

# Public Land Auction

Southern Central Lower Peninsula

*August 21st, 2025*

Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, and  
Washtenaw (Dnr) 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.**

- Clinton
- Gratiot
- Ionia
- Livingston
- Montcalm
- Shiawassee

## 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:**

- Washtenaw 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 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 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.

### B. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# Clinton

Lot #	Lot Information	Address	Min. Bid
2000	<b>Parcel ID:</b> 010-100-007-003-00; <b>Legal Description:</b> S 10 FT OF LOT 2 BLK 7, & LOT 3 BLK 7, EXC THE W 60 FT OF THE S 1/2 OF LOT 3, VILLAGE OF BATH. <b>Comments:</b> This one's got its ups and downs. Didn't feel 100% comfortable gaining access to the property, so inside pictures were only taken from Windows. Looks like somebody was in the renovation stage up front. The back windows show most of that has been redone. The kitchen looks nice everything about the back is great from the windows. Block built structure looks to be good but has some normal fracturing in some spots. Flat roof must be in semi decent shape because I can't see any collapsing issues or leakage from looking in. Looks like it may have been set up for commercial and residential use. The front could probably be Multiple different types of businesses. Overall a good opportunity for somebody looking at either real estate for commercial or residential! ~0.13 acres <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$463.28	13623 MAIN STREET BATH	\$14,710.59
2001	<b>Parcel ID:</b> 061-200-006-014-00; <b>Legal Description:</b> LOT 14, BLOCK 6, VANDEUSENS ADD. TO VILLAGE OF ELSIE. <b>Comments:</b> Spoke with the neighbors and they said that the family comes to deal with the house each year, once or twice. Not sure if somebody passed away or what the situation is. Either way I did not gain access into the house. That being said home looks to be in relatively decent shape from the outside. Roof is in pretty good condition with relatively new shingles. Foundation looks to be footings, not quite sure it's concealed. The backyard is nice and fenced in. One and a half car garage attached to the home with a breezeway. Right in the Village of Elsie houses in the vicinity are nicer and most have been updated recently. ~0.24 acres <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$879.92	117 E OAK ST ELSIE	\$5,694.07
2002	<b>Parcel ID:</b> 061-200-008-008-00; <b>Legal Description:</b> S 1/2 OF LOT 7, LOT 8, N 1/2 OF LOT 9, AND THE S 60 FT OF THE W 6 FT OF LOT 5, BLK 8, VANDEUSENS ADD TO VILLAGE OF ELSIE; EXCEPT THE E 60 FT OF THE N 6 FT OF THE S 1/2 OF LOT 7. <b>Comments:</b> Property is in the village of Elsie and consists of a two and a half car garage and a mobile with a roof. Very rough condition and the Village of Elsie is directing that the structures be demolished. Interested bidders should reach out to the Village of Elsie for more details on that. The property itself is ~0.5 acres and has a nice red maple and some other trees and foliage. In the village of Elsie and a nice house would be ideal right here. Houses in the vicinity are very nice and kept up well. <b>Additional Disclosures:</b> 17; 5 (see key for full text) <b>Summer Tax Due:</b> \$436.75	322 N SECOND STREET ELSIE	\$4,468.72
2003	<b>Parcel ID:</b> 140-180-000-099-00; <b>Legal Description:</b> LOT 99, WESTCHESTER HEIGHTS. <b>Comments:</b> Property is a ~0.29-acre trapezoid-shaped vacant wooded lot on the corner of Crestview Drive and Victoria Shores Drive. The property is moderately wooded and looks to have some low spots, but could probably be leveled out (don't quote me on that). Together with lot 2004, it would make a nice double lot. Close to the lake. Get them bids ready! 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> \$110.22	VICTORIA SHORE DR LAINGSBURG	\$2,337.03
2004	<b>Parcel ID:</b> 140-180-000-147-00; <b>Legal Description:</b> LOT 147, WESTCHESTER HEIGHTS. <b>Comments:</b> Property is a ~0.29-acre trapezoid-shaped vacant wooded lot close to the corner of Crestview Drive and Victoria Shores Drive. The property is moderately wooded and looks to have some low spots but could probably be leveled out (don't quote me on that). Together with lot 2003, it would make a nice double lot. Close to the lake. Get them bids ready! 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> \$110.22	CRESTVIEW DR LAINGSBURG	\$2,198.40

# Gratiot

Lot #	Lot Information	Address	Min. Bid
2600	<b>Parcel ID:</b> 01-010-008-20; <b>Legal Description:</b> COM 520 FT S & 208 FT W OF N 1/4 COR OF SEC, TH S 212 FT, E 208 FT, N 1 FT, W 207 FT, N 211 FT, W 1 FT TO POB, SEC 10-11-3. <b>Comments:</b> Property is a one-foot strip that runs around the edge of another lot on Grafton Road. It appears to be of little to no use, except for adding onto an adjoining property. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> TBA	N GRAFTON ALMA	\$661.81
2601	<b>Parcel ID:</b> 02-004-002-00; <b>Legal Description:</b> BEG AT INTERSECTION OF N SEC LINE WITH CENTERLINE OF MIDLAND-ST LOUIS STATE RD, TH W 9 RDS 8 1/2 FT, S 10 RDS, E 9 RD 8 1/2 FT, N 10 RDS TO BEG, SEC 4-12-2. 0.50 A M/L. BETHANY TOWNSHIP, GRATIOT COUNTY <b>Comments:</b> Property is an old restaurant on the corner of Pine River Road and Riverside Road. This place is in pretty rough shape on the interior but it is a block frame building so it could probably be restored. Some minor fracturing in the blocks but nothing crumbling so to speak. The roof however is a goner and the smell is of heavy mold and mildew aromas. Not much to say other than you need to gut it out and see where you're at. At that point it could be a number of different types of businesses. Quiet country road and lots of farm country in the vicinity. <b>Additional Disclosures:</b> 5; 32 (see key for full text) <b>Summer Tax Due:</b> \$319.08	11977 RIVERSIDE DR SAINT LOUIS	\$9,844.43
2602	<b>Parcel ID:</b> 05-110-013-00; <b>Legal Description:</b> VILLAGE OF MIDDLETON LOT 13 BLOCK 10. FULTON TWP., GRATIOT COUNTY. <b>Comments:</b> This parcel appears to be a commercial structure on ~0.05 acres. We were not able to conduct any kind of inspection of this parcel prior to auction. Interested bidders should thoroughly research this parcel. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$176.21	110 N NEWTON ST MIDDLETON	\$5,069.21
2603	<b>Parcel ID:</b> 05-800-111-00; <b>Legal Description:</b> RAINBOW LAKE HEIGHTS SUB LOT 111. FULTON TWP., GRATIOT COUNTY. <b>Comments:</b> Property is a vacant wooded lot on Butler Road. Measuring ~0.31 acres with ~80 foot of road frontage. The property looks a little low but not wet. Heavy foliage and a few large trees. It is in the area of the early 2000s and up, and in good condition. Nice, peaceful, quiet neighborhood looks like a good opportunity for somebody looking to 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> \$25.34	BUTLER RD PERRINTON	\$1,124.79
2604	<b>Parcel ID:</b> 09-004-009-03; <b>Legal Description:</b> PART OF THE S FRL 1/2 OF SEC 4; DESC AS BEG N 88 DEG 53' 51" W 790.35 FT FROM SE COR OF SEC 4 TO POB; TH N 01 DEG 06' 09" E 725 FT; TH N 88 DEG 53' 51" W 772.65 FT; TH S 01 DEG 06' 09" W 507 FT; TH E 70 FT; TH S 218 FT; TH E TO P OF BEG, SEC 4 T10N R4W. <b>Comments:</b> The oil and gas section of this property is an absolute disaster. Encompassing the southwest corner. Lots of pictures of the clean up and mess to deal with. The pole barn in the back is another story. That could be used for anything right now and with a little bit of clean up and some minor repairs inside, the office and the bathroom would be back in shape. Large ceilings, and I'm not really sure about the tank in the middle. That may be an issue to deal with. But other than that, a nice building. The property is very nice at ~12.43 acres with some rolling hill-like features. Appears to be fenced in on the southern portion. Easement is attached in the related documents <b>Additional Disclosures:</b> 13; 12; 30 (see key for full text) <b>Summer Tax Due:</b> \$614.27		\$29,000.87
2605	<b>Parcel ID:</b> 10-005-002-10; <b>Legal Description:</b> COM AT NW COR OF SEC, TH E 190 FT, S 440 FT, W 190 FT, N 440 FT TO POB, SEC 5-9-4. 1.91 A M/L. ROAD .47 DITCH .12 A. <b>Comments:</b> Well the good news is that there is land under all of this. That's about where the good news stops! The house is failing in multiple areas. About the only semi-decent thing on it is the old metal roof that seems to be holding up for some reason! Floors are all caving, barns are failing with one 3/4 of the way gone. So if I were to end up with this, I would proudly disassemble everything and sell the salvageable materials before I demolished whatever was left over. Barnwood is in high demand! The old metal roofing could be used for all kinds of things! Then at the end of the day, you would end up with just under two acres, ~1.92 of nice farm country property! I see the way I put it, it doesn't seem half bad! <b>Additional Disclosures:</b> 22; 36; 13 (see key for full text) <b>Summer Tax Due:</b> \$230.17	6041 S FERRIS RD	\$3,715.61

