

Public Land Auction

Saginaw

September 4th, 2025

Saginaw County



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is 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 ("**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.

Saginaw

Lot #	Lot Information	Address	Min. Bid
8000	Parcel ID: 92-10-4-04-2A20-700; Legal Description: LOT 8 BLK 7 SHERIDAN PARK. Comments: ~0.21 Acres w/Garage on Arvin in Saginaw. Please view the attached assessor card for additional information on the structure. Additional Disclosures: 81; 33; 23 (see key for full text) Summer Tax Due: \$144.35	2507 ARVIN SAGINAW	\$7,010.13
8001	Parcel ID: 02-12-5-06-0833-000; Legal Description: LOT 33 SOUSAS PARK SUB-DIV CITY OF ZILWAUKEE SEC 06 T12N R5E. Comments: Property is a single story home with a detached garage on Wellington in Carrollton. Appears to be occupied, please respect their privacy. From the outside it doesn't look in terrible shape. The roof has a little bit of a sag on both sides but not caving by any means. I almost have to tell you so you can see it. Aluminum siding and block Foundation. From the outside it looks like it wouldn't take too much to get spruced up. The garage needs a little bit of work. Overall it's a small house so it could be renovated for relatively cheap I do believe, don't quote me. Dead end street and quiet neighborhood Additional Disclosures: 5; 33; 6; 21 (see key for full text) Summer Tax Due: \$1,385.01	402 WELLINGTON ST SAGINAW	\$7,114.89
8002	Parcel ID: 02-13-5-31-2568-000; Legal Description: LOT 68 GRAND VIEW GARDENS CITY OF ZILWAUKEE SEC 31 T 13N R 5E. Comments: Property is a single story home with a detached garage that is falling. Home appears to be unoccupied. Did not get inside for pictures. Aluminum siding, block foundation and the roof looks in pretty decent shape. the garage is totally collapsed. The foundation and the house look like they are structurally sound. Neighborhood is nice and quiet with homes in pretty decent shape and kept up well. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$2,073.96	808 EDISON ST SAGINAW	\$12,833.68
8003	Parcel ID: 05-10-6-07-4001-001; Legal Description: COM AT A PT ON E&W 1/4 LINE 250.06 FT W FROM E 1/4 POST TH S 130 FT TH W 261.83 FT TO C/L OF DIXIE HWY TH N29DEG 03MIN 13 SECONDS W 151.38 FT TH E 335.36 FT TO POB 0.93 ACRES SEC 7 T10N R6E. Comments: Property is a large home on Dixie Hwy in Birch Run. Pretty rough situation going on here. Floors are weak and caving in areas, lots of leakage, lots of damage including animal damage, water, mold and mildew. Yard is decent size and the area is nice. Not too far from Birch Run Outlets and Frankenmuth. ~0.93 acres Additional Disclosures: 21; 5; 32; 63; 46 (see key for full text) Summer Tax Due: \$379.49	9515 DIXIE HWY BIRCH RUN	\$6,257.54
8004	Parcel ID: 08-10-2-24-2002-001; Legal Description: PART OF W1/2 OF NW1/4 OF SEC 24 BEG AT A POINT ON E&W 1/4 LINE 1006.41 FT ELY FROM W1/4 CORN OF SEC 24 TH N 23DEG 08MIN E ON C9L OF JONES DRAIN 260.72 FT TH S89DEG 52MIN E 232.17 FT TO W1/8 LINE TH S00DEG 05MIN 47 SECOND E ON SAID 1/8 LINE 32 FT TH N89DEG 52MIN W 208 FT TH S00 DEG 05MIN 47 SECONDS E 208 FT TO E&W1/4 LINE TH W ON SAID LINE 127 FT TO POB 0.57 ACRE SEC 24 T10N R2E. Comments: ~0.60 Acre Irregular Shaped Vacant Lot, please refer to aerial imagery and assessor card for additional information Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$8.08	FERGUS RD ST CHARLES	\$553.39
8005	Parcel ID: 09-11-5-05-1080-000; Legal Description: COM 601.57 FT. E OF SE COR OF LOT 109 NAUMAN PLAT TH N 394.19 FT TO C.L.OF TATHAM RD TH E ALONG SAID C.L.100 FT.TH.S LY 394.56 FT. TH.W.100 FT TO PLACE OF BEG .93 ACRE SEC 05 T11N R5E. Comments: Property is a 0.92-acre vacant lot on Tatham. Looks like there was a home here at one time that has been demolished. Homes in the area are kept up well for the most part, and nice quiet neighborhood. If planning to develop the land, please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$403.11	2840 TATHAM RD SAGINAW	\$7,057.59
8006	Parcel ID: 09-11-5-05-1534-000; Legal Description: LOT 34 LONGVIEW SUB-DIV SEC 05 T11N R5E. Comments: Property is an abandoned boarded home on Longview Ave. This one may be beyond repair. Roof collapsing open to the sky. The garage is also in rough shape. Not to mention the tree falling on the House. Not sure about this one but the neighborhood is quiet and the houses are kept up relatively decent. ~0.13 acres Additional Disclosures: 36; 5 (see key for full text) Summer Tax Due: \$166.01	2900 LONGVIEW AVE SAGINAW	\$4,765.02

8007	Parcel ID: 09-11-5-05-2244-000; Legal Description: LOTS 27 & 28 BLK F EASTLAWN SEC 05 T11N R5E. Comments: ~0.14 Acre Vacant Lot. Lot has frontage on an unbuilt section of Eastlawn Street and is not accessible by vehicle. Lot 8008 is adjacent to the West. Additional Disclosures: 81; 8 (see key for full text) Summer Tax Due: \$5.97	EASTLAWN ST SAGINAW	\$706.04
8008	Parcel ID: 09-11-5-05-2245-000; Legal Description: LOT 29 BLK F EASTLAWN SEC 05 T11N R5E. Comments: ~0.07 Acre Vacant Lot. Lot has frontage on an unbuilt section of Eastlawn Street and is not accessible by vehicle. Lot 8007 is adjacent to the East. Additional Disclosures: 81; 8 (see key for full text) Summer Tax Due: \$3.58	EASTLAWN ST SAGINAW	\$540.91
8009	Parcel ID: 09-11-5-05-3266-000; Legal Description: LOT 1 BLK 18 GENESEE GARDENS ALSO W 1/2 OF ABAND PEAR ST LYING ADJACENT TO LOT 1 BLK 18 SEC 5 T11N R5E. Comments: The property is a single-story home with an attached garage on Montana in Bridgeport. Not a lot of roof to strip off! Lots of the work has been done as far as demolition goes, from the windows looking in. Did not go inside. Boarded and locked up tight. Overall, it looks like it's in pretty rough shape but that being said, the area is nice and the homes in the vicinity are nicer. Get out your checkbook and get your work gloves on and you could make something happen here. looks like it's on a slab foundation but don't quote me. Additional Disclosures: 5; 46; 33 (see key for full text) Summer Tax Due: \$173.13	2463 MONTANA AVE SAGINAW	\$4,596.39
8010	Parcel ID: 09-11-5-05-3299-000; Legal Description: LOT 7 BLK 21 GENESEE GARDENS SEC 05 T11N R5E. Comments: Property is currently occupied so pictures were limited to a few from the road. Home is in relatively good condition with a carport vinyl siding and what looks like a shed. Looks like it's built on a slab, don't quote me but no basement windows and low to the ground. Could be a good buy for the right investor! ~0.24 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$202.66	2384 IOWA AVE SAGINAW	\$3,711.27
8011	Parcel ID: 09-11-5-05-3465-700; Legal Description: W 1/2 OF LOT 6 BLK 45 GENESEE GARDENS SEC 05 T11N R5E. Comments: ~0.25 Vacant Lot on Iowa Ave in Saginaw. ~74' of road frontage, ~145' deep. Looks like the neighbor may be storing a boat on the property (not included in the auction). Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$15.78	2062 IOWA AVE SAGINAW	\$887.95
8012	Parcel ID: 09-11-5-06-2025-000; Legal Description: E 64 FT OF W 1084.1 FT OF N 153 FT OF NW 1/4 -- 0.23 ACRES SEC 06 T11N R5E. Comments: ~0.23 Vacant Lot On Treanor St. ~65' of frontage by 152' deep. Clear in the front with woods in the back. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$19.15	1220 TREANOR ST SAGINAW	\$724.75
8013	Parcel ID: 09-11-5-06-2135-000; Legal Description: LOTS 47 & 48 BRADLEY PARK SEC 06 T11N R5E. Comments: Property is a single-story home on Doerr Rd with a garage and shed(?). Property has some serious roof issues. Highly overgrown and generally very rough shape. Did not get inside pictures. TBH this one may not be worth saving. Neighborhood is quiet and on a dirt road. Lot itself is ~0.24 acre. Additional Disclosures: 34; 5; 33 (see key for full text) Summer Tax Due: \$208.90	1070 DOERR AVE SAGINAW	\$6,795.82
8014	Parcel ID: 09-11-5-08-1002-000; Legal Description: E 84 FT OF W 575.69 FT OF N 237.01 FT OF W 1/2 OF NW 1/4 OF NE 1/4 0.46 ACRE SEC 08 T11N R5E. Comments: ~0.46 Acre Vacant Lot on King Rd. ~84' of frontage, ~237' deep. Previously had a house which was demolished a few years back. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$79.66	2560 KING RD BRIDGEPORT	\$11,435.85
8015	Parcel ID: 09-11-5-08-2208-000; Legal Description: LOT 8 WILLIAMSON ACRES NO.1 SUB-DIV OF A PART OF W 1/2 OF NW 1/4 SEC 08 T11N R5E. Comments: ~0.27 Acre Vacant Lot On Canary Rd. ~97' of frontage by 120' deep. Property previously had a house which was demolished years ago. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$49.09	3141 CANARY DR SAGINAW	\$1,205.90
8016	Parcel ID: 09-11-5-08-2315-000; Legal Description: LOT 115 WILLIAMSON ACRES NO 4 A PART OF THE W 1/2 OF NW 1/4 SEC 08 T11N R5E. Comments: Property is a vacant lot on King Road in Bridgeport. Measuring 0.86 acres with a pile of garbage. Looks like there was a building here at one time must have been demolished. Close to the school and homes in the area are nicer. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$111.38	2236 KING RD SAGINAW	\$8,655.56

