it difficult to traverse. There is a gated entrance to the property on Downingtown Rd. The trail is overgrown but only needs a trim to get a vehicle down. There is also another entrance along Van Dyke but it is overgrown as well. Unable to take vehicle down but was able to walk. This is an old deer blind camp. There is a trailer and an abandoned vehicle. There is a car port with an additional trailer. Two sheds/barns. One of the sheds has a stand built on top of it for a good vantage spot. Both sheds appear to have personal property inside. Did not see any electric meter but there is electric along the road. Great hunting land. Saw some deer, rabbits and a turkey during visit. North Branch White Creek runs through the south portion of 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. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	VAN DYKE DECKER	\$5,302.28
6310	<p><b>Parcel ID:</b> 150-023-100-010-07; <b>Legal Description:</b> T10N R16E SEC 23 BEG AT A PT ON N LINE E 224 FT FROM N 1/4 COR AS POB TH E 112 FT, S 400 FT, TH W 112 FT, TH N 400 FT TO POB PARCEL #2 ROACH RD. <b>Comments:</b> Approximately 1 acre. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 402. No observed structures. Approximately 112 feet of road frontage along Roach Rd. ~400 feet deep. The land consists of a small grassy opening near middle of the property with the rest being mixed trees, deciduous forest, and thick vegetation. Ground is mostly with some rolling hills and a few mounds. Surrounded by farmland, forests, and the occasional neighbor. Nice spot to build if you like a quiet country atmosphere. Drainage ditch runs along the road. 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.</p> <p><b>Summer Tax Due:</b> TBA</p>	ROACH	\$969.04
6312	<p><b>Parcel ID:</b> 220-010-300-010-01; <b>Legal Description:</b> T9N R14E SEC 10 COM AT SW COR OF SEC TH N 415.52 FT TO POB TH N 200 FT E 455.36 FT S 200 FT W 455.13 FT TO POB 2.09 ACRES. <b>Comments:</b> Approximately 2.09 acres. Located in the Peck Community School District. Residential Land Use Code:401. Approximately 200 feet of road frontage along Jordan Rd. ~455.13 feet deep. The land consists of mostly grassy open space, with some trees along the perimeter. Trees may be on neighboring properties. Easily traversable. Unfortunately the home and garage are in poor condition. This is a modular mobile home that is sitting on blocks and dirt. There were holes in the floor and evidence of animal damage. Shingled roof on both the home and the garage are in poor shape. Localized leaks found in both. Furnace and water heater still present but look old. The floors in the home felt soft. The master bedroom had a water bed which is now caving in through the floor. The house and garage were full of personal property, debris, and garbage. The lot is very overgrown and unkempt. There are two small wood sheds next to the home in poor shape and full of garbage. Both the house and the garage are going to require a great deal of work to get them back in good living condition. Please be prepared. It might even be worth it to start over. Move the old home out and bring in a fresh new mobile. 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. <b>Additional Disclosures:</b> 22; 32; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	6919 JORDAN RD PECK	\$1,969.55
6314	<p><b>Parcel ID:</b> 240-032-400-030-03; <b>Legal Description:</b> T11N R14E SEC 32 W 33 FT OF S 1/4 OF SE 1/4 OF SE 1/4. <b>Comments:</b> Approximately 0.29 acres. Located in the Sandusky Community School District. Residential Land Use Code: 402. No observed structures. Approximately 33 feet of road frontage along W Marlette Rd. ~330 feet deep. The land consists of a tall grassy space with a mix of mature and young trees. Ground appears level throughout. There is a large drainage ditch that runs along the road side. Old paved driveway entrance. Vegetation is growing through the driveway which hardly remains. Power lines run along the West border of the property. Would be a good purchase for one of the adjacent property owners looking to increase their property size. 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.</p> <p><b>Summer Tax Due:</b> TBA</p>	W MARLETTE RD PECK	\$460.46