2606	<p><b>Parcel ID:</b> 10-005-006-10; <b>Legal Description:</b> BEGINNING S 88° 49'22" E ALONG THE S SEC LINE, 716.37 FT FROM THE SW COR OF SEC 5, TO THE CENTERLINE OF THE NORTH SHADE DRAIN TH S 88° 49'22" E 326.67 FT, TH N 00° 00'00" E, 429.00 FT, TH N 88° 49'22" W 428.00 FT, TH S 00° 00'00" W, 328.83 FT ALONG THE CENTERLINE OF DRAIN TH S 44° 44'10" E ALONG NORTH SHADE DRAIN, 143.94 FT TO POB 4.10 A M/L NORTH SHADE TWP. GRATIOT COUNTY. ROAD 4. A DITCH .58 A. <b>Comments:</b> Property is a dilapidated old farmhouse beyond repair. Totally full of "stuff", roof failing and just overall horrendous conditions. The barn out back is older and rough from the outside, but it's actually pretty sturdy. It's housing quite a bit of area, and I don't think it's going anywhere anytime soon, unless you want it to! In that case, there's lots of great salvageable wood and metal. Lots of other junk and small sheds and other things throughout the property. If I had it my way, all cleaned up, this would just have the barn and the 4.1 acres that it sits on. <b>Additional Disclosures:</b> 21; 36; 66; 63 (see key for full text) <b>Summer Tax Due:</b> \$102.43</p>	COTTER, FERRIS, GARFIELD RD	\$1,994.21
2607	<p><b>Parcel ID:</b> 10-006-001-10; <b>Legal Description:</b> COM AT NE COR OF SEC, TH W 165 FT, S 660 FT, E 165 FT, N 660 FT TO POB EX COM 340 FT S OF NE COR, TH N 340 FT, W 73 FT, SE'LY TO POB, SEC 6-9-4. 2.5 A M/L. NORTH SHADE TWP. GRATIOT COUNTY. ROAD .62 A. <b>Comments:</b> Property is a ~ 2.48-acre parcel encompassing part of the road, two sides of the street, and an old barn. The road was probably moved at some point in time onto the parcel. The barn is old and failing, but could probably be stripped out for the wood and salvageable materials. Foundation from a very large old failing barn in the back looks like it fell down in a tornado some back where in the 1900s. When I went upstairs in the barn, I was greeted by the large turkey vulture that has made it his home! He flew out and I grabbed a shot. So...occupied I suppose. Nice quiet country crossroads! <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$41.15</p>	S FERRIS & W GRANT RD	\$1,157.59
2608	<p><b>Parcel ID:</b> 12-019-004-00; <b>Legal Description:</b> E 1/2 OF NW 1/4 &amp; NW 1/4 FRL OF NW 1/4 FRL SEC 19-12-3. 121.71 A. <b>Comments:</b> Property is a single story home with multiple farm structures and sheds and garages. Encompassing the ~ 120 acres is predominantly a solar field in the back. Seller makes no representations or warranties of any kind regarding the status of the solar installation located on this property including the status of any energy leases or energy easements pertaining thereto. It is the buyer's responsibility to conduct all necessary research related to energy production on this real property. Currently occupied so pictures were limited to drive-bys from the road. Probably six or seven structures other than the house. Land measures ~120 acres of farm country in rural Michigan! This is a big one! <b>Additional Disclosures:</b> 30; 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,319.12</p>	5565 W MADISON RD ALMA	\$19,395.73
2609	<p><b>Parcel ID:</b> 12-019-008-00; <b>Legal Description:</b> COM AT A PT 31 CHS 14 LKS N OF SW COR OF SEC, TH E 23 CHS 36 LKS, N 8 CHS 86 LKS, W 23 CHS 36 LKS, S 8 CHS 86 LKS TO BEG, SEC 19-12-3. 20.69 A. <b>Comments:</b> Property is a ~20+ acre parcel containing a solar field that looks like it is licensed to DTE. Located on a quiet country dirt road with mostly farm fields and energy production in the area including windmills and solar. Seller makes no representations or warranties of any kind regarding the status of the solar installation located on this property including the status of any energy leases or energy easements pertaining thereto. It is the buyer's responsibility to conduct all necessary research related to energy production on this real property. <b>Summer Tax Due:</b> \$201.23</p>	N RICH (8000) RD ALMA	\$3,328.55
2610	<p><b>Parcel ID:</b> 13-502-031-60; <b>Legal Description:</b> JOHN B ADAMS ADD TO RIVERDALE LOT 31 EX W 81 1/2 FT, BLOCK 2. SEVILLE TWP., GRATIOT COUNTY. <b>Comments:</b> The property is a single-story occupied home on Pine St. Pictures were limited to the roadside only. The roof looks like it will need to be replaced, but the overall structure appears to be solid. Looks like a small barn in the back. ~0.71 acres <b>Additional Disclosures:</b> 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$220.43</p>	11444 PINE ST	\$4,080.63
2611	<p><b>Parcel ID:</b> 14-004-012-00; <b>Legal Description:</b> WD L 571 P 1498 COM AT SE COR OF W 1/2 OF SW 1/4, TH N 40 RDS, W 8 RDS, S 40 RDS, E 8 RDS TO BEG, SEC 4-11-4. 2 A. <b>Comments:</b> Property is a mobile home with an addition, probably beyond repair. From the outside it doesn't look terrible but the inside is a different story. Serious animal damaging lots of caving ceilings and just overall grossness. Yeah it would take quite a bit to fix this "Set of axles with a roof and siding" up. But hey to each his own! Maybe you can make something work. Minus the trailer, you're looking at a ~2-acre lot with 100 feet of road frontage and 680 feet deep. Mostly wooded. quiet lots of farm fields in the vicinity. <b>Additional Disclosures:</b> 66; 32; 63; 17 (see key for full text) <b>Summer Tax Due:</b> \$262.53</p>	9862 W VAN BUREN RD	\$13,808.58