8017	Parcel ID: 09-11-5-08-3410-000; Legal Description: LOT 210 SOUTHFIELD VILLAGE SUB-DIV ADD 2 SEC 08 T11N R5E. Comments: ~0.27 Acre Vacant Lot On Southfield Dr. ~90' of frontage by ~130' deep. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$46.69	3085 SOUTHFIELD DR SAGINAW	\$983.40
8018	Parcel ID: 09-11-5-16-0208-000; Legal Description: PART OF LOT 12, BLK7, COM ON N LY LINE OF WILLIAMSON RD. 18 FT E LY FROM SW COR OF LOT 12, TH E LY ALONG SAID ST. LINE 50 FT, TH NE LY TO A PT 50 FT SE LY ALONG THE EXTENDED LINE OF LOT 11 FROM SE COR THEREOF TH NW LY 50 FT, TH SW LY TO BEG. VILLAGE OF BRIDGEPORT. SEC 16 T11N R5E. Comments: Property is a two-story home with a detached block-built garage. Locked up and boarded up, so I did not get inside pictures. Home doesn't look terrible from the outside. A couple of spots have some goofy angles as far as sagging and foundation leaning. Overall not terrible but who knows what awaits inside! Large home could be restored and flipped or turned into a rental. Bridgeport area, Lots of commercial nearby and close to Expressway. ~0.08 acres Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$335.80	4409 WILLIAMSON RD BRIDGEPORT	\$8,843.97
8019	Parcel ID: 10-12-5-08-4230-000; Legal Description: LOTS 41 & 42 WASHINGTON PARK SEC 08 T12N R5E. Comments: ~0.22 Acre Vacant Lot on N 25th St. ~80' of frontage on N 25th St. ~120' of frontage on Roanoke St. Overgrown and unmaintained per inspection photo. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$12.69	N 25TH ST SAGINAW	\$871.98
8020	Parcel ID: 10-12-5-17-1206-000; Legal Description: LOT 110 WASHINGTON GARDENS SEC 17 T12N R5E. Comments: ~0.42 Acre Vacant Lot on N 29th St. ~60' of frontage by ~307' deep. Partially clear/partially wooded. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.34	1516 N 29TH ST SAGINAW	\$890.65
8021	Parcel ID: 10-12-5-17-4146-000; Legal Description: LOT 143 HIGHLAND PARK SEC 17 T12N R5E. Comments: This one is heavily overgrown by thorny pricker bushes! I found out the pokey way! The Roof is in disrepair from what I can see. All wavy gravy with no chance of "savey". The front porch looks pretty nice, but I didn't make it up there! The neighbor said it has been vacant for quite some years. One of the few houses left on the block, and the ones that are still here are kept up pretty well. Close to the expressway and lots of amenities. ~0.12 acres Additional Disclosures: 5; 33 (see key for full text) Summer Tax Due: \$388.93	628 N 24TH ST SAGINAW	\$3,608.20
8022	Parcel ID: 10-12-5-17-4860-000; Legal Description: LOT 360 IRVING PARK SUBDIVISION SEC 17 T12N R5E. Comments: ~0.11 Acre Vacant Lot on Kinney Blvd. ~40' deep by ~120' deep. A motorhome is currently on the property which we do not have title to and is not included in the auction. Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$8.21	919 KINNEY BLVD SAGINAW	\$852.69
8023	Parcel ID: 10-12-5-20-1207-000; Legal Description: LOTS 108 & 109 MEADLAWN SEC 20 T12N R5E. Comments: Property is a single story home boarded up and abandoned. Doesn't look in terrible condition but definitely needs work. Gutted on the inside and ready to be restored . Looks like a few newer windows and the siding looks relatively new but does need some repairs. House next door is pretty heavily fire damaged but this one didn't seem to get any damage from the heat. Could be fixed up into a decent little rental possibly or a good flip for a first time home buyer. ~0.22 acres Additional Disclosures: 50; 46 (see key for full text) Summer Tax Due: \$577.29	116 N 24TH ST SAGINAW	\$4,040.51
8024	Parcel ID: 10-12-5-20-1407-000; Legal Description: W 1/2 OF LOT 3 EXC THAT PART SOLD TO MICH STATE HWY DEPT IN LIBER 1196 PAGE 69 REPLAT OF LOTS 1 TO 12 OF CATHERINE B MOILES SUBDIVISION SEC 20 T12N R5E. Comments: Not sure how old this place is but it feels old. Single Story Home with an old barn-style garage. The roof line is a little WAVY, but it's not in terrible shape, at least the top layer, could be pretty thick under there. The place needs to be cleaned up, some TLC and a few dollars put into it but it could be brought back to life. Didn't get too far into the basement lots of garbage and very heavy mold smells. Also I know the smell by now, and there is raccoons living in here. The neighborhood is older homes and some commercial. Additional Disclosures: 63; 21; 32; 66 (see key for full text) Summer Tax Due: \$231.45	3288 WADSWORTH RD SAGINAW	\$3,606.63
8025	Parcel ID: 10-12-5-20-4395-000; Legal Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2025. LOT 396 & 397. BLUERIDGE SEC 20 T12N R5E. Comments: ~0.24 Acre Vacant Lot on S 24th St. ~80' of frontage on S 24th St by ~133' deep. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.43	632 S 24TH ST SAGINAW	\$775.22

8026	Parcel ID: 10-12-5-20-4560-000; Legal Description: LOT 20 AND E 22 FT OF LOT 19 JANES MANOR SEC 20 T12N R5E. Comments: What looks to be unoccupied from the front shows signs of occupancy from the back. Then I took the pictures, then the occupants came out. Property is a one and a half story home on Janes with some issues other than occupancy. Signs of roof issues and the yard is pretty bad as far as garbage and the like. Close to Expressway and lots of other businesses. ~0.18 acres Additional Disclosures: 5; 33; 6; 21 (see key for full text) Summer Tax Due: \$274.98	3366 JANES RD SAGINAW	\$3,404.64
8027	Parcel ID: 10-12-5-20-4562-000; Legal Description: LOT 22 AND E.32 FT.OF LOT 21 JANES MANOR SEC 20 T12N R5E. Comments: ~0.23 Acre Vacant Parcel on Janes Rd. ~82' of road frontage by ~120' deep. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.43	JANES RD SAGINAW	\$957.58
8028	Parcel ID: 10-12-5-20-4761-000; Legal Description: N LY 26.9 FT OF LOT 219 AND S LY 23.1 FT OF LOT 220. JANES MANOR SEC 20 T12N R5E. Comments: Property is a two-story home Tudor style that may have seen its days. The Front and the Foundation don't look awful, but then you get to the back. The roof is beyond repair and would need full replacement. The foundation on the north side of the house is nice, but on the south side, there are definitely some issues. Snap the picture from the basement window, which shows lots of garbage. Not sure about this one, with all that out of the way. Neighborhood seems nice and quiet and houses are of the same age and some in relatively the same condition, with some nicer ones on the block as well. ~0.14 acres Additional Disclosures: 5; 34; 33; 46; 66 (see key for full text) Summer Tax Due: \$525.23	322 S 30TH ST SAGINAW	\$3,491.45
8029	Parcel ID: 10-12-5-29-1162-000; Legal Description: LOT 63 AND S 1/2 OF LOT 64 HOLLAND GROVE SEC 29 T12N R5E. Comments: Property is a single story home with vinyl siding and some roof issues. The garage in back is actually in relatively good shape and looks to be newer construction boarded and locked so I did not get inside. Houses on the street are in nice shape. Depending on the roof situation I would say this is definitely redeemable as a livable structure. Nice sized yard and close to Expressway and lots of businesses.~0.17 acres Additional Disclosures: 5; 33 (see key for full text) Summer Tax Due: \$651.46	1109 S 24TH ST SAGINAW	\$4,634.45
8030	Parcel ID: 10-12-5-29-1185-000; Legal Description: LOT 86 AND N 10 FT OF LOT 85.S 5 FT OF LOT 87 HOLLAND GROVE SEC 29 T12N R5E. Comments: ~0.16 Acre Vacant Lot on S 24th St. ~55 of frontage by ~122' deep. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$9.39	835 S 24TH ST SAGINAW	\$956.13
8031	Parcel ID: 10-12-5-29-1493-000; Legal Description: LOT 394 & S 1/2 OF LOT 395 HOLLAND GROVE SEC 29 T12N R5E. Comments: Property is an overgrown single story home with a garage. I believe it to be unoccupied (I think the neighbors are parking in the driveway) But don't quote me on that. Backyard and garage are in decent shape and from what I can see through the brush the house isn't terrible. But that's what I can see through the brush. Houses in the vicinity are of the same age and style with most of them kept up much better. Close to Expressway and lots of restaurants and businesses. ~0.17 acres Additional Disclosures: 33; 6 (see key for full text) Summer Tax Due: \$613.93	945 S 27TH ST SAGINAW	\$3,396.15
8032	Parcel ID: 10-12-5-29-1547-000; Legal Description: LOT 448 & N 1/2 OF LOT 449 HOLLAND GROVE SEC 29 T12N R5E. Comments: Property is a single story home abandoned and boarded. Major roof issues on the home and garage. That being said the walls are straight from the outside looking in and looks like it's built on a crawl space so no basement to deal with. Possibly worth restoring the home, not sure about the garage. Homes in the area are generally better with a few exceptions. Coast Expressway, restaurants and businesses. ~0.17 acres Additional Disclosures: 21; 33; 5 (see key for full text) Summer Tax Due: \$525.23	906 S 27TH ST SAGINAW	\$4,802.92