6315	<p><b>Parcel ID:</b> 250-023-300-010-00; <b>Legal Description:</b> T13N R14E SEC 23 COM AT SW COR, TH N 395.02 FT TO POB, TH N 271.00 FT, E 394.00 FT, S 271.00 FT, W 394.00 FT TO POB 2.451 ACRES. <b>Comments:</b> Approximately 2.45 acres. Located in the Deckerville Community School District. Residential Land Use Code: 401. Approximately 271 feet of road frontage along n Stringer Rd. ~394 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Beware of dogs. There are Encroachment issues with two barns on the adjacent property to the North. They are split in half by the property line. Possible encroachment issues with the concrete silo on the North East corner of the property. This is going to be a complicated property due to the encroachment issues. The main house is in good condition with no glaring issues. Vinyl siding could use a wash but no damage seen. Shingled roof looks fairly new. Block foundation looks solid but there are a few cracks. Nice large grass yard surround the home with many trees. There is a second smaller storage building/house to the east that is in fair shape. Block walls have some cracks and a section has metal siding. Mix of shingle and metal roof. The shingled section needs repairs. Large concrete parking lot area next to this building. The barns are very large one is older with block and wood walls. The other barn is more modern and has metal walls and roof. They both look to be in fair shape. The older barn looks good for its age. Very useable. This is a nice property that is being well maintained. Is a shame there are encroachment issues with half the buildings. Please do your own due diligence and be prepared. NOTE: EASEMENT WITH DTE ENERGY ON L/P 1528/613 <b>Additional Disclosures:</b> 39; 21; 33; 6; 30; 45 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	4046 STRINGER DECKERVILLE	\$3,948.25
6317	<p><b>Parcel ID:</b> 261-302-003-444-00; <b>Legal Description:</b> GREAT LAKES BEACH #2 LOTS 3444 TO 3447 INCL. CHARLOTTE. <b>Comments:</b> Approximately 0.18 acres. Located in the Croswell-Lexington Community School District. Residential Land Use Code: 402. No observed structures. Approximately 80 feet of road frontage along Charlotte Rd. ~100 feet deep. The land consists of a open grassy space and a couple bushes. Ground is level throughout. Would be a good purchase for one of the adjacent property owners looking to increase their property size or put up a garage for some extra space. 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. <b>Summer Tax Due:</b> TBA</p>	CHARLOTTE LEXINGTON	\$1,263.80
6319	<p><b>Parcel ID:</b> 330-100-020-007-00; <b>Legal Description:</b> T11N R12E SEC 32 W 39 FT 3 IN OF LOT 7, BLK 20, ORIGINAL PLAT OF MARLETTE EXC COM AT NE COR SEC 5, TH W 203.94 FT, N33 FT TO SW COR LOT 7 TO POBTH N 114 FT ALONG W LINE OF LOT 7, TH E 14.29 FT, S 114 FT, TH W 15.10 FT TO POBTIF. <b>Comments:</b> Approximately 0.08 acres. Located in the Marlette Community School District. Commercial Land Use Code: 201. Approximately 25 feet of road frontage along Marlette Rd . ~130 feet deep. This commercial building is made up of 9 offices and 1 bathroom. Unfortunately the building looks like its been sitting unused for a long time and is starting to form mold in the interior. It hasn't ravaged through the whole building but some of the rooms have it. Lots of office furniture has been left behind. Personal property. 200 amp breaker box looks fairly new. The foundation appears to be slab. Most of the floors feel very solid but there are some sections that are cracking, bowing and soft. There is most likely wood floors in some of the rooms and the excess moisture has cause it to swell and bow. The shingled roof is very old with a great deal of cracking and curling. Most of the rooms have been cleared out with some left over personal property. Electric meter still hooked up on the rear of the building. Gas meter has been removed. There is street parking in front of the building. Small amount of parking behind the building in a paved alley. There's a lot of potential here but it is going to require getting your hands dirty. This is a handyman's special. Its going to require repairs and renovations. Sits in between two commercial building. Please be prepared. <b>Additional Disclosures:</b> 21; 32; 5 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	6476 MARLETTE MARLETTE	\$8,770.47

6320	<p><b>Parcel ID:</b> 330-160-000-019-18; <b>Legal Description:</b> WILSON SUB LOT 30. <b>Comments:</b> Approximately 0.36 acres. Located in the Marlette Community School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along Lorraine St. ~159 feet deep. The land consists of open grassy space around the home with a mix of mature trees and pines. Easily traversable. Paved driveway runs along the side of the home and leads to an attached two car garage. There is a large shed behind the home that is chocked up on blocks. The shed is insulated and full of personal property. The shed is in good condition. No leaks. The house is in good shape as well. It appears the former occupants were or are in the process of moving out. Most of the rooms are empty with personal property piled up or organized. No basement. Block foundation looks very solid. Shingled roof is older but looks good. No major damage seen and no leaks visible. Gas hook up in the kitchen and spot for fridge. Gas meter and electric meter are still hooked up and active. Furnace and water heater are located near the garage entrance with hook ups for a washer and dryer. This is a nice house in a good looking neighborhood. The back yard is overgrown but most of the house is well maintained. Someone cared about this home. There is a ton of potential and a bit of TLC would go a long way with this one. We don't get to many like this in the auctions. Don't miss your opportunity. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	2828 LORRAINE MARLETTE	\$4,991.68
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# Tuscola