2612	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 14-200-004-20; <b>Legal Description:</b> LOT 6 BLOCK 2 , T.W. PALMER'S ADDIT TO ELM HALL. <b>Comments:</b> This property consists of three adjoining parcels, with the home situated on the center lot. Each parcel is approximately 0.25 acres, offering a combined total of around 0.75 acres. The property is bordered by one parcel on either side of the residence. While various items are scattered throughout the yard, the lawn appears to be maintained. The property was occupied on our last visit but we believe that it is now vacant <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 14-200-004-30; <b>Legal Description:</b> LOT 7 , BLOCK 2 , T.W. PALMER'S ADDIT TO ELM HALL.</p> <p>(3 of 3) <b>Parcel ID:</b> 14-200-004-40; <b>Legal Description:</b> LOT 8, BLOCK 2 , T.W. PALMER'S ADDIT TO ELM HALL. <b>Comments:</b> Property is a vacant lot used as a front yard for the trailer in the back. Can't tell if the trailer is occupied or not really. Lots of stuff thrown around the yard but the yard is mowed. Lot measures zero point two five acres and has some trees through the middle <b>Additional Disclosures:</b> 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$55.83</p>	<p>11006 MERRILL ST ELM HALL;</p> <p>11006 MERRILL ST ELM HALL;</p> <p>11006 MERRILL ST ELM HALL</p>	\$17,349.33
2615	<p><b>Parcel ID:</b> 14-600-053-00; <b>Legal Description:</b> MAP OF ESTELLA COM AT NW COR OF LOT 3 BLK 20, E 44 1/2 FT, S 96 FT, W 44 1/2 FT, N 96 FT TO BEG, BLK 20. <b>Comments:</b> Property is a block built former business of some type. When I pulled up I thought "not terrible", But then I looked at the back and noticed there is none. The roof is collapsing completely, and the whole back wall is gone. Property is directly on the corner and has two storefronts, but not sure that this one's worth saving. The one to the east isn't as bad, but is boarded up and we could not get inside. Snapped a picture from the front window, and shows possible signs of restoration, but don't quote me. The property itself is ~0.10 acres and sits on the southeast corner of Saint Charles Road and Mill. <b>Additional Disclosures:</b> 5; 36; 22 (see key for full text)  <b>Summer Tax Due:</b> \$323.24</p>	10651 W ST CHARLES RD	\$5,505.48
2616	<p><b>Parcel ID:</b> 15-007-018-00; <b>Legal Description:</b> COM AT SE COR OF LOT 70, VIL OF POMPEII AS PLATTED BY FOSTER &amp; BRADLEY, TH E 4 RDS, N 10 RDS, W 4 RDS, S 10 RDS TO BEG, BEING PART OF SW 1/4 OF NW 1/4 FRL SEC 7-9-2. WASHINGTON TWP., GRATIOT COUNTY. <b>Comments:</b> This place is probably a goner. Stone Foundation in rough shape, roof beyond failing, floors so weak you can see through them. Probably has to be torn down. Too bad, it was probably a pretty cool house at one point. The property measures 0.25 acres and stretches between Fulton and the alley with 66 feet of road frontage. In Pompeii, quiet, peaceful neighborhood. <b>Additional Disclosures:</b> 34; 36; 5 (see key for full text)  <b>Summer Tax Due:</b> \$366.85</p>	217 E FULTON ST POMPEII	\$9,094.42
2617	<p><b>Parcel ID:</b> 41-600-375-00; <b>Legal Description:</b> VILLAGE OF ASHLEY, GRATIOT COUNTY. PHINNEY'S ADDITION LOT 375, &amp; N 14 FT OF LOT 376. <b>Comments:</b> Property is a single story home with aluminum siding and a relatively decent roof. Looks like they turned the garage into living space with a sliding door. Place looks a little rough from the outside but not terrible by any means. Occupied currently so I didn't get a great look at the house but I got some pictures and I got up close enough to see that it's in relatively decent condition . Could not determine foundation type , concealed . Definitely needs cleaned up and updated but could be a good little residential investment for somebody or a flip! <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> \$1,978.26</p>	214 N HERRING ST	\$15,128.41
2618	<p><b>Parcel ID:</b> 42-402-009-00; <b>Legal Description:</b> O L BRAILEY'S ADDITION VILLAGE OF BRECKENRIDGE W 55 FT OF LOT 8 BLK 2 &amp; E 50 FT OF LOT 9, BLK 2. <b>Comments:</b> Property is a single story home with additions and an attached garage. Not absolutely terrible from the outside, this place is a maze of grossness on the inside Not sure what the heck they had in mind when they put the addition on but you'd have to see it to understand. That being said the floors are very weak throughout the whole house. Looks like it sits on a crawl space so you won't be falling through too deep. The roof, the exterior and the bones seem pretty solid. But you would be gutting it all the way down. That being said the neighborhood is nice and houses are of the same age and kept up better. Could be a real flip, but you've got some serious work to do! ~0.28 acres <b>Additional Disclosures:</b> 66; 63; 21 (see key for full text)  <b>Summer Tax Due:</b> \$1,191.03</p>	223 CHESTNUT STREET BRECKENRIDGE	\$10,236.22

2619	<b>Parcel ID:</b> 51-010-050-00; <b>Legal Description:</b> DETENTION AREA # 1 COMMON AREA. <b>Comments:</b> Kind of trapezoidal in shape, this parcel is ~1.3 acres on the corner of Gemstone Drive and Ruby Court. The property appears as if it may have been intended for a retention pond, as it dips down in the middle and has a berm around all sides. Does not look wet one bit. Not sure if that was the intended purpose, but it's dry as a bone, and we got rain yesterday. The neighborhood is very nice with newly built homes, and quiet and peaceful! 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) <b>Summer Tax Due:</b> TBA	GEMSTONE DR ALMA	\$1,457.01
2620	<b>Parcel ID:</b> 51-010-060-00; <b>Legal Description:</b> COMMON AREA - PARK AREA - 255 RUBY COURT & 210 CRYSTAL COURT. <b>Comments:</b> Formerly a common area for the subdivision. This parcel stretches from Ruby Court to Crystal Court and has an odd shape and is ~0.96 acres. Not sure about any restrictions. Do your research. The neighborhood is very nice with new build homes just outside of Alma! 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) <b>Summer Tax Due:</b> TBA	255 RUBY CT ALMA	\$1,453.32
2621	<b>Parcel ID:</b> 51-010-070-00; <b>Legal Description:</b> DETENTION AREA # 2 COMMON AREA. <b>Comments:</b> Property is a ~1.59-acre parcel with no known legal access Off Jade Court and Gemstone Drive. I suppose it would technically be accessible by foot through the city of Alma's property, but no road access. Newer built subdivision with new build houses. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> TBA	GEMSTONE DR ALMA	\$1,458.97
2622	<b>Parcel ID:</b> 51-021-041-00; <b>Legal Description:</b> COM 11 RDS 8 1/2 FT W OF NE COR OF NW 1/4 OF NW 1/4 SEC 2-11-3, S 10 RDS, E 5 RDS 8 1/2 FT, N 10 RDS, W 5 RDS 8 1/2 FT TO BEGINNING. <b>Comments:</b> Property is a two story commercial building with two residential units upstairs currently occupied. Roof looks to be in rough shape, but unable to get a good view of it. The front of the building is relatively nice, with the brickwork still intact. Definitely needs a little fixing up but probably not too much work to get you back going! ~0.28 acres <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$4,407.99	1242 E SUPERIOR ST ALMA	\$19,498.51
2623	<b>Parcel ID:</b> 51-021-256-00; <b>Legal Description:</b> ELMWOOD PARK SUB DIV. LOT 158. LOT 159. <b>Comments:</b> The property is a 2-story home on Republic Ave. Nice fenced-in yard in a nice neighborhood. The property sits on ~0.31 acres of land in the City of Alma. The property looks to be in somewhat rehabable shape. Interested bidders should conduct thorough research with the local government units for more information on the property. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$2,877.92	328 REPUBLIC AVE ALMA	\$8,823.80
2624	<b>Parcel ID:</b> 51-021-334-00; <b>Legal Description:</b> ELMWOOD PARK SUBDIVISION, LOTS 81 & 82. <b>Comments:</b> This property is a single-story house that has seen much better days. This one is probably going to need to be demolished, as it suffers from structural issues, roof issues, you name it! It is marked as uninhabitable so it's going to take some serious work to make anything out of this. Please do thorough research before bidding if interested. <b>Additional Disclosures:</b> 5; 22; 21; 36 (see key for full text) <b>Summer Tax Due:</b> \$922.43	110 LINWOOD ALMA	\$5,032.66
2625	<b>Parcel ID:</b> 51-342-842-00; <b>Legal Description:</b> FAIRVIEW SUBDIVISION, LOT 8, BLOCK 10. <b>Comments:</b> This lot on Sanford measures ~0.12 acres with ~50 feet of frontage on Sanford Ave. Nice trees and a nice stone fire pit in the back. The circle rock formation with ground covering in the front makes this a nice looking little lot! The neighborhood is nice and houses are kept up well. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$272.58	SANFORD AVE ALMA	\$1,657.68
2626	<b>Parcel ID:</b> 51-344-562-00; <b>Legal Description:</b> ORIGINAL TOWN, W 4 RDS OF LOT 1, BLOCK 9. <b>Comments:</b> Property is a vacant lot that looks like it probably had a house at one time. 66 foot by 66 foot this is a ~0.10 acre lot with a nice tree in the right of way and alleyway access to the W neighborhood is nice and homes are kept up very well. Could be a beautiful spot 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>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$202.25	HASTINGS ALMA	\$2,194.29