8033	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 10-12-5-31-4016-002; Legal Description: A PART OF LOT 7 FITZHUGH SUBDIVISION OF SE 1/4 OF SECTION 31 COMMENCING AT THE SE CORNER OF LOT 28 LITZNER PLAT TH E 45 FT TH N 144 FT TH W 45 FT TO NE CORNER LOT 29 LITZNER PLAT TH S ALONG E LINE OF LOTS 28 & 29 144 FT TO POB SECTION 31 T12N R5E. Comments: This is a bundle consisting of 2 Tax Foreclosed properties. Combined for a total of ~0.41 acres. It appears there may be a garage/shed located on the property. Interested bidders will need to conduct thorough research prior to bidding. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 10-12-5-31-4229-000; Legal Description: LOT 29 LITZNER PLAT, DIVISION 1 A PART OF SE 1/4 SEC 31 T12N R5E. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$33.70</p>	WALTERS DR SAGINAW; 3144 WALTERS DR SAGINAW	\$1,440.68
8035	<p>Parcel ID: 10-12-5-32-1178-000; Legal Description: S 1/3 OF LOTS 77 78 & 79 CRANKSHAFT PLAT SEC 32 T12N R5E. Comments: ~0.13 Acre Vacant Corner Lot, ~45' of frontage on S 24th St, ~120' of frontage on Randolph St. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$16.95</p>	2526 S 24TH ST SAGINAW	\$981.62
8036	<p>Parcel ID: 10-12-5-32-1190-001; Legal Description: LOTS 90 & 91 CRANKSHAFT PLAT SEC 32 T12N R5E. Comments: Properties a single story home with a small pole barn style garage on Randolph Street. Old asbestos siding, Wavy roof and overall not the greatest condition. That being said there are a few new Windows and the roof doesn't have any holes in it. Houses on the street are in pretty decent shape and the neighborhood seems quiet. On the plus side it's small so it wouldn't be too costly size wise. Did not get inside for pictures. ~0.23 acres Additional Disclosures: 5; 33 (see key for full text) Summer Tax Due: \$431.17</p>	4408 RANDOLPH ST SAGINAW	\$7,621.46
8037	<p>Parcel ID: 10-12-5-32-1385-000; Legal Description: LOTS 85 & 86 SUNNYSIDE PARK SEC 32 T12N R5E. Comments: Fire Damaged House on Randolph St. ~0.19 acres with ~69' of frontage on Randolph St and depth of ~119'. House is heavily damaged and likely a total loss. Additional Disclosures: 81; 11; 46 (see key for full text) Summer Tax Due: \$62.81</p>	4434 RANDOLPH ST SAGINAW	\$2,351.05
8038	<p>Parcel ID: 10-12-5-32-1405-000; Legal Description: LOT 105 SUNNYSIDE PARK SEC 32 T12N R5E. Comments: ~0.12 Acre Vacant Lot on Gallagher, ~40' of frontage on Gallagher, ~135' of frontage on S 27th St. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$16.95</p>	4451 GALLAGHER ST SAGINAW	\$1,132.09
8039	<p>Parcel ID: 10-12-5-32-3407-000; Legal Description: N 1/2 OF LOT 7 ALSO LOT 8 ALSO N 1/2 OF LOT 55 CLAREMONT BEING A SUB-DIVISION OF LOTS 4 5 6 & 7 OF CURTIS & GATES SUB-DIVISION SEC 32 T12N R5E. Comments: Property is a smaller commercial building that used to house a rib restaurant. Pretty rough shape but it's a brick structure and you know the big bad wolf couldn't blow that down. Looks like it could be fixed up and turned around from the outside. Boarded and locked so pictures were limited to outside. Could use a new parking lot, but probably not your number one objective. ~0.22 acres Additional Disclosures: 46; 33 (see key for full text) Summer Tax Due: \$474.31</p>	4126 DIXIE HWY SAGINAW	\$5,266.97
8040	<p>Parcel ID: 10-12-5-33-3309-000; Legal Description: LOT 9 BLK 1 YAUCK SUB-DIV. NO. 2 A PART OF E 1/2 OF SW 1/4 SEC 33 T12N R5E. Comments: Property is a single story home with a detached one and a half car garage on Eva. Either currently occupied or recently occupied. Home looks to be in relatively decent shape with a little bit of yard work that needs to be done from the outside. No damages noticeable. Looks like it's got a crawl space and the roof looks in Pretty decent shape. Homes in the neighborhood are kept up well and relatively nice. ~0.22 acres Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$392.95</p>	4841 EVA ST SAGINAW	\$11,689.58

8041	Parcel ID: 10-12-5-33-4124-000; Legal Description: LOT 24 MCNALLY SUB-DIV SEC 33 T12N R5E. Comments: Property is a two story home abandoned and in rough condition from what I can see. Heavily overgrown so I did not get a good look all the way around Heck I didn't get a good look on three of the four sides! heavy pricker bushes so be careful before you crack this treasure chest open! Houses are sparse in the vicinity and this one is the worst within eyesight. Neighborhood seems quiet and Some of the houses are in decent shape and updated. Additional Disclosures: 46; 33; 5 (see key for full text) Summer Tax Due: \$632.68	1775 MACK RD SAGINAW	\$8,769.35
8042	Parcel ID: 10-12-5-33-4181-000; Legal Description: LOT 31 MC NALLY SUB-DIV NO 2 SEC 33 T12N R5E. Comments: Property is a single story home with heavy fire damage. Not a terrible house but fire damage looks like it's beyond repair. Mostly single family homes and single story homes on the street. Slab Foundation so you could remodel on that I suppose! ~0.20 acres Additional Disclosures: 11; 36 (see key for full text) Summer Tax Due: \$335.35	1936 RIBBLE RD SAGINAW	\$4,263.57
8043	Parcel ID: 10-12-5-33-4392-000; Legal Description: LOTS 92 & 93 MCNALLY SUB NO 4 SEC 33 T12N R5E. Comments: Property is a single story ranch style home on Akron St. Looks restorable from the outside. Definite roof issues in the back and the gutters are growing their own habitats! Nice front porch and nice windows and doors. Yard is decent sized as well. You'll have to get inside to be sure but this one looks like it could be promising as far as getting it back in shape. There are definitely some soffit issues so the roof is gonna be your main concern to start with.~0.42 acres Additional Disclosures: 33; 5 (see key for full text) Summer Tax Due: \$507.67	5062 AKRON ST SAGINAW	\$7,232.76
8044	Parcel ID: 10-12-5-33-4402-000; Legal Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2026. LOT 102 MC NALLY SUBDIVISION NO.4 SEC 33 T12N R5E. Comments: ~0.23 Acre Vacant Lot on Caldwell St. ~66' of frontage on Caldwell by ~148' deep. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$20.26	1845 CALDWELL ST SAGINAW	\$925.56
8045	Parcel ID: 11-12-4-05-0281-000; Legal Description: LOT 15 BLK 4 EMPIRE SALT CO PLAT OF VILLAGE OF CARROLLTON CARROLLTON TWP T12N R4&5E. Comments: Property is currently occupied or appears to be. Single story home vinyl siding looks to be a large layout. Detached garage Which sits in front of the house The house in the rear is adjacent to train tracks. Street is dirt and more of an alley than a street. Overall property looks to be in livable condition and with the other signs I would assume it is being so. ~0.14 acres. We believe there is an easement across this property recorded in liber 2709 / page 1310. Please research this information on your own. Additional Disclosures: 33; 21; 30; 6 (see key for full text) Summer Tax Due: \$151.18	3555 ST CLAIR ST CARROLLTON	\$6,032.72
8046	Parcel ID: 11-12-4-05-0406-000; Legal Description: LOT 14 BLK 12 EMPIRE SALT COS PLAT OF VILLAGE OF CARROLLTON CARROLLTON TWP T12N R4&5E. Comments: ~50 ft road frontage on S Monroe St. Property appears to contain a garage and several sheds. Summer Tax Due: \$59.31	3545 MONROE ST CARROLLTON	\$1,549.56
8047	Parcel ID: 11-12-4-05-0738-000; Legal Description: LOT 1 BLK 4 PETER DUPUIS ADDN NO 1 TO THE VILLAGE OF CARROLLTON CARROLLTON TWP T12N R4&5E. Comments: Property is a single story home on the corner of Monroe and Hickory Street in Carrollton. Aluminum siding, attached garage and a boatload of roof issues. Spoke to the neighbor and they said the home is quite full. Lots of issues here not sure if restoration is possible. If so the neighborhood has homes of relatively the same age but better condition for the most part. ~0.15 acres Additional Disclosures: 66; 21; 5; 33 (see key for full text) Summer Tax Due: \$158.39	646 HICKORY ST CARROLLTON	\$8,105.08
8048	Parcel ID: 11-12-4-05-0754-000; Legal Description: LOT 17 BLK 4 PETER DUPUIS ADDN NO 1 TO THE VILLAGE OF CARROLLTON CARROLLTON TWP T12N R4&5E. Comments: Property measures ~ 50 ft x ~ 130 ft. Adjacent to Auction lot #8047. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$10.82	636 HICKORY ST CARROLLTON	\$660.68

8049	<p>Parcel ID: 12-09-1-16-3007-000; Legal Description: A PART OF THE NE1/4 OF SW1/4 OF SEC 16 DESC AS FOLLOWS COM AT A PT ON THE N LINE OF STATE HWY M-57 R/W A DISTANCE OF 412.5 FT NELY ALONG SD R/W LINE FROM W LINE OF THE NE1/4 OF THE SW1/4 OF SEC 16 TH N PARA TO SD W LINE OF THE NE1/4 OF SW1/4 A DISTANCE OF 330 FT TH NELY PARA TO SD HWYR/W A DISTANCE OF 100 FT TH N PARA TO SD W LINE OF NE1/4 OF SW1/4 TO N LINE OF NE1/4 OF SW1/4 OF SEC 16 TH W ALONG N LINE OF NE1/4 OF SW1/4 AFORESAID TO NW CORN THEREOF TH S ON W LINE OF NE1/4 OF SW1/4 AFORESAID TO A PT THAT IS 300 FT N OF INTER OF SD W LINE AND N LINE OF HWY M-57 R/W TH NELY PARA TO SD N LINE OF HWY R/W A DISTANCE OF 148.8 FT TH S PARA TO W LINE OF NE1/4 OF SW1/4 AFORESAID A DISTANCE OF 300 FT TO N LINE OF HWY M-57 R/W TH NELY ALONG SD N LINE OF M-57 R/W A DISTANCE OF 264 FT TO THE POB 2.80 ACRES SEC 16 T9N R1E. Comments: Odd shaped vacant parcel located on W Brady St. Assessor card attached below for more information. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81 (see key for full text)</p> <p>Summer Tax Due: \$67.52</p>	22660 W BRADY RD BANNISTER	\$2,052.83
8052	<p>Parcel ID: 19-11-1-28-4004-000; Legal Description: S 200 FT OF E 200 FT OF SE 1/4 OF SE 1/4 -- 0.92 ACRE SEC 28 T11N R1E. Comments: Property is a acre ~1.07 ac lot with a mobile home and a shed. Mobile home looks to be in pretty rough condition but the roof is decent. Shed is broke down and place looks like it has been vacant for quite some time. Nice quiet country setting Fenmore road and Grabowski . Additional Disclosures: 17; 21 (see key for full text)</p> <p>Summer Tax Due: \$134.15</p>	22022 GRABOWSKI RD MERRILL	\$7,409.32
8053	<p>Parcel ID: 23-12-4-33-1152-000; Legal Description: LOT 4 BLK 4 SAGINAW IMPROVEMENT COMPANYS ADD. G TO THE CITY OF SAGINAW SEC 33 T12N R4E. Comments: Property is a ~0.14 acre vacant urban lot on green. Looks like there was a house here at one point but no longer. Houses in the vicinity are in decent shape with a couple exceptions. nice neighborhood Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$39.49</p>	4153 GREEN SAGINAW	\$10,809.79
8054	<p>Parcel ID: 23-12-4-33-1175-000; Legal Description: LOT 9 BLK 5 SAGINAW IMPROVEMENT CO S ADDNGTO CITY OF SAGINAW ALSO N 8 FT OF ABAND ALLEY LYING W OF E LINE OF SAID LOT & E OF W LINE OF SAID LOT & IMMEDIATELY S OF S LINE OF SAID LOT SEC 33 T12N R4E. Comments: Property is a single story home on Green in very rough shape. The roof is a goner. Asbestos siding and a block foundation. Cannot see inside all the way but looks like definite hoarding conditions. This house is probably beyond repair. Houses in the vicinity are in better shape for the most part with a couple of exceptions. ~0.15 acres Additional Disclosures: 21; 34; 5; 36 (see key for full text)</p> <p>Summer Tax Due: \$343.24</p>	4019 GREEN SAGINAW	\$4,872.35
8055	<p>Parcel ID: 23-12-4-33-1188-000; Legal Description: LOT 22 BLK 5 SAGINAW IMPROVEMENT CO'S ADD G TO CITY OF SAGINAW ALSO S 8 FT OF ABAND ALLEY LYING E OF W LINE OF SAID LOT & W OF E LINE OF SAID LOT & IMMEDIATELY N OF N LINE OF SAID LOT SEC 33 T12N R4E. Comments: Property is a one-and-a-half-story home on Emerick. Boarded up and lots of stuff on the outside. Did not see the inside. Looks like property is still being maintained, but definitely not occupied. I would have to imagine that there is a lot of stuff on the inside but can't be sure. Overall the home is in pretty rough shape with some updates that have been done. The roof looks to be in relatively good shape and has probably been updated relatively recently. Neighborhood is quiet and houses are in better shape. ~0.15 acres Additional Disclosures: 46; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$727.05</p>	4078 EMERICK SAGINAW	\$5,117.81
8056	<p>Parcel ID: 24-10-3-06-0940-000; Legal Description: LOT 5 RIVERDALE SUBDIVISION A PART OF S 1/2 OF NE 1/4 VILLAGE OF ST CHARLES SEC 06 T10N R3E. Comments: Next door to Lot #8057, This lot measures 0.38 acres and is low off of the road. Looks like some people planted some trees and some trees have been knocked over as well need some general cleanup. Neighborhood is nice and homes are kept up very well. Check with the local building and zoning folks to ensure property is suitable for your intended use.</p> <p>Summer Tax Due: \$243.74</p>	800 W WALNUT ST ST CHARLES	\$2,541.39
8057	<p>Parcel ID: 24-10-3-06-0941-000; Legal Description: LOT 6 RIVERDALE SUBDIVISION A PART OF S 1/2 OF NE 1/4 VILLAGE OF ST CHARLES SEC 06 T10N R3E. Comments: Properties is ~0.38 acre lot on Walnut Street in St Charles. adjacent to lot #8056. Lot does sit low and trees have fallen over with what looks like maybe wet ground. Neighborhood is nice and homes are kept up very well. Check with the local building and zoning folks to ensure property is suitable for your intended use.</p> <p>Summer Tax Due: \$243.74</p>	800 W WALNUT ST ST CHARLES	\$2,541.39