Lot #	Lot Information	Address	Min. Bid
6600	<p><b>Parcel ID:</b> 003-300-000-0090-00; <b>Legal Description:</b> SEC 33 T10N R7E LOT 9 OAK GROVE SUB. <b>Comments:</b> Approximately ~0.46 acres. Located in the Millington Community School District. Residential Land Use Code: 401. Approximately ~100 feet of road frontage along Baker Dr and Stanley Dr. ~200 feet deep. This is a Frankenstein of a house. It appears to be a mobile that's had many additions built on over the years. The main section of the home is sitting on blocks and dirt. There is a mobile home concrete pad between the house and the garage which has an enclosed hallway built on it to join the house with the garage. This pad is in terrible shape with large cracks and settling. There is also an addition built onto the back of the garage and another on the side of the home. Both the home and the garage are in poor shape. Multiple leaks which has allowed mold to start forming. The house doesn't have that much mold but the floors feel very soft and there is evidence of weak repairs. Old fuse boxes. Electric meter and gas meter are still hooded up but not active. The garage sits on a concrete slab that's in decent shape with minimal cracking. Old concrete driveway has turned into gravel over the years. There is a large amount of debris in the home, garage, and around the buildings. The land consists of open grassy space with mixed trees and light vegetation. Easily traversable. Sits between two houses. This is going to take a lot of work before its back in good living condition. Please be prepared for some work. <b>Additional Disclosures:</b> 5; 17; 32; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	10424 BAKER DR CLIO	\$3,801.33
6601	<p><b>Parcel ID:</b> 005-012-597-4700-00; <b>Legal Description:</b> SEC 12 T11N R10E LOT 747 SHAY LAKE HEIGHTS SUB NO 6. <b>Comments:</b> Approximately ~0.36 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. No observed structures. Approximately ~95 feet of road frontage along Audrey Lane and ~168 feet deep. The land consists of mixed trees and vegetation but is easily traversable. Ground appears to be level throughout. Sits between two similar sized vacant lots. There is a house on the adjacent property to the South. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. The section of Audrey lane this lot is located on appears to be an unbuilt platted road. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L AUDREY LN MAYVILLE	\$683.02
6602	<p><b>Parcel ID:</b> 005-014-562-4900-00; <b>Legal Description:</b> SEC 14 T11N R10E LOT 249 SHAY LAKE HEIGHTS SUB NO 2. <b>Comments:</b> Approximately 0.17 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. 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 legal road frontage on Farmsdale which has not been developed other than being a two track dirt path and may not be accessible by car all the way to this parcel. In the Shay Lakes heights Subdivision No 2. Plat map is provided in the photos. Electric and phone are in the area. 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. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	NO ROAD SILVERWOOD	\$668.54
6604	<p><b>Parcel ID:</b> 011-018-000-3700-00; <b>Legal Description:</b> SEC 18 T11N R9E BEG AT PT WHICH IS N 89 DEG 50' 23" E 714.45 FT FROM W 1/4 COR OF SEC TH N 89 DEG 50' 23" E 561 FT TO W N &amp; S 1/8 LN, N 00 DEG 10' 44" W 233 FT, S 89 DEG 50' 23" W 561 FT, S 00 DEG 10' 44" E 233 FT TO POB. 3 A. <b>Comments:</b> Approximately ~3 acres. Located in the Mayville Community School District. Residential Land Use Code: 401. Approximately ~561 feet of road frontage along W Blackmore Rd. ~233 feet deep. Old mobile home sits in the middle of the property with a small wood shed to the East. The mobile is very old and outdated. Looks to have been sitting for many years. There are leaks and the excess water has allowed mildew and mold to form. The floors feel very weak, almost fell through in a few spots. Two bedroom one bathroom. Propane tank has been removed. Water heater has been removed and is siting next to shed. The home has some personal property and other debris. Could not locate electric panel. Mobile is sitting on dirt and blocks. The shed is full of debris. The mobile isn't the prize here its the land. Once the mobile and shed are removed and debris cleaned out this would be the ideal spot for a new build. 3 acres of wooded lands. Plenty of space for a family to live. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 17; 21; 5; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	2926 W BLACKMORE RD MAYVILLE	\$2,540.47