2627	<b>Parcel ID:</b> 51-354-512-00; <b>Legal Description:</b> LOTS 1 & 2, BLOCK 9, MICHIGAN AVENUE HEIGHTS SUBDIVISION OF THE CITY OF ALMA, GRATIOT COUNTY, MICHIGAN. <b>Comments:</b> Property is a two story home in pretty poor condition from the outside. I don't see anything collapsing per se, but there is some definite foundation issues on the north side of the house. Seems to be bowed in a funny way. Asbestos siding and the upstairs windows wide open so I'm sure there's some animal stuff going on. Neighborhood is decent and houses in vicinity are of better condition. Worst case scenario the lot is ~0.29 acres and the neighborhood is kept up . <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$1,947.77	535 REPUBLIC AVE ALMA	\$11,668.16
2628	<b>Parcel ID:</b> 52-070-029-20; <b>Legal Description:</b> UNPLATTED COM AT SW COR OF SW 1/4 OF SW 1/4, TH N 417.4208 FT, E 521.7760 FT, S 417.4208 FT, W 521.7760 FT TO POB, SEC 1-10-3. 5 A. CITY OF ITHACA, GRATIOT COUNTY <b>Comments:</b> Well I'll say this place is a goner. It's a brick house in portions. There may be parts that wanna stand up but the rest of it is giving it a run for its money! Got inside only to find the floors so weak I couldn't take two steps and got a picture of the lack of ceiling and roof just to prove my point! That being said the property itself is very nice. The barn bag is older but still standing and I don't see it going anywhere within the decade if it was kept up. Surrounded by trees and rolling hills this could be a wonderful spot for a newer house but you've got to get rid of this one first! Best part about the property is it sits on ~5 acres! <b>Additional Disclosures:</b> 21; 5; 36 (see key for full text) <b>Summer Tax Due:</b> \$2,489.39	975 S JEROME RD ITHACA	\$17,612.47
2629	<b>Parcel ID:</b> 53-400-012-00; <b>Legal Description:</b> S. S. HASTINGS' SECOND ADDITION LOTS 1 & 2 BLOCK 16. <b>Comments:</b> This property is a single-story home on E Hazel St. The property is currently occupied, and we were unable to get inside pictures. The House appears to be in decent condition, with a nice ramp leading up to the front porch. Interested bidders should conduct thorough research through the local government unit before bidding. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,120.27	502 E HAZEL ST SAINT LOUIS	\$18,968.27



# Ionia

Lot #	Lot Information	Address	Min. Bid
3000	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 083-050-000-015-00; <b>Legal Description:</b> VILLAGE OF PEWAMO E 40FT OF LOT 5 &amp; W 40FT LOT 6 ORIGINAL PLAT. <b>Comments:</b> What you have here folks is a defunct propane station and office building. Parking lot with cement pad and old gas pumps. Office building could be used for a number of purposes. Decent sized storage space and appears to be built on a slab. The roof is actually in decent shape but does have a couple wonky looking spots. Some of the ceiling tiles are coming down but doesn't look like any real leakage. Needs cleaned up and spruced up but not in bad shape at all. The back portion looks like it was in addition and is worse from the outside than it is on the inside. Looks like it may have been a mobile that was enclosed into the building (Don't quote me on that). All in all this could be a nice little commercial endeavor for somebody looking in the area. Parking lot isn't great but no real heaving. Large antenna probably needs to come down looks like it may be hazardous. EGLE underground storage tank database indicates there are 2 underground tanks which may be partially or wholly located on this parcel. EGLE environmental report conducted in 2024 found several contaminants on site, please see the full report attached below and do your due diligence on this property. <b>Additional Disclosures:</b> 12; 13; 21 (see key for full text)</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 083-050-000-020-00; <b>Legal Description:</b> VILLAGE OF PEWAMO S 1/2 OF E 30FT OF LOT 6- S 1/2 LOT 7-S 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT.</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 083-050-000-025-00; <b>Legal Description:</b> VILLAGE OF PEWAMO N 1/2 LOT 7-N 1/2 OF E 30FT OF LOT 6-N 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT.  <b>Summer Tax Due:</b> \$656.47</p>	<p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO</p>	\$8,251.83
3003	<p><b>Parcel ID:</b> 101-090-000-040-00; <b>Legal Description:</b> VILLAGE OF LAKE ODESSA VILLAGE OF BONANZA LOTS 20-21-22. ODESSA TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> Property has legal access via Church st, an unbuilt platted road. Sits between Rochester St and Clark Street. 0.60 acres, hard to get to if you were gonna build. Property is littered with beautiful flowers and some large boulders. Beautiful little lot right here in Lake Odessa! They're building new houses close by. To be a part of the action you've got to bid! Lot 3004 is adjacent to the North. <b>Additional Disclosures:</b> 8; 42 (see key for full text)  <b>Summer Tax Due:</b> \$235.48</p>	CHURCH ST LAKE ODESSA	\$2,682.30
3004	<p><b>Parcel ID:</b> 101-090-000-055-00; <b>Legal Description:</b> VILLAGE OF LAKE ODESSA VILLAGE OF BONANZA LOTS 23 &amp; 24. ODESSA TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> Property has legal access via Church st, an unbuilt platted road. Sits between Rochester St and Clark Street. 0.40 acres, hard to get to if you were gonna build. Property is littered with beautiful flowers and some large boulders. Beautiful little lot right here in Lake Odessa! They're building new houses close by. To be a part of the action you've got to bid!  <b>Additional Disclosures:</b> 8 (see key for full text)  <b>Summer Tax Due:</b> \$545.67</p>	JORDAN LAKE AVE LAKE ODESSA	\$5,245.97
3005	<p><b>Parcel ID:</b> 120-036-000-125-01; <b>Legal Description:</b> COM AT NW COR OF W 1/2 OF SE 1/4 AS LIES E OF CEN OF HWY AS NOW LAID OUT &amp; USED ALG OR NEAR W LI OF SD W 1/2 OF SE 1/4 OF SEC 36 &amp; FROM POB, TH S 360 FT, E 241 FT, N 360 FT, W 241 FT TO POB. SEC 36-8-7. <b>Comments:</b> Property is a lightly wooded two acre parcel on the corner of Peterson Road and Marquette Road. Property has small hills and some low spots. It's like it gets wet on the south side of the property a little bit. Nice trees nice quiet country setting on two dirt roads. Could be a good spot for a nice country house! Check with the local zoning and building authorities to ensure property is suited for your intended use.  <b>Summer Tax Due:</b> \$256.00</p>	491 PETERSON RD IONIA	\$4,887.79
3006	<p><b>Parcel ID:</b> 130-050-000-015-00; <b>Legal Description:</b> COOKS CORNERS LOT 3 SEC 16-8-8. <b>Comments:</b> Property is currently occupied so pictures were limited to the road. House is an octagon shaped home with no real siding and a detached one and a half car garage. Looks pretty cluttered from the outside. Looks like newer windows and the roofing doesn't look to be in too bad of shape. Wonder what the inside layout is like? Looks like a little bit of TLC and a few bucks will get this place looking good! Just outside of Belding and close by businesses and other services. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> \$127.56</p>	6979 N WHITES BRIDGE RD BELDING	\$9,218.54

3007	<b>Parcel ID:</b> 204-100-000-025-00; <b>Legal Description:</b> CITY OF IONIA JOHNSON ADDITION LOT 5. <b>Comments:</b> Nice little lot in Ionia on the corner of Morse St and Jones St. ~0.22 acres, featuring a beautiful red Maple, a large cedar and a couple new Maples. Luke's flat and buildable. Houses in vicinity are older but kept up well. Could be a nice little spot for somebody looking into a new house in Ionia! <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$659.79	606 JONES ST IONIA	\$1,462.62
3008	<b>Parcel ID:</b> 401-100-000-005-00; <b>Legal Description:</b> CITY OF BELDING ELLIS ADD LOT 1. <b>Comments:</b> Occupied Ranch House on W Ellis in Belding. Inspection was limited to the exterior due to the occupancy status. Well kept home in a nice area, roof is older but still appears in fair condition. Some damaged siding noted on the garage corner. Per assessor information, home is ~988 sq ft and built in 1955. 2 bedroom. Forced air furnace. Seems like a nice place from the outside! <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,361.04	527 W ELLIS AVE BELDING	\$5,405.84