8058	Parcel ID: 25-11-4-01-2131-000; Legal Description: LOTS 64 65 & 66 WESTLAWN SEC 01 T11N R4E. Comments: This ones not bad looking! single story home with a nice sized garage in back. Locked up tight so I didn't get pictures of the inside but I did snap a few pictures from the windows aluminum siding and the roof looks to be in pretty decent shape. Overall this one definitely is going to need some TLC but it doesn't look too costly as far as getting it back in livable shape. Don't quote me on what's going on in the inside but it looks just like some trash and some other loose items to deal with. Houses in the vicinity are nice and the neighborhood is quiet and peaceful. Could be a great investment or first home! Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$119.85	1860 DAYTON ST SAGINAW	\$3,051.16
8059	Parcel ID: 25-11-4-01-3135-000; Legal Description: COM ON C/L OF WASHINGTON RD S 22 DEG 32 MIN E 933.14FT & TH S 33 DEG 37 MIN E 487.85 FT FROM E & W 1/4 LINE TH S 33 DEG 37 MIN E 80 FT TH S 56 DEG 23 MIN W600 FT TH N 33DEG 37MIN W 80 FT TH N 56DEG 23MIN E 600 FT TO BEG 1.1 ACRE ALSO KNOWN AS LOT 36 LAMSONS PLAT-UNRECORDED SEC 01 T11N R4E. Comments: Property no longer has a house on it. Vacant lot measuring 1.04 acres and roughly 75' x 560'. Tall grass in the front and thicker foliage in the back. Houses in the vicinity are nice and area is on the cusp of farmland. 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. Summer Tax Due: \$37.77	4050 S WASHINGTON RD SAGINAW	\$10,784.08
8060	Parcel ID: 27-10-5-21-2008-000; Legal Description: ALL THAT PART OF N.165 FT.GOV T LOT 4 LYING E.OF C.L.OF THE SEY- MOUR RD.& W.OF THE FLINT RIVER. 0.63 ACRE SEC 21 T10N R5E. Comments: This lot measures ~ 0.63 acres with frontage on Flint River; however, the assessor's card attached below indicates that this is not buildable. Do your research beforehand if you intend to bid on this. Additional Disclosures: 81; 9 (see key for full text) Summer Tax Due: \$8.37	3000 E VERNE RD BURT	\$570.15
8061	Parcel ID: 28-12-3-24-2868-000; Legal Description: A PART OF LOT 68 WINCHESTER FARMS SUBDIVISION NO 4 RECD L 31 P 39 DESC AS COM AT N 1/4 CORN SEC 24 TH S 02 DEG W 707.77 FT TH N 79 DEG W ALONG N LN OF WINCHESTER FARMS NO 4 165.43 FT TO POB TH CONT N 79 DEG W ALONG N LN WINCHESTER FARMS NO 4 100.80 FT TH S 02 DEG W 154.45 FT TH S 86 DEG E 100 FT TH N 02 DEG E 154.45 FT TO POB - 0.28 ACRE SEC 24 T12N R3E. Comments: Property measures ~ 100 ft x ~ 154 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$70.03	APPALOOSA CT SAGINAW	\$2,822.37
8062	Parcel ID: 28-12-3-25-1025-000; Legal Description: W 220 FT OF E 660 FT OF S 132 FT OF N 1/2 OF NE 1/4 -- 0.67 ACRE SEC 25 T12N R3E. Comments: Property is a condemned single story home with an attached garage. Appears to be in relatively decent shape and was occupied in the fall but it is officially condemned by Thomas Township. The results of a health & safety inspection are attached below under related documents. Smaller home with a breezeway attached to the garage. Nice sized yard and houses in the area are in nice shape and kept up very well. The roof looks like it has a couple WAVY spots but looks pretty decent overall. Garage door needs replaced. Could not tell the foundation type whether it be block or slab, but no windows for basement. Sits on ~0.67 acres Additional Disclosures: 31; 35; 21; 5 (see key for full text) Summer Tax Due: \$214.62	7148 MCCLIGGOTT RD SAGINAW	\$5,483.48
8063	Parcel ID: 28-12-3-25-4044-000; Legal Description: S 85 FT OF N 895 FT OF W 330 FT OF SE 1/4 - 0.65 ACRE SEC 25 T12N R3E. Comments: Property is a single story home on Lutzke. Did not get inside for pictures but appears to be in pretty rough condition on the outside. The roof definitely needs work. The addition almost looks like a mobile that was added onto the house. Multiple notices from the Township posted on the House. Not a bad little pole barn outback. The garage is in pretty rough shape as well that sits behind the house. Maybe restorable but definitely is going to need quite a bit of work. Nice quiet neighborhood and the houses in the vicinity are in much better condition. For the right buyer with the right idea this property could be flipped around into a nice place but you're gonna start with the roof for sure. Additional Disclosures: 21; 5; 33 (see key for full text) Summer Tax Due: \$549.32	320 LUTZKE RD SAGINAW	\$10,842.27
8064	Parcel ID: 90-10-0-31-3000-000; Legal Description: LOT 12 BLK 122 HOYT S NORTHERN ADDITION. Comments: Property measures ~ 50 ft x ~ 90 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.60	923 N 6TH SAGINAW	\$809.57

8065	Parcel ID: 90-10-0-42-5000-000; Legal Description: LOT 5 & N 27 FT OF LOT 6 BLK 129 HOYT'S NORTHERN ADDITION. Comments: The property appears to have a commercial building; however, we were unable to conduct a follow-up visit to this property prior to the Auctions. All information is limited to the best of our knowledge. Please research/verify any information prior to bidding. Property is listed as commercial. More information can be found in the attached assessor card. Additional Disclosures: 81; 33; 23 (see key for full text) Summer Tax Due: \$315.47	1014 SEARS SAGINAW	\$1,903.49
8066	Parcel ID: 90-10-0-43-7000-000; Legal Description: LOT 6 BLK 130 HOYT S NORTHERN ADDITION. Comments: We were unable to conduct a follow up inspection prior to Auction. All information is to the best of our knowledge and should be thoroughly researched/ verified before bidding. House appears to have suffered damage from a fire. Interior condition is unknown. Assessor card attached below for more information. Sits on ~ 0.15 acres Additional Disclosures: 23; 11; 81 (see key for full text) Summer Tax Due: \$120.66	926 N 3RD SAGINAW	\$1,594.63
8067	Parcel ID: 90-10-0-71-2000-000; Legal Description: LOT 12 ROHLS SUBDIVISION OF OUT LOT 4 ENGLISH ADDITION. Comments: Property measures ~ 50 ft x ~ 130 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$18.96	1351 MYRTLE SAGINAW	\$474.88
8068	Parcel ID: 90-20-0-06-5000-000; Legal Description: N 50 FT OF LOT 3, N 50 FT OF LOT 6 BLK 11 ASSESSOR S PLATOF MAPES ADDITION. Comments: We were unable to conduct a follow-up inspection of this property prior to the Auction. All information is to the best of our knowledge and should be thoroughly researched/verified. This house appears to be abandoned. The interior condition is unknown. Assessor card is attached for more information. Additional Disclosures: 81; 33 (see key for full text) Summer Tax Due: \$372.38	515 N ROOSEVELT AUSTIN SAGINAW	\$5,971.99
8069	Parcel ID: 90-20-0-16-5000-000; Legal Description: S 40 FT OF E 1/2 OF LOT 8, BLK 104 HOYTS NORTHERN ADDITION Comments: Property measures ~ 40 ft x ~60 ft. Assessor card indicates there is a structure here, unsure if this is true or what condition it's in. 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. Property may have an easement across it for a joint driveway. Please do your research on this if you are planning to bid. Additional Disclosures: 81; 23; 30 (see key for full text) Summer Tax Due: \$12.37	625 N WARREN SAGINAW	\$512.00
8070	Parcel ID: 90-20-0-22-3000-000; Legal Description: N 98 FT OF LOT 7, BLK 108 HOYTS NORTHERN ADDITION Comments: Property is a two story home on Carlisle. Older style, turn of the century era. Property does not have too many goofy angles except for the front porch roof Heavily overgrown so hard to get good pictures. Locked up tight.. Foundation looks like to have some issues in a few different spots But is holding up This one is doable or not but if it was the houses that have been in the area look very nice and are kept up very well. As a matter of fact this is the only bad one on the block. Also you're looking at some hoarding conditions so bring the dumpsters . Close to downtown and many different businesses and amenities. Additional Disclosures: 5; 34; 33; 21; 23 (see key for full text) Summer Tax Due: \$401.79	530 CARLISLE SAGINAW	\$2,998.74
8071	Parcel ID: 90-40-0-13-3000-000; Legal Description: W 45FT OF LOT 6, BLK 54 GLASBY & GALLAGHERS ADDITION Comments: Property is a large very old Victorian style home. Wood siding and shingle roof that actually looks to be in relatively decent shape, which is good given the angles. Structurally from the outside the home looks to be relatively sound with no funny angles... Except for the back. The foundation looks to be caving in and definitely needs full replacement on that side of the home. I'm guessing costly. The area is being revitalized, so it may be worth it. You would have to do your research. Heavily overgrown, so difficult to get a good look but this one would be for somebody with an interesting vision. Additional Disclosures: 81; 23; 21; 33; 34 (see key for full text) Summer Tax Due: \$347.82	1002 LAPEER SAGINAW	\$2,226.90