6605	<p><b>Parcel ID:</b> 013-002-100-2200-01; <b>Legal Description:</b> SEC 02 T12N R9E COM AT A PT THAT IS E 489 FT &amp; N 71 DEG 47' 30" E 203.49 FT FROM W 1/4 COR OF SEC, TH N 01 DEG 31' 50" W 207.65 FT, TH N 88 DEG 18' 34" E 100 FT, TH S 00 DEG 15' 45" W 179.74 FT, TH S 71 DEG 47' 30" W 98.52 FT TO POB. .43 A. <b>Comments:</b> Approximately ~0.43 acres. Located in the Caro Community School District. Residential Land Use Code: 401. Approximately ~100 feet of road frontage along East Dayton Rd . ~180 feet deep. It appears there may be an easement for the adjacent property to the North. Drive way is partially shared. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Beware of dog. This is a small home with a small foot print. Debris surrounds the home and there is more in the back yard. Appears to be slab but hard to determine with house siding going to the ground. Shingles look fairly new but the house is old and there is soffit/fascia rot. Metal siding on the home with bare osb on the side mud room. Gas and electric are still hooked up and active. This house will require repairs and renovations but its small so it shouldn't be that large of an undertaking. Please be prepared. <b>Additional Disclosures:</b> 33; 6; 45; 21; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1051 EAST DAYTON RD CARO	\$2,972.56
6606	<p><b>Parcel ID:</b> 014-500-009-0300-00; <b>Legal Description:</b> SEC 9 T12N R8E COM AT A PT 209 FT W OF SE COR OF SEC, TH N 198 FT, TH W 44 FT, TH S 198 FT TH E 44 FT TO POB. VILL OF WATROUSVILLE. <b>Comments:</b> Approximately ~0.20 acres. Located in the Vassar Public School District. Residential Land Use Code: 401. Approximately ~44 feet of road frontage along West Caro Rd. ~198 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Was told the occupant was moving their things out and is in the process of leaving. Small one story home with dirt driveway. This property including the is in very poor shape. Multiple broken windows. Roof is sagging drastically in a few areas. There is extensive debris around the home and all throughout the back of the property. Soffit and fascia damage. There are multiple trees growing up next to the foundation that need to be removed. The back portion of the house is a mess. Overgrown and unkempt. The exterior inspection of the home makes me think the interior is in similar condition. This property is going to take a great deal of work to get it cleaned out before any work can get started. Please be prepared. <b>Additional Disclosures:</b> 33; 6; 63; 66; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	4528 W CARO RD VASSAR	\$3,867.88
6607	<p><b>Parcel ID:</b> 020-018-231-0100-00; <b>Legal Description:</b> SEC 18 T11N R8E LOT 1 BLK 1 DU BOIS SUB. <b>Comments:</b> Approximately ~0.30 acres. Located in the Vassar Public School District. Residential Land Use Code: 401. No Observed structures. Approximately ~165 feet of road frontage along Proctor St. ~80 feet road frontage on S Vassar Rd. Land consists of open grassy space and a few mature trees. Easily traversable. Ground is level throughout. Appears to currently be maintained by adjacent neighbors. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Drainage ditch runs along the road. Small amount of debris such as the remains of an old couch and the cut down tree. 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. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L S VASSAR RD VASSAR	\$1,168.53
6608	<p><b>Parcel ID:</b> 020-027-000-0600-22; <b>Legal Description:</b> VASSAR T11N R8E SEC 27; COM AT S 1/4 COR, TH N 00-44-27 W 2675.17 FT TO CEN OF SEC, TH N 89-56-13 W 264.78 FT, TH N 00-44-29 W 233.03 FT TO POB, TH N 00-44-29 W 466.33 FT, TH S 89-56-08 E 324.55 FT, TH S 00-54-01 E 466.34 FT, TH N 89-56-14 W 325.84 FT TO POB. 3.48 A. <b>Comments:</b> Approximately ~3.48 acres. Located in the Vassar Public School District. Residential Land Use Code: 402. Approximately ~324 feet of road frontage along Birch Land. ~466 feet of frontage along a dirt road along the Western border of the property. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists of open grassy space surrounding the home with mixed trees and vegetation. Ground is level throughout. Easily traversable. Surrounded by farmland. The modular home has not been here long. This looks like a very recent build. Everything looks fresh and is well maintained. Shingled roof looks new. Vinyl siding is clean. Landscaping is nice. Foundation was concealed by a skirt. Submersed well. Wrap around gravel driveway. Multiple vehicles were parked on the property during last visit. There's not a whole lot to say about this one because its in such great shape. We don't get to many like these. <b>Additional Disclosures:</b> 17; 21; 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L PARTRIDGE PT VASSAR	\$5,144.33

6609	<p><b>Parcel ID:</b> 021-025-000-3700-01; <b>Legal Description:</b> SEC 25 T10N R9E COM AT A PT THAT IS S 89 DEG 08' W 996.84 FT FROM SE COR OF SD SEC, TH CONTN S 89 DEG 08' W 204.98 FT, TH N 00 DEG 30' 35" W 250 FT, TH N 89 DEG 08' E 204.97 FT, TH S 00 DEG 30' 42" E 250 FT TO POB. (PARCEL C) 1.18 A. <b>Comments:</b> Approximately ~1.18 acres. Located in the Mayville Community School District. Residential Land Use Code: 402. Approximately ~204.97 feet of road frontage along Goodrich Rd. ~250 feet deep. There is an easement running along the West side of the property that always access to the three properties to the North West. No observed structures. The land consists of open some open space near the road side with mixed trees, pine trees, and some thick vegetation. Ground appears to be mostly level with a few small hills. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Plenty of space to put up a small home or storage barn. Just East of Fostoria. 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. LOT# 6610 is located just North of this property. You could pick up both properties at auction and have a nice chunk of land to work with. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L GOODRICH RD FOSTORIA	\$1,755.32
6610	<p><b>Parcel ID:</b> 021-025-000-3700-02; <b>Legal Description:</b> SEC 25 T10N R9E COM AT A PT THAT IS S 89 DEG 08' W 1201.82 FT &amp; N 00 DEG 30' 35" W 250 FT FROM SE COR OF SD SEC, TH CONTN N 00 DEG 30' 35" W 250 FT, TH N 89 DEG 08' E 204.96 FT, TH S 00 DEG 30' 42" E 250 FT, TH S 89 DEG 08' W 204.97 FT TO POB. (PARCEL B) 1.18 A. <b>Comments:</b> Approximately ~1.18 acres. Located in the Mayville Community School District. Residential Land Use Code: 402. Approximately ~204.97 by ~250 feet deep. There is an easement running along the West side of the property that allows access to this property. No observed structures. The land consists of open grassy space along the easement with many rows of pine trees, other mixed trees and some thick vegetation here and there. Ground is mostly level with a small hill in the pine tree area. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Plenty of space to put up a small home or storage barn. Just East of Fostoria. 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. LOT# 6609 is located just South of this property. You could pick up both properties at auction and have a nice chunk of land to work with. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L GOODRICH RD (OFF) FOSTORIA	\$1,713.45
6611	<p><b>Parcel ID:</b> 022-009-000-1000-00; <b>Legal Description:</b> SEC 9 T12N R10E COM AT A PT THAT IS N 89 DEG 20' 02" E 1068.06 FT FROM W 1/4 COR OF SEC, TH N 89 DEG 20' 02" E 220 FT, TH S 00 DEG 42' 22" W 396 FT, TH S 89 DEG 20' 20" W 220 FT, TH N 00 DEG 42' 22" E 396 FT TO POB. 2 A. <b>Comments:</b> Approximately 2 acres. Located in the Kingston Community School District. Residential Land Use Code: 401. Approximately 220 feet of road frontage along Frankford Rd and ~396 feet deep. The land consists mostly of grassy open area, mixed trees along the East border of the property. Sits in between forest to the East and farmland to the West. This one story home is in poor shape. Someone was not in great health that lived here and was not able to maintain the property. There is a great deal of trash inside the home and all over the property surrounding the home. There are sheds in the backyard full of garbage and one of the sheds is collapsing. Electric meter has been removed. Propane tank has been removed. Furnace and water heater still present but don't look great. Submersed well in front yard. The exterior of the home is in poor shape and its hard to determine what happened. It looks like half of the vinyl siding has melted due to a fire but there is minimal charring. Third party stated occupants were burning garbage and it caught the tall grass surrounding the home on fire. Third party also stated the water lines under the house have ruptured. Studs and insulation is visible from the outside. Shingled roof looks old and the cap has curling and cracking. Broken windows. This property is going to require a good amount of work to bring it back to good living condition. Please be prepared. <b>Additional Disclosures:</b> 13; 11; 21; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3150 FRANKFORD RD CARO	\$6,362.43