# Livingston

Lot #	Lot Information	Address	Min. Bid
4100	<b>Parcel ID:</b> 4701-17-300-016; <b>Legal Description:</b> SEC 17 T4N R3E COMM S 1/4 COR TH N87DEGW 333 FT TH N 992.79 FT TO POB. TH N 330.50 FT TH S89DEGE 329.04 FT TH S 330.50 FT TH N89DEGW 329.96 FT TO POB. PAR 1 2.5 AC M/L. <b>Comments:</b> Property is a vacant wooded parcel back on Kleinway Dr. ~ 2.50 acres and looks to be a 330 square foot. The West of the property runs along the road and the east is adjacent to a farm field. There are houses to the north and South, and they are kept up relatively well. Quiet, peaceful street with lots of potential if you're looking to 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> \$430.86	9200 KLEINWAY FOWLerville	\$2,698.11
4102	<b>Parcel ID:</b> 4712-03-200-013; <b>Legal Description:</b> PART OF THE NE FRACTIONAL 1/4 OF SEC 3, T2N-R6E, DESC AS: COMM AT THE N 1/4 COR OF SEC 3; TH ALG THE C-L OF COMMERCE RD & THE N LN OF SEC 3, DUE E 647.43 FT; TH S00*33'00"E 338.02 FT TO THE P.O.B.; TH DUE E 319.63 FT; TH S00*15'40"W 343.00 FT; TH DUE W 314.78 FT; TH N00*33'00"W 343.02 FT TO THE P.O.B., CONT 2.50 ACRES M/L. <b>Comments:</b> Property is a large wooded parcel measuring ~2.50 acres on Winding Woods Trail off Commerce Road. Subdivision is nice quiet peaceful with only a couple houses. Houses are very large and property is very nice. There is part of a retention pond or some type of water feature at the north end of the property, which may indicate a high water table. In 2004 the Livingston County Health Department determined that the soil located here doesn't perk and is not suitable for the design of alternative technology to serve the onsite wastewater disposal needs for a single family dwelling. We do not know if anything has changed in the last 21 years regarding this. If planning to develop this lot, interested bidders are strongly encouraged to contact the local zoning/building authority and the County Health Department to determine it's viability. <b>Additional Disclosures:</b> 73 (see key for full text) <b>Summer Tax Due:</b> \$1,043.89	WINDING WOODS TRL BRIGHTON	\$5,648.20
4103	<b>Parcel ID:</b> 4713-23-401-048; <b>Legal Description:</b> SEC.23 T1N, R3E UNADILLA MOBILE HOME EST. NO 3 LOT NO 48. <b>Comments:</b> Property is a 0.73 acre parcel with a mobile home and shed. Could not tell if the property was occupied or not. Does not look occupied but the yard is maintained and looks like there may be some personal belongings inside. Overall pretty rough shape but not Falling apart by any means. Property could probably be fixed up and sold or rented. Neighborhood is mostly in mobiles and most of them are in better condition than this. Quiet neighborhood and probably a good place to get away from the city! <b>Additional Disclosures:</b> 17; 33 (see key for full text) <b>Summer Tax Due:</b> \$135.23	20947 E TREBESH CIR PINCKNEY	\$1,865.83
4104	<b>Parcel ID:</b> 4714-33-300-008; <b>Legal Description:</b> SEC 33 T1N R4E COM AT S 1/4 COR OF SEC TH N 0DEG55'59" E 657.38 FT TO POB TH N 87DEG51'53" W 170.04 FT, TH N 0DEG55'59" E 1030.08 FT, TH S 84DEG41'00" E ALONG CL OF TIPLADY RD 170.5 FT, S 0DEG55'59" W 1020.62 FT POB. 4A. <b>Comments:</b> Appears to be a vacant lot measuring ~4 acres. I didn't see a driveway or any way back, but the SEV makes it seem like there was or IS something on this property. Appears to be heavily wooded and has ~185 feet of frontage on Tiplady Road and runs about 1000 feet deep. Property is adjacent to DNR property, so that's nice! It could be a great place for somebody looking for a hunting spot or to build something off the beaten path! Aerial imagery and attached assessor card suggest that there was or IS a structure buried in the woods. We were not able to access it, so we strongly recommend conducting thorough research with the local government unit for more information and confirmation. 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> \$915.85	3523 TIPLADY RD PINCKNEY	\$19,549.17
4105	<b>Parcel ID:</b> 4715-13-302-078; <b>Legal Description:</b> SEC 13 T1N R5E HURON COUNTRY CLUB SUB LOTS 303 THRU 310. <b>Comments:</b> Vacant lot in Huron Country Club. Appears to be relatively wet and swampy. 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> 10 (see key for full text) <b>Summer Tax Due:</b> \$134.52	LEGRAND BRIGHTON	\$822.21

4106	<b>Parcel ID:</b> 4715-32-102-008; <b>Legal Description:</b> SEC 32 T1N R5E LAC BEAU RIVIERA LOT 9. <b>Comments:</b> Property is a two story home on the northern channel of Whitewood Lakes. Home is currently occupied and they are at home so pictures were limited to a few from the road. House has vinyl siding is two stories, has a gravel driveway and looks kept up for the most part. Appears to have roughly 80 foot of frontage on the channel. Satellite indicates a boat hoist. Neighborhood is very nice and houses are kept up very well. This one could be a great investment! ~0.26 acres <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,413.79	3274 SHAWNEE TR PINCKNEY	\$21,353.34
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# Montcalm

Lot #	Lot Information	Address	Min. Bid
5000	<b>Parcel ID:</b> 001-016-029-00; <b>Legal Description:</b> COM 16.5 FT W OF SE COR OF NE 1/4 OF NE 1/4, TH N 0 DEG 20' E 125.4 FT; TH N 89 DEG 40' W 115 FT TO P OF BEG; TH N 89 DEG 40' W 80 FT; TH S 0 DEG 20' W 125.4 FT; TH E 80 FT; TH N 0 DEG 20' E 125.4 FT TO P OF BEG SEC 16 T12N R7W. <b>Comments:</b> Located behind a lot with road frontage, no known legal access. Looks like it was used as a garden and storage area for the burned out trailer in the front on a separate parcel. Quiet little northern Michigan community and houses in the vicinity are decent with this exception up front <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$8.61	Near Nevins Rd	\$1,000.00
5001	<b>Parcel ID:</b> 001-470-137-00; <b>Legal Description:</b> LOT 137 & 1/176 INTEREST IN COMMON AREA PLEASURE POINT RV CONDOMINIUM RESORT. <b>Comments:</b> Property is a campground lot in pleasure point. Technically a condominium resort. Nice little campground with some lake access and a playground and other amenities. The Park said most of the RV's are not with the deeds so that would be for you to figure out as far as title for the RV. Could be a nice little getaway for somebody or a retirement spot! <b>Additional Disclosures:</b> 21; 16; 15 (see key for full text) <b>Summer Tax Due:</b> \$38.36	N MUSSON RD PLEASURE PT SIX LAKES	\$1,500.00
5002	<b>Parcel ID:</b> 004-016-034-00; <b>Legal Description:</b> 230 FT E & W & 110 FT N & S IN NE COR OF S 1/2 OF SE 1/4 SEC 16 T12N R8W. <b>Comments:</b> Currently occupied so pictures of property were limited to outside from the road. Property appears to be in semi decent shape. Pictures were limited to drive by because occupant came out while I was in driveway. Aluminum siding and a metal roof that looks to be in pretty good condition. Property is close to businesses. Could be a great investment property or possible project for somebody looking into a residential real estate endeavor. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$545.71	9261 N GREENVILLE RD LAKEVIEW	\$4,500.00
5003	<b>Parcel ID:</b> 004-220-123-00; <b>Legal Description:</b> LOTS 123, 124 & 125 HONEYMOON HEIGHTS NO. 2. <b>Comments:</b> Property is a vacant lot on the corner of North County Line Road in Elm Drive. Decent sized but appears to be wet with some cat tails and other indicators but I don't currently see any standing water. Houses in vicinity are nice and newer. Quiet northern Michigan getaway community. ~0.50 Acres. Auction lots 5008 & 5007 are adjacent to the West. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$221.51	ELM DR LAKEVIEW	\$2,500.00
5004	<b>Parcel ID:</b> 004-220-128-00; <b>Legal Description:</b> LOT 128 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Property is a vacant swamp lot on Elm Drive. Honeymoon Heights Subdivision. ~0.17 Acres. <b>Additional Disclosures:</b> 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$23.61	ELM DR LAKEVIEW	\$1,500.00
5005	<b>Parcel ID:</b> 004-220-142-01; <b>Legal Description:</b> LOT 142 & 143 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Property is a vacant lot on Elm Drive. Honeymoon Heights Subdivision. ~0.33 Acres. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.51	ELM DR LAKEVIEW	\$1,500.00
5006	<b>Parcel ID:</b> 004-220-188-00; <b>Legal Description:</b> LOT 188 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> ~.17 Acre Vacant Lot, Honeymoon Heights POA. Appears to be wooded wetlands. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$9.90	MAPLE DR LAKEVIEW	\$1,000.00
5007	<b>Parcel ID:</b> 004-220-202-00; <b>Legal Description:</b> LOTS 202 & 203 HONEYMOON HEIGHTS NO. 2. <b>Comments:</b> ~0.33 Acre Vacant Lot consisting of 2 platted lots. Parcel appears to be mostly wetlands. Parcel has legal frontage on Maple drive which is undeveloped in this area. Accessible only by foot. Lot 5008 is adjacent to the North and lot 5003 is adjacent to the East. <b>Additional Disclosures:</b> 41; 16; 8 (see key for full text) <b>Summer Tax Due:</b> \$16.51	S MAPLE DR LAKEVIEW	\$1,000.00
5008	<b>Parcel ID:</b> 004-220-204-00; <b>Legal Description:</b> LOTS 204 & 205 HONEYMOON HEIGHTS NO. 2. <b>Comments:</b> Property is a vacant lot on North County Line Road. Decent sized but appears to be wet with some cat tails and other indicators but I don't currently see any standing water. Houses in vicinity are nice and newer. Quiet northern Michigan getaway community. ~0.33 Acres. Auction lots 5007 is adjacent to the South & 5003 is adjacent to the East. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$16.51	MAPLE DR LAKEVIEW	\$1,000.00