8072	Parcel ID: 90-40-0-38-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. A PARCEL OF LAND IN OUT LOT 44, GLASBY & GALLAGHERS ADDITION DESCRIBED AS FOLLOWS.BEG.AT A POINT IN THE W.LINE OF NINTH ST.,209.13FT.N.FROM THE N.LINE OF LAPEERAVE.,THENCE W.NEARLY PARL.TO SAID LINE OF LAPEER AVE.,TOW.LINE OF OUT LOT 44 AT A POINT WHICH IS 209.08FT.N.OF SAID LINE OF LAPEER AVE.,THENCE S.ALONG SAID W.LINE OF OUT LOT 44,38FT.,THENCE E.TO A POINT ON THE W.LINE OF NINTH ST. 42FT.S. OF THE PLACE OF BEG.,THENCE N. 42FT. TO THE PLACE OF BEG. Comments: Property measures ~ 40 ft x ~ 133 ft. Adjacent to Auction Lot # 8073 to the South. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$18.44	119 N 9TH SAGINAW	\$836.52
8073	Parcel ID: 90-40-0-38-4000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. THAT PART OF S 1/2 OF OUT LOT 44, GLASBY & GALLAGHER'S ADDITION LYING W OF NINTH ST BOUNDED AS FOLLOWS; COMG AT A POINT ON SD W LN OF NINTH ST 91 FT N OF N LN OF LAPEERAVE & RUNG TH W PARL WITH SD N LN OF LAPEER AVE TO W LN OF SD OUTLOT, TH N ALONG SD W LN OF SD OUT LOT 80 FT, THE'LY TO A PT ON W'LY LN OF NINTH ST WHICH IS 167.1 FT N OF PT OF COMG, TH S'LY 76.1 FT ALONG SD W LN TO POB. Comments: Property measures ~ 76 ft x ~ 132 ft. Adjacent to Auction Lot # 8072 to the North. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$31.68	111 N 9TH SAGINAW	\$889.12
8074	Parcel ID: 90-40-0-61-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. THE WLY.66 1/2FT.OF SLY.53FT.OF LOT 1,BLK.3,GEORGE M.RICKERS SUBDIVISION OF OUT LOTS 45 & 46 GLASBY & GALLAGHERS ADDITION. Comments: Property measures ~ 53 ft x ~ 66 ft. Sits on the corner os N 7th and Tuscola St. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.26	202 N 7TH SAGINAW	\$516.10
8075	Parcel ID: 90-50-0-33-6000-000; Legal Description: N 35FT OF LOT 24, CHARLES LANGLASS SUBDIVISION OF OUT LOT55 GLASBY & GALLAGHERS ADDITION. Comments: Property measures ~ 35 ft x ~ 132 ft. Adjacent ot Auction Lot 8076 to the South. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.60	205 S 14TH SAGINAW	\$515.89
8076	Parcel ID: 90-50-0-33-7000-000; Legal Description: S 25FT OF LOT 24, N 10FT OF LOT 25,CHARLES LANGLASS SUBDIVISION OF OUT LOT 55 GLASBY & GALLAGHERS ADDITION. Comments: Property measures ~ 35 ft x ~ 132 ft. Adjacent to Auction Lot # 8075 to the North. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.60	209 S 14TH SAGINAW	\$515.89
8077	Parcel ID: 90-50-0-46-9000-100; Legal Description: E 40 FT OF LOT 6, EXC S 40 FT, BLK 24, WILLIAM N.LITTLES ADDITION. Comments: We were unable to conduct a follow up inspection to this property before Auction. All information is to the best of our knowledge and should be thoroughly researched/verified before bidding. Property is occupied, please respect their privacy. Assessor card attached for more information. Interior condition is unknown. Additional Disclosures: 81; 21; 6; 33; 23 (see key for full text) Summer Tax Due: \$166.78	1810 CARROLL SAGINAW	\$2,256.98
8078	Parcel ID: 90-50-0-55-4000-000; Legal Description: LOT 23 EXC S 41 FT, CONRAD SCHWANS SUBDIVISION OF OUT LOT 35 GLASBY & GALLAGHERS ADDITION. Comments: Large old two story home on Federal and S 10th. The roof is in rough shape but looks restorable from the outside looking in. Home has an interesting design with a second story patio above the old garage that looks like it may have been a horse barn. Looks like it was a multi unit at some point. It has multiple meters for gas. Looks like there are some drainage issues on the top of the horse barn and the steps are a pretty sketchy situation. Not sure the foundation type it is concealed. Overall the neighborhood is quiet and not too many homes in the vicinity. The ones that are left are older and mostly updated. Close to downtown and businesses. Additional Disclosures: 5; 33; 18; 23 (see key for full text) Summer Tax Due: \$405.81	1602 FEDERAL SAGINAW	\$2,200.14

8079	Parcel ID: 90-60-0-01-7000-000; Legal Description: LOT 13, BREWER & SMITHS SUBDIVISION OF OUT LOT 12 GLASBY GALLAGHER & LITTLES ADDITION. Comments: Very old home on Cherry Street. Could be the original roof! Meaning the roof is in very bad shape. Major decay and major collapsing issues. Did not go inside for pictures but from the outside the home looks structurally restorable, don't quote me on that. You would have to start with a whole new roof and go from there. All that being said the house definitely has character and looks to be over 100 years old for sure. If restorable this could be a cool little place! Quiet neighborhood and homes that are left are in relatively decent shape. Additional Disclosures: 5; 36; 33 (see key for full text) Summer Tax Due: \$700.81	1810 CHERRY SAGINAW	\$4,543.06
8080	Parcel ID: 90-60-0-07-2000-000; Legal Description: LOT 3, EXC N 33 FT TAKEN FOR BURT ST, GEORGE P.BUTLERS SUBDIVISION OF NORTH PART OF OUT LOT 24, GLASBY, GALLAGHER & LITTLES ADDITION. Comments: Property is a two story home on 14th Street and Burt Street. The roof definitely has some issues but looks restorable or repairable. Vinyl siding looks to be newer. Home is either occupied or recently been occupied so no inside pictures. Neighborhood seems quiet and Houses in the vicinity are in better condition. Foundation is concealed but definitely no basement. Additional Disclosures: 5; 6; 33; 21 (see key for full text) Summer Tax Due: \$364.05	507 S 14TH SAGINAW	\$3,021.47
8081	Parcel ID: 90-60-0-13-5000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 16, DIECKMANN'S SUBDIVISION OF OUT LOT 19, GLASBY, GALLAGHER & LITTLES ADDITION. Comments: Property is a one and a half story home on 9th. Heavily overgrown and Serious roof issues. Hard to get pictures due to overgrowth but it's definitely a rip off and start over situation. That being said the same is for the front porch roof. Overall structurally home does not look in terrible shape. Block foundation looks like normal age and may need some minor repairs. Overall could be costly but could be done. Neighborhood is pretty nice and quiet. Some other homes in the same shape but some have been redone and are kept up well Additional Disclosures: 5; 33; 46 (see key for full text) Summer Tax Due: \$651.73	537 S 9TH SAGINAW	\$3,820.14
8082	Parcel ID: 90-60-0-15-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 12, EXC N 20 FT, SUBDIVISION OF OUT LOT NO.22, GLASBY, GALLAGHER & LITTLES ADDITION. Comments: Property measures ~ 39 ft x ~ 132 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.93	508 S 12TH SAGINAW	\$540.27
8083	Parcel ID: 90-60-0-15-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 14, SUBDIVISION OF OUT LOT NO.22, GLASBY, GALLAGHER & LITTLES ADDITION. Comments: Property measures ~ 59 ft x ~ 132 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$41.93	518 S 12TH SAGINAW	\$580.61
8084	Parcel ID: 90-60-0-39-6000-000; Legal Description: N 1/2 OF LOT 6, NEWTONS SUBDIVISION OF OUT LOT 16, GLASBY, GALLAGHER AND LITTLES ADDITION. Comments: Property measures ~ 25 ft x ~ 132 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$13.88	424 S 7TH SAGINAW	\$518.59
8085	Parcel ID: 90-60-0-45-9000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. S ELY 1/2 OF LOT 7 BLK 1, SMITH, JONES, GLASBY AND LITTLES ADDITION. Comments: Property is a single story home on 5th. Very rough shape older home. That being said the bones seem relatively solid and the floors seem relatively stable. The addition that was put on the back is gonna have to come off for sure totally dilapidated. Luckily it's just a small portion. House has a very interesting feel to it with probably 10 foot ceilings. I'm guessing over 100 years old for sure. The floors could probably be redone as well they look to be the original hardwood in the main open areas. This one would definitely need a lot of work but could be a very cool or cute starter home for the right person with the right pocketbook and the right vision! Property may have an easement across for a joint driveway. Additional Disclosures: 33; 23; 66; 5; 30 (see key for full text) Summer Tax Due: \$803.02	332 S 5TH SAGINAW	\$2,632.85