6612	<p><b>Parcel ID:</b> 023-029-001-1500-00; <b>Legal Description:</b> SEC 29 T14N R7E COM 233 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH W 125 FT, TH S 190 FT, TH E 125 FT, TH N 190 FT TO POB. <b>Comments:</b> Approximately 0.55 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 402. Approximately 190 feet of road frontage along Quanicassee Rd and ~125 feet deep. Unfortunately both buildings have collapsed and are very likely a total loss. As they sit they are dangerous buildings. This are unfit for human occupancy and should be torn down to prevent any injuries. Please use extreme caution if visiting in person. There is a large amount of debris on this property that will need to be cleaned up before its back in usable condition. Good location if you want to be near the water. Just South of Saginaw bay. You could clean up the property and build something new in its place. This property will be an endeavor please be prepared. 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. <b>Additional Disclosures:</b> 33; 36; 21; 69 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	4163 QUANICASSEE RD FAIRGROVE	\$4,326.74
6613	<p><b>Parcel ID:</b> 023-030-000-1600-00; <b>Legal Description:</b> SEC 30 T14N R7E THAT PART OF W 1/2 OF E FRL 1/2 S OF STATE HWY M-25. <b>Comments:</b> Approximately 1.03 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 402. Approximately 650 feet of road frontage along lake Huron Cir Tour. This is a swamp lot. Wet land indicators throughout with a "pond" filled by drainage and rain runoff. Across the street from Marsh and Saginaw Bay. 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. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	V/L BAY CITY FORESTVILLE RD FAIRGROVE	\$673.78
6614	<p><b>Parcel ID:</b> 023-032-000-0500-00; <b>Legal Description:</b> SEC 32 T14N R7E COM AT A PT THAT IS N 33 FT FROM SW COR OF SW 1/4 OF NE 1/4, TH E 247.50 FT, TH N 198 FT, TH W 247.50 FT, TH S 198 FT TO POB. 1.13 A. <b>Comments:</b> Approximately 1.13 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 401. Approximately 198 feet of road frontage along Mavis Rd and ~247.50 feet road frontage on Brust Rd. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists mostly of grassy open area around the home with mixed trees along the border. Easily traversable. Surrounded by farmland and barely any neighbors. The house and garage are both in good shape. Vinyl siding looks good, shingled roof looks good on both. Both foundations look solid. Property was being maintained and there was a package on the front steps. Electric meter had current running to house. Propane tank still present. Paved driveway leads to a two car garage. There is also a third building to the East that appears to have been an animal coup. This building has a collapsing roof and the rear of the building is bare osb. However the foundation looked solid. Large burn pit with garbage and other debris. Overall this is a nice property out in the country with no neighbors. This is a great spot for someone that likes seclusion and fresh country air. We don't get to many of these come through the auctions. Don't miss out on your chance. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	9242 BRUST RD FAIRGROVE	\$5,433.20
6615	<p><b>Parcel ID:</b> 031-500-102-0200-00; <b>Legal Description:</b> SEC 34 T14N R8E LOT 2 BLK 2 EX COM AT NW COR OF LOT 1 BLK 2, TH S 89 DEG 48' 19" W 2.85 FT, TH S 00 DEG 11' 23" W 26.22 FT, TH N 89 DEG 48' 19" E 2.98 FT, TH N 00 DEG 05' 51" W 26.22 FT TO POB BLK 2. ASSESSORS PLAT VILL OF AKRON. <b>Comments:</b> Approximately 0.88 acres. Located in the Akron-Fairgrove School District. Commercial Land Use Code: 201. Approximately 148 feet of road frontage along Beach Street and ~180 feet of road frontage on East St. The West portion of the property runs along some rail road tracks. Large commercial building with plenty of space. Unfortunately some sections of the shingled roof are leaking and has caused some mold to form. It has not ravaged the entire building but there are sections with slight mold. I think the size of building and it being mostly concrete and steel has helped out a lot. This is a pretty large building with multiple additions built on. Most of the walls are block and have some slight cracking. Large garage doors. Looks like this could have been an auto repair shop at some point. Possible contamination indicators. Multiple large electric breaker boxes. Some heavy machinery has been left behind. There is a lot of potential for this building. Once the roof is redone I think you'd have some good bones for a commercial business. Most of the building has been cleared out but there are some left overs. Furnace and water heater still present. This is a great fixer upper for someone looking for a new business location. <b>Additional Disclosures:</b> 21; 5; 32; 13 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	4225 EAST ST AKRON	\$11,563.46