5009	<b>Parcel ID:</b> 004-220-215-00; <b>Legal Description:</b> LOTS 215, 216, 217, 218, 219, 220 221, 222, 223 & 224 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Property has legal frontage on an unbuilt portion of maple drive and is accessible only by foot. Appears to be very swampy and likely unbuildable. Still gives you access to honeymoon heights subdivision amenities by owning it and paying your fees so it's still worth something! ~1.65 Acres. <b>Additional Disclosures:</b> 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$52.85	MAPLE DR LAKEVIEW	\$1,500.00
5010	<b>Parcel ID:</b> 004-230-450-00; <b>Legal Description:</b> LOTS 450, 451 & 452 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> This vacant lot looks to be a little bit wet. May be able to be filled in but you would have to look into that. Moderately wooded and decent sized. Sits on the corner of Cherry and N County Line Road. Peaceful quiet community. Houses in the area look to be northern vacation Homes <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$135.20	CHERRY DR LAKEVIEW	\$2,000.00
5011	<b>Parcel ID:</b> 004-230-469-00; <b>Legal Description:</b> LOT 469 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Property is a vacant lightly wooded lot on Cherry. Looks like somebody started to get something going and never completed the project. Gravel approach poured with a culvert. Some paving stones and a pile of leveling stone. Looks like it was cleared out and they were going to put something up but just didn't get around to it. Auction lot 5012 is adjacent to the West. ~0.17 Acres <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$75.07	W CHERRY DR LAKEVIEW	\$1,500.00
5012	<b>Parcel ID:</b> 004-230-520-00; <b>Legal Description:</b> LOTS 520 & 521 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Square lot. Moderately wooded and definitely some terrain issues as far as building. The property has deep ruts and Some wet spots. Trees are nice and the neighborhood is very quiet and peaceful. Could be a good little place to gather firewood! Lot 5011 is adjacent to the East. <b>Additional Disclosures:</b> 49; 16; 41 (see key for full text) <b>Summer Tax Due:</b> \$16.51	BIRCH DR LAKEVIEW	\$1,000.00
5013	<b>Parcel ID:</b> 004-240-752-00; <b>Legal Description:</b> LOT 752 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> The property is a vacant lot in honeymoon heights. The front of the property sits high up off the road, approximately 15 plus feet above. Property is ~0.20 acres. Telephone pole in the front and moderately wooded. Before planning on building do your research! <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$12.46	W SCHMEID RD LAKEVIEW	\$1,000.00
5014	<b>Parcel ID:</b> 004-240-799-00; <b>Legal Description:</b> LOT 799 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> Property is a vacant wooded lot. Terrain looks a little uneven but it could probably be flattened out. Property measures 0.17 acres. Nice little getaway spot! <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$23.61	W SCHMEID RD LAKEVIEW	\$1,000.00
5015	<b>Parcel ID:</b> 005-015-019-30; <b>Legal Description:</b> PART OF W 1/2 OF NW 1/4 COM AT A POINT ON E LINE THEREOF & 230 FT N OF CENTER OF SIDNEY RD; TH N 200 FT; W 220 FT; S 200 FT; E 220 FT TO P OF BEG, SEC 15, T10N R5W. 1.01 AC M/L. <b>Comments:</b> ~1 Acre with house in Crystal. Parcel does not front on a road and the driveway appears to run through the parcel directly south. There may be a recorded easement but we are unaware of any, please do your own research. Parcel contains a house, unsure if it is a module or stick built as inspection was limited to the roadside. Per information on assessor card linked below, this parcel was part of a former junkyard and may have in-ground contamination. Please do your research with this one. <b>Additional Disclosures:</b> 13; 21; 6; 33; 7 (see key for full text) <b>Summer Tax Due:</b> \$146.35	9223 E SIDNEY RD CRYSTAL	\$2,500.00
5016	<b>Parcel ID:</b> 007-019-018-00; <b>Legal Description:</b> COM AT SW COR OF NW FR 1/4 OF SW FR 1/4, TH N 20 RDS; TH E 20 RDS; TH S 20 RDS; TH W 20 RDS TO P OF BEG SEC 19 T11N R7W. <b>Comments:</b> Property is an older two-story farm style house with a detached garage and pretty rough shape all around. Currently occupied so pictures of property were limited to outside from the road. Lots of stuff in the yard so I'm imagining the house is in the same condition. Looks like the roof is gonna need to be replaced. Could not make out foundation type from the road. Not sure if the mobile home is occupied. Nice quiet country road with peaceful surrounding. Little bit of clean up and a little TLC and you'll be back in business! ~2.64 Acres. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$266.62	2250 LAKE RD STANTON	\$3,000.00
5017	<b>Parcel ID:</b> 007-300-065-00; <b>Legal Description:</b> LOT 65 INDIANHEAD PARK SEC 5 T11N R7W. <b>Comments:</b> Vacant lot with light foliage. Tall grass but lot does not look to be low by any means. Some chopped up wood and a small farm stand. 0.22 ac And it looks like it should be buildable. Quiet dirt st with nice little houses and a small lake across the street. Nice little lot! <b>Summer Tax Due:</b> \$54.96	HUNTER'S TRAIL SIX LAKES	\$1,000.00