8086	Parcel ID: 90-60-0-58-1000-000; Legal Description: LOT 12 BLK 5 SMITH, JONES, GLASBY AND LITTLES ADDITION EXC. THAT PORTION OF THE NORTH PART OF SAID LOT 12 HAVING A WIDTH OF 36 FT ON THE E SIDE AND 32 FT ON THE W SIDE. Comments: Property is a large two story, older home on 11th. Updated siding but the brick covering the foundation looks to be original. Inside's a bad situation . Former hoarder lived here . Maybe still a hoarder but doesn't live here. Bring a dumpster or two. And masks because of the animal damaged air! Raccoons I do believe! There are definitely some wonky angles going on as far as the structure where foundation and brick meet, but it could just be the brick facing. According to verbiage on deeds recorded it appears the driveway is to benefit the owners of the premises contiguous to the North line of the property. Driveway to be kept open and unobstructed at all times. Additional Disclosures: 66; 63; 34; 21 (see key for full text) Summer Tax Due: \$433.15	345 S 11TH SAGINAW	\$4,824.07
8087	Parcel ID: 90-60-0-58-1000-100; Legal Description: THAT PORTION OF THE NORTH PART OF LOT 12 BLK 5 SMITH, JONES, GLASBY & LITTLES ADDITION HAVING A WIDTH OF 36 FT ON THE E SIDE AND 32 FT ON THE W SIDE. Comments: Property measures ~ 34 ft x ~ 132 ft. Adjacent to Auction Lot # 8086 to the South. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$10.34	341 S 11TH SAGINAW	\$503.87
8088	Parcel ID: 90-80-0-10-3000-000; Legal Description: LOT 11 BLK 17 BREWSTER PARK ADDITION TO THE CITY OF EAST SAGINAW. Comments: Property is a large two story home boarded up and abandoned. Lots of overgrowth on the House. Asphalt shingles siding and the roof looks to be in pretty rough shape. Not sure if this one is restorable or not but it would be costly. Houses and vicinity are better shape for the most part. Additional Disclosures: 5; 46; 33 (see key for full text) Summer Tax Due: \$644.42	1619 SHERIDAN SAGINAW	\$8,130.25
8089	Parcel ID: 90-80-0-25-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 4 BLK 15 EMERSONS ADDITION. Comments: Property is a two story home in very rough shape. Boarded up and the roof is beyond repair. Definitely would need replaced if restorable, I don't believe it is from the outside looking in. Lots of stuff in the yard and I'm assuming lots of stuff in the house. One of only three houses on the block and this is the worst by far. That being said, the neighborhood is quiet and it's close to downtown, hospitals and lots of businesses. Additional Disclosures: 5; 33; 46; 21 (see key for full text) Summer Tax Due: \$560.64	1123 BROWN SAGINAW	\$4,089.89
8090	Parcel ID: 90-80-0-30-9000-000; Legal Description: LOT 10 BLK 19 EMERSONS ADDITION. Comments: Property is a two story home on Owen in Saginaw. Currently occupied so pictures were limited to the road. Home looks to be in relatively decent shape with asphalt shingle siding, a roof in what looks to be OK shape, And I think a block foundation, don't quote me. The fenced in side yard was probably once owned by the same people as the house but is no more so that is not part of the sale. Houses and vicinity are of relatively decent shape and area is close to downtown, hospitals and lots of amenities. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$471.91	1008 OWEN SAGINAW	\$5,784.26
8091	Parcel ID: 90-80-0-87-6000-000; Legal Description: LOT 8 BLK 41 GLASBY GALLAGHER & LITTLES ADDITION. Comments: Two story home, I believe it is occupied (Yard is cut and there are cameras all over the house). Aluminum siding and a roof in what I would call terrible condition. I don't see any holes from out where I'm standing, but it's definitely a goner at least to the trusses, possibly beyond. Garages and back look like they are in rough shape. House sits at the dead-end part of the street, and the neighborhood is quiet and adjacent to a park. Close to downtown, lots of amenities, and hospitals. Additional Disclosures: 33; 21; 5; 6 (see key for full text) Summer Tax Due: \$416.84	731 SIMONEAU SAGINAW	\$2,954.41
8092	Parcel ID: 90-90-0-65-0000-000; Legal Description: LOT 6 BLK 1 PHELONS SECOND ADDITION. Comments: Property measures ~ 50 ft x ~ 119 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$30.78	1116 SHERIDAN SAGINAW	\$948.32

8093	Parcel ID: 90-90-0-66-7000-000; Legal Description: LOT 3 EXC N 16-2/3 FT BLK 2 PHELONS SECOND ADDITION. Comments: Property measures ~ 33 ft x ~ 119 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$15.41	1232 CORNELIA SAGINAW	\$524.36
8094	Parcel ID: 91-00-0-03-7000-100; Legal Description: LOT 12 BLK 2 DUNCANS ADDITION. Comments: Property is a large two story home on Amesley. Home appears To have been unoccupied for quite some time. Heavily overgrown and structurally kind of wonky. Not sure if this one is worth restoration. Neighborhood has a mixture of fixed up homes and older ones in the same condition. Area seems to be undergoing redevelopment phase. Additional Disclosures: 5; 22; 46; 33 (see key for full text) Summer Tax Due: \$1,017.25	1516 ANNESLEY SAGINAW	\$7,149.23
8095	Parcel ID: 91-00-0-04-5000-000; Legal Description: LOT 18 BLK 2 DUNCANS ADDITION. Comments: Property is a two story home that appears to be unoccupied. Large size home with vinyl siding and a block foundation. The roof is tarped so I can't see if there's any holes but it's not in horrendous shape overall looks like it could be replaced But I would say the trusses are probably OK. Overall home looks to be in semi rough condition but does have newer windows and doors and a decent sized yard. From what I can see in the window it looks like there's some roof leakage issues, can't get pictures but it looks kind of bad. Looks to be restorable from the outside but you would have to get in to see what it would cost and how much effort it would take. Neighborhood is quiet and homes are of relatively same age but in better condition for the most part. There is a tent in the backyard that appears to be actively used. Additional Disclosures: 5; 33; 21 (see key for full text) Summer Tax Due: \$717.94	821 S 11TH SAGINAW	\$5,505.63
8096	Parcel ID: 91-00-0-05-3000-000; Legal Description: S 20 FT OF LOT 3, LOT 1 EXC S 100 FT, LOT 2 EXC S 100 FT, BLK 3 DUNCANS ADDITION. Comments: This property measures ~ 40 ft x ~ 120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.32	848 S 11TH SAGINAW	\$1,828.04
8097	Parcel ID: 91-00-0-11-2000-000; Legal Description: LOT 17 BLK 5 DUNCANS ADDITION. Comments: Property measures ~ 60 ft x ~ 120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$29.65	839 S 14TH SAGINAW	\$582.97
8098	Parcel ID: 91-00-0-19-8000-000; Legal Description: LOT 17 BLK 11 DUNCANS ADDITION. Comments: We were unable to conduct a follow up inspection prior to Auction. All information is to the best of our knowledge and should be thoroughly researched/ verified before bidding. House appears to have suffered damage from a fire. Interior condition is unknown. Assessor card attached below for more information. Sits on ~ 0.18 acres. Additional Disclosures: 81; 23; 11 (see key for full text) Summer Tax Due: \$65.30	919 S 4TH SAGINAW	\$7,122.12
8099	Parcel ID: 91-00-0-21-9000-000; Legal Description: LOT 6 EXC S 33 FT, LOT 5 EXC N 50 FT S. FREYS SUBDIVISION OF THE WEST 2 ACRES OF OUT LOT 26 OF GLASBY, GALLAGHER & LITTLES ADDITION. Comments: Property is a two story home on 13th Street. Appears to be occupied Siding is half vinyl and half wood, looks to be unfinished. The roof looks like the shingles are newer but has a little bit of wonky angles. Overall, the property needs some work, but is occupied, so probably livable. Not too many houses on the block. It could be a good investment opportunity for a rental or first home. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$366.83	631 S 13TH SAGINAW	\$5,889.62
8100	Parcel ID: 91-00-0-76-4000-000; Legal Description: LOT 168 SOUTH PARK ADDITION. Comments: Property appears to be occupied. Single story home with wood siding, Looks to be a block foundation hidden I'm guessing, don't quote me. The garage in the back is collapsed. The roof looks to be in pretty rough shape But no major holes or decay visible. Did not get close for pictures due to occupancy Houses on the street are in relatively good shape with most of them occupied. Additional Disclosures: 5; 6; 33; 21 (see key for full text) Summer Tax Due: \$583.32	3216 ROBERTS SAGINAW	\$4,159.53

8101	Parcel ID: 91-00-0-78-1000-000; Legal Description: LOT 186 SOUTH PARK ADDITION. Comments: Property is a two story home with some fire damage. Boarded up and overgrown yard. Not sure what the extent of the damage is on the inside But restoration would be costly I'm assuming. That being said the rest of the structure from the outside looks pretty sturdy. Only about five houses on the block. Additional Disclosures: 46; 33; 11 (see key for full text) Summer Tax Due: \$182.83	3024 ROBERTS SAGINAW	\$5,139.38
8102	Parcel ID: 91-00-0-97-8000-000; Legal Description: LOT 386, E 1/2 OF LOT 387, SOUTH PARK ADDITION. Comments: Property is a large two story home with a detached garage that is collapsing. The home looks to be in relatively decent shape and the roof is good from what I can see. Block foundation seems to be generally in sound condition. Siding needs some repairs. Did not get inside for pictures but no real signs of major issues from the outside Houses on the street are in pretty good shape for the most part and occupied. Would be a great rental or flip for the right investor. Additional Disclosures: 33; 23 (see key for full text) Summer Tax Due: \$744.58	3234 HAROLD SAGINAW	\$4,162.62
8104	Parcel ID: 91-00-1-16-6000-000; Legal Description: LOT 574 SOUTH PARK ADDITION. Comments: Property is a one and a half story home that appears to be occupied. Wood siding and what looks like a block foundation, don't quote me. Roof doesn't look to be in terrible shape but there is what looks like a skylight removed that needs to be addressed. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$601.78	3327 WEBBER SAGINAW	\$11,316.59
8105	Parcel ID: 91-00-1-25-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. W 32.73 FT OF N 68.50 FT OF LOT 1, ALSO W 34-1/3 FT OF N 4.25 FT OF S 43.5 FT OF LOT 1, BLK 8 WADSWORTH FARM. Comments: Property measures ~ 32 ft x ~ 72 ft. Adjacent to Auction Lot #'s 8106 to the east, and 8107 to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$12.26	2102 PHELON SAGINAW	\$814.29
8106	Parcel ID: 91-00-1-25-1000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. THAT PART OF LOT 1 BLK 8, WADSWORTH FARM BOUNDED AS FOLLOWS COMG AT THE NE CORNER OF SAID LOT RUNG THENCE W ON N LINE THEREOF 36 FT THENCE S ON A LINE PARL WITHW LINE OF SAID LOT 68 1/2 FT THENCE E ON A LINE PARL WITH THE N LINE OF SAID LOT TO THE E LINE OF SAID LOT THENCE N.WLY ALONG ELY. LINE OF SAID LOT TO THE PLACEOF BEG. Comments: Property is a trapezoidal-shaped lot on Phelon St. Adjacent to Auction lots 8105 to the west, and Auction lot # 8107 to the south. If planning to develop the land, please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$18.44	2104 PHELON SAGINAW	\$842.02
8107	Parcel ID: 91-00-1-25-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. S 43 1/2 FT OF LOT 1 EXC N 4 1/4 FT OF W 34-1/3 FT BLK 8 WADSWORTH FARM. Comments: Property measures ~ 39 ft x ~ 115 ft. Adjacent to Auction lot #'s 8106 and 8105 to the North. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$24.60	1411 EMILY SAGINAW	\$870.10
8108	Parcel ID: 91-00-1-26-7000-000; Legal Description: N 1/3 OF LOT 11, S 21 FT OF LOT 12, BLK 8 WADSWORTH FARM. Comments: Property is a one and a half story home on Emily. Vinyl siding, shingle roof and block foundation. Some of the windows on the foundation are boarded, I don't believe there is a basement. Home is in relatively decent shape and the roof is newer. Could be a good starter home or rental. Pictures were limited to the road due to occupancy. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$423.91	1421 EMILY SAGINAW	\$3,769.78
8109	Parcel ID: 91-00-1-34-3000-000; Legal Description: LOT 6 BLK 19 WADSWORTH FARM. Comments: We were unable to conduct a follow-up visit to this property prior to the Auctions. All information is to the best of our knowledge and should be thoroughly researched/verified before bidding. Interior condition is unknown. Assessor card is attached below for more information. Sits on ~ 0.21 acres. Additional Disclosures: 23; 33; 81 (see key for full text) Summer Tax Due: \$420.50	1524 FENTON SAGINAW	\$1,892.73