6616	<p><b>Parcel ID:</b> 031-500-102-0500-00; <b>Legal Description:</b> SEC 34 T14N R8E COM AT A PT 130 FT N OF S 1/4 COR OF SEC, TH E 75 FT, TH N 35 FT, TH W TO RR R/W, TH SW ALG RR TO A PT DUE N OF POB, TH S TO POB. (PART OF BLK 2) ASSESSORS PLAT VILL OF AKRON. .05 A. <b>Comments:</b> Approximately 0.05 acres. Located in the Akron-Fairgrove School District. Commercial Land Use Code: 201. Main street and a some railroad tracks run along the front of the building to the West. This is a small business that appears to have been a barbershop or salon. It appears to have been cleared out by the former owners but there is a bit of debris left behind. One open room with a furnace, water heater and toilet behind the back wall. Foundation looks solid. Vinyl siding looks fine. Shingled roof looks good. Gas and electric meter still hooked up. Electric meter located inside building. This is a simple little building that has a lot of potential. It wouldn't take much to get this one back in working order. Needs some repairs and renovations but nothing major stood out. Sits next to a gas station that gets a lot of traffic. Great spot for a little business. Adjacent to LOT# 6615 to the North. Appears to share a dirt driveway.</p> <p><b>Summer Tax Due:</b> TBA</p>	3520 N MAIN ST AKRON	\$2,607.00
6617	<p><b>Parcel ID:</b> 031-500-107-1200-00; <b>Legal Description:</b> SEC 34 T14N R8E LOT 12 BLK 7 ALSO COM AT NW COR OF SD LOT 12, TH S 73.25 FT, W 54 FT, N 73.25 FT, E 54 FT TO POB. ASSESSORS PLAT VILL OF AKRON. <b>Comments:</b> Approximately 0.39 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 401. Approximately 140 feet of road frontage along Main St. Unfortunately this large house has not been well maintained and is in very poor shape. The exterior of the home doesn't look to bad but the interior of the home is trashed. Multiple electrical breaker boxes. Block foundation has some cracks and there is a large tree growing right up against the home that has likely already caused damage. The shingled roof is in bad shape and there are visible holes in certain sections. Mold is forming in the home. Chain link fenced in back yard. Small concrete parking spot. Attached one car garage. The interior of the home is in very poor shape. It is full of debris and garbage. Tons of used tires and construction material. The ceiling has collapsed in most areas of the home. Did not go to second floor due to safety concerns. Some of the windows have been boarded. The bathrooms are in shambles. Its a shame the house in such condition because at one time it was a nice large home. There's a lot of issues with this home that will need to be addressed. Please do your own due diligence and be prepared. High traffic area and near train tracks. Across the street from a gas station. <b>Additional Disclosures:</b> 36; 5; 32; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3533 MAIN ST AKRON	\$13,552.91
6618	<p><b>Parcel ID:</b> 031-500-114-0400-00; <b>Legal Description:</b> SEC 34 T14N R8E LOT 4 BLK 14 ASSESSORS PLAT VILL OF AKRON. .25 A. <b>Comments:</b> Approximately 0.25 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 401. Corner Lot. Approximately 165 feet of road frontage along School St and ~105 feet along Beach St. Unfortunately this home has not been maintained and is in very poor shape. The roof is in very bad condition with DIY repairs. Soffit and fascia rot. Chimney stack is crumbling. Gas and electric meter are still hooked up. Broken windows. The front porch mud room is sinking and settling. The back porch has a tree growing up through the middle. There are remains of an old foundation next to home that was likely to an old garage. There is a garage and an old shed on the property as well but they are in poor shape has well. There is a good amount of debris all throughout the property and inside the home. Incomplete construction. Looks like they were trying to add an additional room to the main floor. Debris and garbage throughout house. Some mold is forming in the rooms under the leaking roof. I could not locate basement entrance. This house is going to need a great deal of work before its back in good living condition. Please do your own due diligence and be prepared for some work. <b>Additional Disclosures:</b> 32; 21; 66; 5; 22; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	3505 SCHOOL ST AKRON	\$3,467.81
6619	<p><b>Parcel ID:</b> 032-500-103-0500-00; <b>Legal Description:</b> SEC 3 T13N R8E LOT 5 BLK 3 ASSESSOR'S PLAT VILL OF AKRON. <b>Comments:</b> Approximately 0.20 acres. Located in the Akron-Fairgrove School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along E Beach St and ~130 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Former owner stated he would attempt to buy back at auction. This is a smaller home in fair shape. Shingled roof looks fairly new. Block foundation looked solid. Siding could use some repairs but is in decent shape. A/C unit on side of home. Chain link fenced in grassy back yard. Gas and electric meter are hooked up and active. Concrete driveway leads to a detached one car garage that's in fair shape. Block walls on the garage with a chimney on the rear. Overall this house looks to be in fair shape. Interior condition is unknown. There's not a whole lot to say about this one. Its being well maintained and is in fair shape. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	4197 E BEACH ST AKRON	\$4,697.62