5018	<b>Parcel ID:</b> 008-400-005-00; <b>Legal Description:</b> LOT 5 OAK LANE ESTATES. .57 AC M/L. <b>Comments:</b> Property is a manufactured home on a Block Foundation with a couple old sheds. Looks to be in fair shape. Roof looks like it has some issues and the eaves as well. Overgrown on all sides. Did not gain access. Got a picture through the window and it doesn't look like it's terribly full. Houses in area are nicer old ranch homes. This is definitely the ugly one of the bunch. Could be a great investment property or possible project for somebody looking into a residential real estate endeavor. ~0.57 acres. <b>Additional Disclosures:</b> 17; 33 (see key for full text) <b>Summer Tax Due:</b> \$223.81	8650 S BERRIDGE RD GREENVILLE	\$5,000.00
5020	<b>Parcel ID:</b> 013-003-012-00; <b>Legal Description:</b> NE 1/4 OF SW 1/4 SEC 3 T11N R9W. 40 A. <b>Comments:</b> This is a pretty big one. Very large house two stories with vinyl siding measuring probably 36 x 40+, Then up front there is an old farmhouse. Does not look to be in living condition but those old places are usually pretty solid. Currently occupied so pictures of property were limited to outside from the road. There is a very large farm outbuilding with a silo. I also noticed some shorter grain silos back behind the other two houses. Forty acres appears to be fenced off with barbed wire along the road. Not sure about outback. Didn't get a good look other than the pictures you see. But this is a big one for sure! <b>Additional Disclosures:</b> 33; 6; 60; 21 (see key for full text) <b>Summer Tax Due:</b> \$2,206.37	14555 WATERWHEEL RD CORAL	\$20,000.00
5021	<b>Parcel ID:</b> 014-140-020-00; <b>Legal Description:</b> LOTS 20 & 21 LARS HANSEN'S FIRST ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Currently occupied so pictures of property were limited to outside from the road. Property is an older two-story farm style house with a small addition. vinyl siding, the roof looks to be in semi decent shape but older. Cannot tell foundation type too low to the ground. 0.26 acres. Dirt dead end street, close to the corner of Evergreen. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$260.84	2737 DANE ST GOWEN	\$4,000.00
5022	<b>Parcel ID:</b> 017-001-008-10; <b>Legal Description:</b> THE S 40 FT OF THE EAST 210.04 FT OF THE S 1/4 COR OF SEC 1; TH S 88 DEG 32'04"E 210.04 FT ALONG S SEC LINE TO C/L OF FEDERAL RD; TH N 21 DEG 59'14"E 26.36 FT; TH N'LY 879.13 FT ALONG THE ARC OF A 1432.68 FT RADIUS CURVE TO THE LEFT; TH N 13 DEG 10'17"W 403.65 FT TO N LINE OF SW 1/4 OF SE 1/4; TH N 89 DEG 43'34"W 170.69 FT TO N-S 1/4 LINE; TH N 01 DEG 03'49"E 1010.65 FT ALONG SAID 1/4 LINE TO E LINE OF RR R/W; TH S 11 DEG 35'32"W ALONG SAID E LINE OF RR R/W TO S SEC LINE; TH E'LY ALONG S SEC LINE TO POB EXCEPT THAT PART OF NE 1/4 OF SW 1/4 LYING E OF RR R/W SEC 1 T12N R10W. <b>Comments:</b> Narrow Vacant Lot. Parcel has ~40' of frontage on N Federal Rd and is ~220' deep. Not sure if this is buildable, you will want to check with the local zoning folks to ensure property is suitable for your intended use. <b>Summer Tax Due:</b> \$9.79	N FEDERAL RD MORLEY	\$1,000.00
5023	<b>Parcel ID:</b> 017-500-374-02; <b>Legal Description:</b> LOT 374 THE WOODS, CLEARWATER RESORT. <b>Comments:</b> Property is a vacant moderately wooded lot on Paw Paw in Reynolds. ~0.12 acres. Looks to be relatively flat. Other homes in the area are older small houses and cabin style homes. Street is more of a two track than a dirt road but it's drivable. Nice little peaceful lot in a rural Michigan community. <b>Summer Tax Due:</b> \$6.87	PAW PAW TRAIL HOWARD CITY	\$1,000.00
5026	<b>Parcel ID:</b> 047-259-001-00; <b>Legal Description:</b> COMM AT SE COR OF BLOCK I SECOND ADDITION TO VILLAGE OF HOWARD CITY TH W 110 FT; TH N 280 FT; TH E 110 FT; TH S 280 TO POB. <b>Comments:</b> Recently/Possibly Currently occupied and locked up tight so pictures of property were limited to the outside only. Property is a older farm style home with a detached garage. Has some roof issues in the front porch area but the rest doesn't look too bad. Some boards on the windows and I can see some piling up in the front porch kind of like a hoarding situation. Can't see into the house. Detached garage has two car doors and looks to be in semi decent condition. Would say both roofs were redone 15 plus years ago. Did not see a propane tank . Not sure if there's gas here or not. Could not determine foundation type (concealed). Close to town but neighborhood is quiet <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$654.85	602 W EDGERTON ST HOWARD CITY	\$6,000.00
5027	<b>Parcel ID:</b> 051-113-096-00; <b>Legal Description:</b> W 22 FT OF E 44 FT OF LOT 96 BLK 13 ORIGINAL PLAT OF VILLAGE OF CARSON CITY. <b>Comments:</b> Property is a former restaurant/bar. From the outside looks to be in pretty decent condition. Unfortunately I was not able to view the inside. Commercial grade doors and locked up tightly unable to gain access. Block built building. Looks to have a little bit of structural issues but nothing major. Just some block fracturing. Please Note: The Little Patio area to the W is a separate parcel and is not included in this sale. This could be a great opportunity for somebody to get into the restaurant business! <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$940.99	129 W MAIN ST CARSON CITY	\$9,500.00

# Shiawassee

Lot #	Lot Information	Address	Min. Bid
6502	<b>Parcel ID:</b> 008-44-008-000; <b>Legal Description:</b> SUPERVISOR'S PLAT OF GANSSLEY'S SUB VENICE TWP LOT 8. <b>Comments:</b> The property is a double-wide mobile with a detached garage. Property is currently occupied, so pictures were limited to being taken from the road. Can't tell for sure if the house is permanently affixed or not. Appears to have a crawl space access on the side by the garage, but I can't tell if there's any block foundation. The house sits on the corner of East Brooks Rd in Maplewood Drive, and the neighborhood is nice and quiet. <b>Additional Disclosures:</b> 6; 33; 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$1,766.76	11923 E BROOKS RD LENNON	\$3,881.14
6503	<b>Parcel ID:</b> 008-60-002-004-04; <b>Legal Description:</b> VILLAGE OF LENNON, ORIG PLAT N'LY 37 FT OF LOT 4 EX W'LY 24.5 FT THEROF & S'LY 33 FT OF LOT 3, BLK 2 ALSO PT OF BLK 2 DESC AS: A STRIP OF LD 37 FT WIDE OF NE'LY SIDE OF LOT 4 & ANOTHER STRIP OF LD 33 FT WIDE OFF THE SW'LY SIDE OF LOT 3 EX SE'LY 80 FT OF SD STRIP OF LD ALSO EX W'LY 24 1/4 FT OF LOT 4 DEEDED FOR ALLEY PURPOSES. <b>Comments:</b> The property is a vacant lot on Main Street in the village of Lennon. The property measures ~0.29 acres and is flat and adjacent to an insurance agency. It could be used for several different purposes, a nice little village with not too many businesses. <b>Additional Disclosures:</b> 23; 42 (see key for full text) <b>Summer Tax Due:</b> \$58.50	11919 11921 LENNON RD LENNON	\$20,729.68
6504	<b>Parcel ID:</b> 009-38-016-000; <b>Legal Description:</b> INDIAN TRAILS MOBILE HOME SUB SCIOTA TWP LOT 16. <b>Comments:</b> Trashed out mobile home on Grand River Rd. Lots of trash and debris that will need to be cleaned up. Lots of tires and some potentially hazardous waste. The parcel itself is lightly wooded and measures 0.39 acres. Houses in the vicinity are kept up better than this one. quiet road and Laingsburg community schools. <b>Additional Disclosures:</b> 21; 13; 17 (see key for full text) <b>Summer Tax Due:</b> \$71.56	6680 W GRAND RIVER RD LAINGSBURG	\$3,895.97
6505	<b>Parcel ID:</b> 012-47-064-000; <b>Legal Description:</b> LEISURE LAKE COND. SUB. VERNON TWP. UNIT 64. <b>Comments:</b> Property is a small unbuildable lot. Title of the camper not included with the lot. Lot is a camp lot in Leisure Lake Campground. Nice little private lake and lots of activities and amenities in the park. Great little place to get away for the summer! The Leisure Lake condo association website is listed in "related links" below. <b>Additional Disclosures:</b> 68; 21; 16 (see key for full text) <b>Summer Tax Due:</b> \$69.98	Leisure Lake Lot 64	\$1,609.08
6506	<b>Parcel ID:</b> 013-25-200-007; <b>Legal Description:</b> SEC 25, T5N, R1E PT OF W 1/2 OF NE 1/4: COM AT NE COR OF SEC TH W ALG SEC LN 1823.56 FT, TH S00*02'00"E 895.83 FT, TH S16*58'33"W 291.88 FT TH S27*19'23"W 208.25 FT, TH S01*16'20"E 619.95 FT TO PT OF BEG, TH S01*16'20"E 0.94 FT, TH N88*43'40"E 691.47 FT, TH S00*52'06"E 651.37 FT TO E&W 1/4 LN, TH S89*31'11"W ON 1/4 LN 1300.34 FT, TH N01*15'05"W 647.93 FT TH E 613.25 FT TO BEG SUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER N 16.50 FT OF W 662.42 FT TOGETHER WITH EASEMENT FOR INGRESS & EGRESS OVER A PARCEL - COM ON N SEC LN 1774.06 FT W OF NECOR OF SEC, TH S0*02'00"E 903.18 FT, TH S16*58'33"W 303.96 FT, TH S27*19'23"W 200.13 FT, TH S01*16'20"E 608.31 FT, TH S88*43'40"W 49.50 FT TH N01*16'20"W 0.94FT, TH W 613.25 FT, TH N00*41'36"W 49.50 FT, TH E 596.42 FT TH N01*16'20"W 574.27 FT, TH N27*19'23"E 210.97 FT, TH N16*58' 33"E 288.01 FT, TH N00*02'00"W 893.34 FT TO SEC LN, THE 66 FT TO BEG. <b>Comments:</b> Property is a beautiful 10-acre parcel with a two-story log home and a large pole barn. Currently occupied, so pictures were limited to the outside. The property appears to be moderately wooded rolling hills. Very beautiful, very peaceful atmosphere. The home looks to be in very good condition. This could be the best one I've seen this year! <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$2,035.24	6163 W BEARD RD PERRY	\$14,883.69
6507	<b>Parcel ID:</b> 014-17-200-010-01; <b>Legal Description:</b> SEC 17, T5N, R2E COM AT PT 40 RDS W & 32 RDS S OF NE COR OF SEC, W 40 RDS, S TO N LN OF STATE HWY M-78, NE'LY TO PT 40 RDS W ON E LN OF SEC, N TO BEG LY NW'LY OF LN 243 FT NW'LY OF FOLL DESC: COM AT PT WHICH IS S89*41'43"E 93.80 FT FROM SW COR OF SEC, N48*43'04"E 751.51 FT TO PT OF CURVATURE OF 1*00' ARC CURVE TO RIGHT, NE'LY ALG ARC CURVE 3394.58 FT TO PT OF TANGENT OF SD CURVE, N82*39'49"E 1476.54 FT TO PT OF ENDING ONE LN OF SEC WHICH IS S02*14'53"E 617.72 FT FROM E 1/4 POST OF SEC THERE SHALL BE NO RIGHT OF DIRECT INGRESS & EGRESS FROM HWY I-69 TO, FROM & BETWEEN LDS DESC HEREIN 2 ACRES PROPERTY IS LANDLOCKED. <b>Comments:</b> Vacant triangle parcel that has no known legal road access. The south side borders Interstate 69. The property itself measures 0.57 acres. 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> 7 (see key for full text) <b>Summer Tax Due:</b> \$135.61	LANDLOCKED PROPERTY PERRY	\$1,133.32