8110	Parcel ID: 91-10-0-15-8000-100; Legal Description: LOT 18 BLK 2 GEORGE W. HESSE'S ADDITION TO THE CITY OF SAGINAW. Comments: Property measures ~ 59 ft x ~ 114 ft. Appears there may be a garage/shed structure on the property. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23; 33 (see key for full text) Summer Tax Due: \$107.95	1122 EATON SAGINAW	\$1,077.93
8111	Parcel ID: 91-10-0-29-6000-000; Legal Description: LOT 1 BLK 4 NORMAN L. MILLERS SECOND ADDITION TO THE VILLAGE OF SALINA. Comments: Property measures ~ 156 x ~ 79 ft. Auction lot # 8112 sits across the street. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$61.34	2105 S WASHINGTON SAGINAW	\$984.00
8112	Parcel ID: 91-10-0-37-0000-000; Legal Description: LOT 13 EXC WLY 44.1 FT BLK 1 SUBDIVISION OF OUTLOT 18 AND PART OF 19 RILEY RESERVATION. Comments: Home is currently occupied so limited pictures were taken. Property is an older two story large sized single family home. Aluminum siding and foundation looks a little rough. On the corner of Washington Ave and Weber Street. Close to downtown and businesses and amenities. We believe there is an easement across this property for the purpose of a joint driveway recorded at liber 1264 / page 726. Additional Disclosures: 30; 23; 21; 34; 33; 6 (see key for full text) Summer Tax Due: \$984.40	2041 S WASHINGTON SAGINAW	\$5,555.56
8113	Parcel ID: 91-10-0-41-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2025. W 1/2 OF LOT 1, W 1/2 OF S 10 FT OF LOT 2, BLK 6 SUBDIVISION OF OUT LOT 18 AND PART OF 19, RILEY RESERVATION. Comments: Property is a two story home on Birch with fire damage. Damage is substantial in the rear of the home. I did take a step inside and structurally it seemed pretty solid but there is heavy soot damage. Not sure if it's restorable or not but if it is it is close to the Saginaw Zoo and Close to the river and lots of parks. Additional Disclosures: 81; 23; 11 (see key for full text) Summer Tax Due: \$486.51	503 BIRCH SAGINAW	\$2,468.50
8114	Parcel ID: 91-10-0-43-1000-000; Legal Description: W 32 FT OF ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND VIZ COMG AT THE SE CORNER OF LOT 1 IN BLK 7 OF THE SUBDIVISION OF OUT LOT 18 AND PART OF 19, RILEY RESERVATION, RUNG. THENCE NLY ALONG THE E LINE OF SAID LOT 1 TO A POINT 10 FT SLY FROM THE NE CORNER OF SAID LOT 1, THENCE N.WLY TO A POINT ON THE W LINE OF LOT 2 IN SAID BLK, 10 FT N OF THE SW CORNER OF SAID LOT 2, THENCE S ALONG THE W LINE OF SAID LOTS 2 & 1 TO THE SW CORNER OF SAID LOT 1, THENCE E TO THE PLACE OF BEG. Comments: Property is currently occupied so pictures were limited to the road. Home is a two story single family with vinyl siding and brick over the foundation. Roof looks to be in semi decent shape with signs of updates. Overall home is in relatively good shape from the outside. Could possibly be a good investment opportunity! Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$798.91	603 BIRCH SAGINAW	\$5,856.04
8115	Parcel ID: 91-10-0-53-4000-000; Legal Description: LOT 2 BLK 4 SAGINAW IMPROVEMENT COMPANYS ADDITION A. Comments: Property is a one and a half story home on Parkwood. Broken down wheelchair ramp in the front heavily overgrown on all sides, and overall looks to be in rough condition. Wood siding, shingle rough in definite need of repair but no visible holes from where I'm standing. You can't see it but there is a block foundation behind the grass. And that's a garage back there in the jungle. This one is wishy washy as far as restoration goes. Additional Disclosures: 33; 5; 23 (see key for full text) Summer Tax Due: \$735.82	1909 PARKWOOD SAGINAW	\$2,859.00
8117	Parcel ID: 91-10-0-65-4000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2025. LOT 10 BLK 8 SAGINAW IMPROVEMENT COMPANYS ADDITION A. Comments: Property measures ~ 50 ft x ~ 121 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	2007 OWEN SAGINAW	\$606.24

8118	Parcel ID: 91-10-0-66-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. ALL THAT PART OF LOTS 16 & 17 BLK 8 SAGINAW IMPROVEMENTCOMPANYS ADDITION A, AS LIES ELY OF A LINE BEG ON THE NLY LINE OF SAID LOT 16 AT A POINT 65 FT WLY FROM THE NE CORNER OF SAID LOT 16 RUNG, THENCE SLY PARL WITH WLY LINE OF OWEN ST TO THE S LINE OF LOT 17, EXCEPTING THEREFROM SUCH A PORTION OF LOT 16 DESCRIBED AS FOLLOWS. COMG AT THE NE CORNER OF LOT 16, RUNG. THENCE WLY ON THE NLY LINE OF LOT 16 TO THE NW CORNER OF SAID LOT THENCE SLY ALONG THE W LINE OF SAID LOT, 10 FT THENCE ELY TO THE PLACE OF BEG. Comments: Property measures ~ 65 ft x ~ 83 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.93	1525 WEBBER SAGINAW	\$576.64
8119	Parcel ID: 91-10-0-66-4000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 20,BLK.8,SAGINAW IMPROVEMENT COMPANY'S ADDITION A, EXC.THAT PART VIZ.COMG.AT S.E.CORNER OF SAID LOT,THENCE WLY.ON SLY.LOT LINE,89 FT.,THENCE ELY,89.57 FT.TO ELY. LOT LINE,SAID POINT BEING 10 FT.NLY.OF POINT OF BEG., MEASURED ALONG ELY.LOT LINE,THENCE SLY.ALONG SAID LINE, 10 FT.TO POINT OF BEG. Comments: Property measures ~ 46 ft x ~ 120 ft. Adjacent to Auction Lot # 8120 to the north. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.93	2028 S JEFFERSON SAGINAW	\$576.64
8120	Parcel ID: 91-10-0-66-5000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 21,BLK.8,SAGINAW IMPROVEMENT COMPANYS ADDITION A Comments: Property measures ~ 50 ft x ~ 120 ft. Adjacent to Auction Lot # 8119 to the South. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	2020 S JEFFERSON SAGINAW	\$606.24
8121	Parcel ID: 91-10-0-78-0000-000; Legal Description: LOT 15,BLK.13,SAGINAW IMPROVEMENT COMPANYS ADDITION B Comments: Property is a boarded up single story home on Prescott. Heavily overgrown in the back. Vinyl siding makes home look not terrible but no telling what's inside. The roof is in semi decent shape for what I can see. The view from the front of the house doesn't show anything detrimental as far as structure, foundation or roof. It's a jungle in the back so I didn't make it there. Additional Disclosures: 46; 33; 23 (see key for full text) Summer Tax Due: \$553.30	2214 PRESCOTT SAGINAW	\$4,335.71
8122	Parcel ID: 91-10-0-87-4000-000; Legal Description: LOT 13,BLK.26,SAGINAW IMPROVEMENT COMPANYS ADDITION B,INC. W'LY.1/2 OF VACATED ALLEY ADJACENT THERETO. Comments: Property measures ~ 128 ft x ~ 45 ft. Adjacent to Auction Lot # 8123 to the north. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$28.77	2203 MORRIS SAGINAW	\$579.32
8123	Parcel ID: 91-10-0-87-5000-000; Legal Description: LOT 14,BLK.26,SAGINAW IMPROVEMENT COMPANYS ADDITION B,INC. W'LY.1/2 OF VACATED ALLEY ADJACENT THERETO. Comments: Property measures ~ 50 ft x ~ 128 ft. Adjacent to Auction Lot # 8122 to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$28.77	2418 OAKWOOD SAGINAW	\$579.32
8125	Parcel ID: 91-10-0-98-0000-000; Legal Description: LOT 23,BLK.30,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC. 1/2 OF W'LY ADJ. ALLEY THERETO Comments: Property is a single story home with a detached garage on Robinwood. Home is currently occupied and occupants are home and outside so pictures were limited to 2 pics from the road. Overall the home looks to be in relatively decent shape. The roof is older and definitely needs attention but doesn't show any major issues. The garage is a pole barn-style garage with what looks like quite a bit of space. Deck off the back and side. Can't see any basement windows so probably a crawl or slab. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$707.84	2306 ROBINWOOD SAGINAW	\$4,651.73

8126	Parcel ID: 91-10-1-00-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. LOT 3,BLK.32,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC. 1/2 OF E'LY ADJ. ALLEY THERETO Comments: Property measures ~ 50 ft x ~ 128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$28.77	2311 LOWELL SAGINAW	\$579.85
8127	Parcel ID: 91-10-1-03-5000-000; Legal Description: LOT 7,BLK.33,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC E 1/2 OF VACATED ALLEY Comments: Property measures ~ 50 ft x ~ 128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$31.94	2401 OWEN SAGINAW	\$2,360.54
8128	Parcel ID: 91-10-1-09-9000-000; Legal Description: LOT 23,BLK.35,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC. 1/2 OF W'LY ADJ. ALLEY THERETO Comments: Property is a single story brick home on Owen Avenue in Saginaw. Currently occupied so pictures were limited to a couple from the street. Home looks to be in relatively good shape and the roof seems to be in good shape from what I can see. Does not look like there is a garage but it has a porch built off the back. Homes and vicinity are older but kept up relatively nice for the most part. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$644.27	2506 OWEN SAGINAW	\$4,341.36
8129	Parcel ID: 91-10-1-10-8000-000; Legal Description: LOT 8,BLK.36,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC. 1/2 OF E'LY ADJ. ALLEY THERETO Comments: Property is a 1 1/2 story home on Robinwood that looks to be in pretty rough shape from the outside. Did not get inside pictures. Block Foundation has some issues And there are definitely some roof issues (Holes and major decay) as well. Looks to have been vacant for quite some time. Homes in the vicinity are of the same age but kept up better than this for the most part. If it's restorable it's small (There is an attached garage and a breezeway so not super small but the house itself isn't too large, so it may not be too costly.) Additional Disclosures: 5; 34; 33; 23 (see key for full text) Summer Tax Due: \$540.75	2605 ROBINWOOD SAGINAW	\$13,242.25
8130	Parcel ID: 91-10-1-19-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 20,BLK.39,SAGINAW IMPROVEMENT COMPANYS ADDITION B, INC. 1/2 OF WLY ADJ. ALLEY THERETO Comments: Property measures ~ 50 ft x ~ 120 ft. May have a garage/shed type structure, but we were unable to perform a follow-up visit. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$119.06	2604 OAKWOOD SAGINAW	\$960.77
8131	Parcel ID: 91-10-1-31-5000-000; Legal Description: LOT 8,BLK.20,THATCHERS ADDITION TO THE VILLAGE OF SALINA,ALSO KNOWN AS THATCHERS ADDITION TO SALINA Comments: This ones really bad from the outside. Boarded up and visible holes in the roof. Two Story Home with a fenced in yard and what looks like a lot of stuff inside (looking in from the broken back window). Not sure how the inside looks but from the outside this one looks like it might be a goner. Homes in the neighborhood are relatively decent with a few exceptions. This is one of those exceptions. Additional Disclosures: 66; 5; 46; 33 (see key for full text) Summer Tax Due: \$518.66	2501 JULIUS SAGINAW	\$4,576.64
8132	Parcel ID: 91-10-1-56-0000-000; Legal Description: LOT 4,BLK.6,FRANCISCO P. WOODRUFFS ADDITION TO THE VILLAGE OF SALINA Comments: Property is a two story home on Lincoln. Appears to be currently occupied. Wood Siding, two car detached garage and appears as if the roof has been recently done Block foundation from the road looks decent so it might just need sprucing up. Pictures were limited to the road due to occupancy. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$646.73	2409 LINCOLN SAGINAW	\$3,799.66