6620	<p><b>Parcel ID:</b> 035-500-108-0500-00; <b>Legal Description:</b> SEC 33 T14N R11E LOTS 5 &amp; 6 BLK 8 PLAT OF VILL OF CASS CITY. <b>Comments:</b> Approximately 0.40 acres. Located in the Cass City Public School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along Houghton St and ~132 feet of road frontage along West St. There is also 132 feet of frontage along a dirt alley to the North. Open grassy space surrounds the home with a few mature trees. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This is a large brick building that is set up as apartments. Unknown how many units there are. There were 5 electric meters and 2 gas meters during last visit. There are 4 entrances to the home and a 5th that looks like it leads to the basement. Multiple vehicles parked on the property. There is a dirt driveway and addition parking along an alley to the North. Stone Foundation looks like its had some repairs in the past. Some of the brick is deteriorating but look decent for its age. The shingled roof worries me there are some sections that look bad and may have damaged the interior. Gutter damage as well. Interior condition is unknown so take that with a grain of salt. This is a massive building that will no doubt need repairs and renovations. There is a lot of potential here and this is a very cool old building that deserves more time. Will you be the one to give it the TLC it needs? <b>Additional Disclosures:</b> 33; 6; 18; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	6419 HOUGHTON ST CASS CITY	\$10,920.07
6621	<p><b>Parcel ID:</b> 035-500-371-1100-00; <b>Legal Description:</b> SEC 33 T14N R11E LOT 11 BLK A KELLANDS ADD VILL OF CASS CITY. <b>Comments:</b> Approximately 0.17 acres. Located in the Cass City Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Houghton St. ~132 feet deep. There is also an grass alley to the North. Appears to be a road that was never constructed. Unimproved. Grassy front and back yard with a few mature trees. Unfortunately this house is in very bad shape. Roof is collapsing in multiple spots. There are lots of cats coming and going. Strong odor. Foundation is crumbling and settling. One of the walls on the back of the home has blown out. The house is full of mold. This house would require a great deal of work to get it back in good living condition. At this point it might be just be a tear down. Please be prepared. <b>Additional Disclosures:</b> 66; 33; 21; 32; 63; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	6359 HOUGHTON ST CASS CITY	\$8,288.96
6622	<p><b>Parcel ID:</b> 037-500-121-0300-01; <b>Legal Description:</b> SEC 01 T14N R10E LOT 3 BLK 1 JAMES CLEAVER'S ADD VILL OF GAGETOWN. <b>Comments:</b> Approximately 0.20 acres. Located in the Owendale-Gagetown Area School District. Commercial Land Use Code: 202. Approximately 66 feet of road frontage along State St and ~132 feet deep. Sits in between the Gagetown Salon and the Village water tower. A portion of the property is a dirt/gravel parking lot that looks like it was used for the Salon. The Salon appears to be abandoned. There are some steel bumpers installed around the parking area. The rest of the property is open grassy space. Slopes down from the road. There is a large pile of bricks that look to be from the Salons exterior wall. There is a concrete slab with a drum of what looks like oil. 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. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L STATE ST GAGETOWN	\$1,168.95
6623	<p><b>Parcel ID:</b> 037-500-123-0800-00; <b>Legal Description:</b> SEC 01 T14N R10E LOT 8 BLK 3 JAMES CLEAVER'S ADD VILL OF GAGETOWN. <b>Comments:</b> Approximately 0.32 acres. Located in the Owendale-Gagetown Area School District. Commercial Land Use Code: 202. Approximately 155 feet of road frontage along Lincoln St. It appears a small portion of the property is may be used as a parking lot by an adjacent business but not much. Difficult to determine the exact property line. The other portion of the property is partially wooded. Mostly level with a slight slope from the road. Recently mowed and being maintained. 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. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,305.12