6508	<b>Parcel ID:</b> 014-70-041-004; <b>Legal Description:</b> SEC 12, T5N, R2E VILLAGE OF MORRICE COM AT SW COR OF SEC 12, S88*39' 37"E 1606.98 FT, N00*16'00"E 122 FT, S88*39'37"E 20 FT, N00*16'00"E 78 FT TO PT OF BEG, CONT N 33 FT, W 112.50 FT TO E LN OF HOWARD STREET, S 33 FT, E TO BEG .08 ACRE. <b>Comments:</b> Property is a small vacant wooded lot on South Street in Morrice. A few trees and some rough, patchy shrubs, this lot measures 0.10 acres and is tucked between two houses. Nice little neighborhood and close to Expressway access and lots of businesses. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$14.21	SOUTH ST MORRICE	\$459.46
6510	<b>Parcel ID:</b> 022-40-001-005-00; <b>Legal Description:</b> CITY OF LAINGSBURG LOTS 8 & 9, BLK 1. <b>Comments:</b> Vacant lot for the village of Laingsburg. This elbow-shaped ~0.26-acre lot stretches along Clinton St from Grand River to S Laing St. That must be the same "Laing" as the one in "Laingsburg"! Oh, to be a Laing in those days. Nice neighborhood with nicer houses in the vicinity. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$1,195.04	219 W GRAND RIVER LAINGSBURG	\$6,978.97
6511	<b>Parcel ID:</b> 024-58-014-000; <b>Legal Description:</b> CITY OF PERRY SEC 10, T5N, R2E COM ON S SEC LINE S88*56'24"W 917.39 FT PREVIOUSLY RECORDED AS 917.57 FT FROM S 1/4 POST OF SEC, S88*56'24"W 200 FT, N02*25'16"W 280 FT, S88*56'24"W 210 FT, N02*25'16"W 255 FT, N88*56'24"E 410 FT, S02*25'16"E 535 FT TO BEG 3.6 ACRES. <b>Comments:</b> Property is a vacant wooded lot on Britton Road across from the school. Parcel is an L shape measuring 3.57 acres with 200 foot of Frontage on Britton Road. Pretty heavily wooded in the front the satellite looks like the property is less wooded in the back than in the front. Close to Expressway access and lots of businesses. Property does have standing water in certain areas. 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	BRITTON RD PERRY	\$27,888.95
6512	<b>Parcel ID:</b> 050-010-015-001-00; <b>Legal Description:</b> LOTS 1 2 3 BLK 15 GEO T ABREYS WOODLAWN PARK ADD. <b>Comments:</b> The property is a two-story home on Glenwood. Bones are pretty solid but need some work. The roof needs to be taken care of, but I don't believe it's a lost cause. Looks like there are some bad leakage spots, but it's only in a couple of rooms. Some vandalism and just overall needs cleaning up, some minor repairs. The garage door was replaced with a wall looks like they were going to finish it off, but never got around to it. The backyard is decent-sized sized and the Enclosed porch could be cleaned up and would be a nice feature. Didn't locate basement or crawl, I think it's a slab. This one could be a good flip or rental. Nice neighborhood, close to businesses and good schools <b>Additional Disclosures:</b> 5; 47; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,610.88	667 GLENWOOD AV OWOSSO	\$9,210.90
6513	<b>Parcel ID:</b> 050-010-015-002-00; <b>Legal Description:</b> LOTS 4 5 BLK 15 GEO T ABREYS WOODLAWN PARK ADD. <b>Comments:</b> The property is a vacant lot on Glenwood Avenue. Fence posts, but no fencing left. A large tree and the remnants of a gravel approach to a house that may have been here at one time, but no longer is. The property measures 0.17 acres and is close to schools, parks, and other amenities. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$40.12	663 GLENWOOD AV OWOSSO	\$611.29
6514	<b>Parcel ID:</b> 050-240-002-019-00; <b>Legal Description:</b> LOT 16 BLK B C L GOODHUE SUBDIV OUTLOT 2. <b>Comments:</b> Property is a vacant lot on N Hickory Street in Owosso. The lot measures 0.20 acres, has an approach where the house used to be, and is currently being used as a place to park a car for the neighbor! The property is close to the school, and the Neighborhood is nice with the houses kept up. <b>Additional Disclosures:</b> 23; 21 (see key for full text) <b>Summer Tax Due:</b> \$106.08	643 N HICKORY ST OWOSSO	\$8,739.22

## Washtenaw DNR

Lot #	Lot Information	Address	Min. Bid
10123	<p><b>Parcel ID:</b> E-05-32-325-023; <b>Legal Description:</b> Griffin's Subdivision #2 - Lots 120 and 121 <b>Comments:</b> The subject property is a 0.18-acre parcel near Sugarloaf Lake that is adjacent to 2 private landowners. The parcel is located on Guinan Drive north of the Sugarloaf Lake Road intersection about 6 miles northwest of Chelsea MI. The property is composed of well drained loamy sand soils with 25 to 50% slopes. The parcel is zoned within the LR Lake Residential District which requires 4000 sq. feet (0.9-acre) and a minimum lot width of 40 foot to meet local zoning to build requirements if served by a central sanitary sewer system. It is believed this area around Sugarloaf Lake is served by the central sanitary system. The subject property does meet local zoning to build as standalone parcel based on the local zoning ordinance. The property could likely be utilized as two building sites based on the subdivision plat. Interested buyers should contact Lyndon Township if interested in building on the property. Property Dimensions: 99.8' (north-south) X 80' (east-west). <b>Additional Disclosures:</b> 75; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$6,000.00

## Additional Disclosures Key

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

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

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

**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.

**12:** This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

**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.

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

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

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

Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

**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.

**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.

**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.***

**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 doorjamb, 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.

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

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

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

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

**73:** This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.

**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.