6624	<p><b>Parcel ID:</b> 050-500-459-0400-00; <b>Legal Description:</b> SEC 03 T12N R9E LOT 4 EX 2 FT OFF E SIDE 40 FT LONG BLK 9 CHAS MONTAGUE SUB VILL OF CARO. <b>Comments:</b> Approximately 0.14 acres. Located in the Caro Community School District. Residential Land Use Code: 401. Approximately 48 feet of road frontage along Wells St and the same on a dirt alley to the South. ~122 feet deep. Open grassy with a few mature trees. Sits in between two houses. This house has not been well maintained. I looks like many kids were living inside. The odor is very strong in this one. Lots of food left over to rot. Large amount of garbage and diapers piled up around the home. Block and stone foundation has some cracks. Two bedroom one bathroom. Could not locate the basement entrance. Electric and gas meter still hooked up but not active. Multiple broken windows and glass. Use caution. There is a small shed behind the home full of garbage. The floors felt soft in areas. Vandalism and many holes punched in the drywall. Shingled roof is old and showing signs of cupping and curling. Damage to the gutter. This house is going to require a good amount of repairs and renovations before its back in good living condition but there is potential here. <b>Additional Disclosures:</b> 47; 63; 66; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	316 WELLS ST CARO	\$4,897.91
6626	<p><b>Parcel ID:</b> 051-500-112-1200-00; <b>Legal Description:</b> SEC 07 T11N R8E LOTS 12 &amp; 13 BLK 12 PLAT OF CITY OF VASSAR. <b>Comments:</b> Approximately 0.40 acres. Located in the Vassar Public School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along North Main St and ~132 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Overall this house looks to be in good shape from the exterior inspection. Interior condition is unknown. Shingled roof looks fairly new but one section has a good amount of moss and veg build up. Recently painted. Stone foundation look solid where visible. Electric and gas meter still hooked up and appear active. Fenced in back yard. Dirt/gravel driveway leads to a detached two car garage that has a normal size door and an extended one for tall vehicles. The garage is in good shape as well. The backside of the garage and the side of the home were not painted and is the original white. There is a tree limb resting on the roof of the home that needs trimming or it will damage the shingles. There is also a tree growing close to the garage foundation that should be removed. There's a good amount of debris on the property. Some parts of the wood exterior has rot but nothing to major. Overall the property is being maintained and looks to be in good shape. Lots of potential here. <b>Additional Disclosures:</b> 21; 45; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	310 N MAIN ST VASSAR	\$10,673.06
6627	<p><b>Parcel ID:</b> 051-500-513-0300-00; <b>Legal Description:</b> SEC 07 T11N R8E S 45 FT OF LOT 3 BLK 13 NORTH'S ADD CITY OF VASSAR. <b>Comments:</b> Approximately 0.14 acres. Located in the Vassar Public School District. Residential Land Use Code: 401. Approximately 45 feet of road frontage along N Sheridan St. ~132 feet deep. Land consists of open grassy space and a handful of large mature trees. Level throughout. Across the street from large industrial building. The garage is old but is in decent shape. Slab foundation in decent shape with some cracking. Block walls look solid. Shingled roof is older but looks good for its age. Gutters need repairs. Electric meter has been cut off from the main. Older fuse box inside garage. The garage has some personal property from an adjacent property owner that will be removed before the sale. There is a small wood addition of the side of the garage. Would be a good purchase for one of the adjacent land owners looking for a some extra storage space. 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. <b>Additional Disclosures:</b> 23; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1 N STATE ST VASSAR	\$1,399.54
6628	<p><b>Parcel ID:</b> 043-500-120-0200-00; <b>Legal Description:</b> SEC 36 T15N R8E LOTS 2 &amp; 7 BLK 20 ORIG PLAT VILL OF UNIONVILLE. <b>Comments:</b> Approximately 0.40 acres. Located in the Unionville-Sebewaing Area School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along Center St and ~132 feet deep. Sits in between a house and a car wash to the North. No observed Structures. Land consists of open grassy space and a handful of mature trees. Level throughout. The adjacent neighbor to the South is mowing a portion of this lot. 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. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	V/L CENTER ST UNIONVILLE	\$2,315.86

6629	<p><b>Parcel ID:</b> 005-035-000-2500-00; <b>Legal Description:</b> SEC 35 T11N R10E COM 14 RDS E OF SW COR OF SE 1/4 TH N 21 3/4 RDS TO PM RR R/W, E ALONG RR R/W 14 RDS, S TO COUNTY LINE, W TO POB. .77 A. <b>Comments:</b> Approximately 0.77 acres. Located in the Mayville Community School District. Residential Land Use Code: 401. Approximately 140 feet of road frontage along Marlette St. Train tracks run along the North border of the property. Sits between two houses. The land consists mostly of grassy open area around the home and a couple trees. Easily traversable. Unfortunately this house appears to have been sitting for sometime. The shed behind the home is full of debris and is in poor shape. The home has roof issues with soffit and fascia rot. Evidence of animal damage. The frame around the rear entrance to the home is swollen and has wood rot. The concrete slab front porch on the home has extreme settling and has major cracking. Broken windows on the home. Shingled roof is in very poor condition with some sections having metal roofing placed over it. There are leaks inside the home causing excess moisture and some minor mold to form. There is debris and personal property inside the home. No basement. Slab foundation likely has some major cracking if similar to the front porch section. This is a very small home but it needs a lot of work. This could be a great purchase for a handy man looking for their next project. There's potential here but its going to require you to open your wallet or get your hands dirty. Please be prepared. <b>Additional Disclosures:</b> 63; 5; 21; 32; 34; 66; 22 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	2665 MARLETTE RD SILVERWOOD	\$5,505.07
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## Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

**21:** This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property**. However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is

strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

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

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

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

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

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

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

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

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

building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

**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 exist, 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.

**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.

**69:** This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

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