8133	Parcel ID: 91-10-1-59-9000-000; Legal Description: SLY.60 FT.OF LOT 7,THAT PART OF LOT 8 LYING SLY.OF A LINE 60 FT.NLY.OF & PARL.WITH NLY.LINE OF KETCHAM ST.,BLK.6,NORMAN L. MILLERS SECOND ADDITION TO THE VILLAGE OF SALINA,ALSO A PARCEL OF LAND IN N.E.FRL.1/4 OF SEC. 35,T.12 N.R.4,E.LYING S.WLY.OF S.WLY.LINE OF SAID LOTS 7 & 8, ELY.OF ELY.LINE OF FORDNEY ST. & NLY.OFNLY.LINE OF KETCHAM ST.,EXC.THAT PORTION LYING NLY. OF ALINE 60 FT.NLY.& PARL.WITH NLY.LINE OF KETCHAM STREET Comments: Property measures ~ 60 ft x ~ 102 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$36.93	2116 FORDNEY SAGINAW	\$1,415.13
8134	Parcel ID: 91-20-0-06-1000-000; Legal Description: LOT 2,EXC.NLY.50 FT.,LOTS 3 & 12,LOT 13,EXC.NLY.50 FT., BUNDY & YOUmans ADDITION Comments: Property measures ~ 69 ft x ~ 159 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$54.62	2915 DOUGLASS SAGINAW	\$687.28
8135	Parcel ID: 91-20-0-13-2000-000; Legal Description: LOT 11,BLK.7,DERBYS ADDITION TO THE VILLAGE OF SALINA Comments: Property measures ~ 60 ft x ~ 110 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3236 BUNDY SAGINAW	\$566.51
8136	Parcel ID: 91-20-0-20-0000-000; Legal Description: LOT 7,BLK.13,DERBYS ADDITION TO THE VILLAGE OF SALINA Comments: Property measures ~ 60 ft x ~ 120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$44.37	3302 DOUGLASS SAGINAW	\$634.34
8137	Parcel ID: 91-20-0-86-3000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 10,BLK.74,SAGINAW IMPROVEMENT COMPANYS ADDITION E Comments: Property measures ~ 50 ft x ~ 120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$34.93	3122 OWEN SAGINAW	\$606.24
8138	Parcel ID: 91-20-0-87-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 5,BLK.75,SAGINAW IMPROVEMENT COMPANYS ADDITION E Comments: Property measures ~ 50 ft x ~ 120 ft. Adjacent to Auction Lot # 8139 to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3121 OWEN SAGINAW	\$606.24
8139	Parcel ID: 91-20-0-87-3000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 6,BLK.75,SAGINAW IMPROVEMENT COMPANYS ADDITION E Comments: Property measures ~ 50 ft x ~ 120 ft. Adjacent to Auction lot # 8138 to the north. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3127 OWEN SAGINAW	\$606.24
8140	Parcel ID: 91-20-0-94-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. LOT 20,& S..50 FT.OF LOT 21,BLK.79 SAGINAW IMPROVEMENT COMPANY'S ADDITION E, ALSO ADJ W'LY 1/2 OF VACATED ALLEY Comments: Property is a two story home boarded up and condemned. Lots of issues as far as the roof and foundation visible from outside. Houses on the street are in generally better condition with a few exceptions this being one of them. Not sure what the inside looks like or if it's restorable But you'd have to be bold! Additional Disclosures: 46; 33; 31; 5; 34; 23 (see key for full text) Summer Tax Due: \$587.34	3242 ROBINWOOD SAGINAW	\$4,472.07

8141	Parcel ID: 91-20-0-97-3000-000; Legal Description: LOT 26,BLK.80,SAGINAW IMPROVEMENT COMPANYS ADDITION E, ALSO ADJ W'LY 1/2 OF VACATED ALLEY Comments: This property was last known to be occupied. Please respect their privacy. We were unable to conduct a follow-up visit, all information is to the best of our knowledge and should be verified/researched thoroughly before bidding. Assessor card indicates this sits on ~ 0.15 acres. Additional Disclosures: 81; 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$272.44	3212 PRESCOTT SAGINAW	\$5,812.48
8142	Parcel ID: 91-20-0-97-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. S.2 FT.OF LOT 2,LOT 3,BLK.81,SAGINAW IMPROVEMENT CO- PANY S ADDITION E, ALSO ADJ E'LY 1/2 OF VACATED ALLEY Comments: Property measures ~ 52 ft x ~ 128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3211 GLENWOOD SAGINAW	\$606.24
8143	Parcel ID: 91-20-0-98-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 5,LOT 6 EXC.S.1/2,BLK.81, SAGINAW IMPROVEMENT COMPANYS ADDITION E., ALSO ADJ E'LY 1/2 OF VACATED ALLEY Comments: Property measures ~ 75 ft x ~128 ft. Adjacent to Auction lot # 8144 to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$55.96	3223 GLENWOOD SAGINAW	\$694.88
8144	Parcel ID: 91-20-0-98-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. S.1/2 OF LOT 6,LOT 7,BLK.81,SAGINAW IMPROVEMENT COMPANYS ADDITION E,ALSO E.1/2 OF VACATED ALLEY ADJACENT THERETO Comments: Property measures ~ 75 ft x ~ 128 ft. Adjacent to Auction Lot # 8143 to the north. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$55.96	3233 GLENWOOD SAGINAW	\$694.88
8145	Parcel ID: 91-20-1-01-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 13,BLK.82,SAGINAW IMPROVEMENT COMPANYS ADDITION E, ALSO ADJ E'LY 1/2 OF VACATED ALLEY Comments: Property measures ~ 50 ft x ~ 128 ft. Adjacent to Auction Lot # 8146 to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3263 OAKWOOD SAGINAW	\$606.24
8146	Parcel ID: 91-20-1-01-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 14,BLK.82,SAGINAW IMPROVEMENT COMPANYS ADDITION E, ALSO ADJ E'LY 1/2 OF VACATED ALLEY Comments: Property measures ~ 50 ft x ~ 128 ft. Adjacent to Auction lot # 8145 to the north. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	3267 OAKWOOD SAGINAW	\$606.24
8147	Parcel ID: 91-20-1-01-9000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOTS 16 & 17, BLK 82, SAGINAW IMPROVEMENT COMPANY'S ADDITION E Comments: This property measures ~ 100 x ~128 ft. Adjacent to Auction lot # 8145 to the south east. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$69.97	3262 GLENWOOD SAGINAW	\$753.90

8148	Parcel ID: 91-20-1-05-0000-000; Legal Description: LOT 21,BLK.83,SAGINAW IMPROVEMENT COMPANYS ADDITION E, ALSO ADJ W'LY 1/2 OF VACATED ALLEY Comments: Well this place is a goner. Major roof collapse and decay, overgrown to the hills and the amount of debris and garbage is beyond excessive. Tires Garbage, Old car parts, You name it it's in the yard. Somebody with a big heart and a big Pocketbook could clean this up because it's definitely the worst on the block by far. Additional Disclosures: 81; 21; 5; 13; 36; 33; 23 (see key for full text) Summer Tax Due: \$595.67	3236 OAKWOOD SAGINAW	\$7,267.58
8149	Parcel ID: 91-20-1-20-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 8,BLK.30,THATCHERS ADDITION TO THE VILLAGE OF SALINA,ALSO KNOWN AS THATCHERS ADDITION TO SALINA, INC W'LY 1/2 OF ADJ VACATED ALLEY. Comments: This property measures ~ 61 ft x ~129 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$41.93	2803 MARION SAGINAW	\$635.72
8150	Parcel ID: 91-20-1-31-6000-000; Legal Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2026. LOTS 3 & 4,BLK.24,THAYER & WIGGINS ADDITION TO SALINA,ALSO KNOWN AS THAYER & WIGGINS ADDITION TO THE VILLAGE OF SALINA. Comments: This place is really big and it's gonna take a lot of money to get back in shape. That being said, everywhere I walked in the home seemed relatively solid. Roof has definite issues with leakage and problems but the bones haven't seemed to have been affected.... yet. Large upstairs apartment and large downstairs apartment. I didn't get into the basement. Additional Disclosures: 21; 5; 18; 23; 50 (see key for full text) Summer Tax Due: \$742.83	2708 VAN ETTEN SAGINAW	\$6,405.58
8151	Parcel ID: 91-20-1-35-0000-000; Legal Description: LOT 15,BLK.10,SALINA Comments: I'm not sure about this one. The bones seem solid but this is going to be a costly restoration. Heavy animal damage, basement full of garbage and smells of lots of mold slash mildew. Snapped pics as quick as I could without breathing too heavy. Additional Disclosures: 32; 66; 5; 63; 23; 21 (see key for full text) Summer Tax Due: \$358.86	215 HESS SAGINAW	\$3,334.61
8152	Parcel ID: 91-30-0-27-5000-100; Legal Description: S'LY 1/2 LOT 8,BLK.4,DAVENPORT FARM Comments: This property measures ~ 30 ft x ~ 120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.32	2312 STONE SAGINAW	\$515.98
8153	Parcel ID: 91-30-0-28-0000-000; Legal Description: LOT 3,BLK.5,DAVENPORT FARM Comments: Property is a one and a half story home with condemnation papers posted. Wood Siding and a shingle roof. The neighbor said the tree out front fell on the House and broke the front window out and the upstairs has a lot of damage. But that's beside the point because the whole backside has been burned. Homes on the block are in relatively good shape with most of them occupied and updated. Additional Disclosures: 11; 33; 31; 36; 23 (see key for full text) Summer Tax Due: \$1,373.67	2215 STARK SAGINAW	\$5,697.51
8154	Parcel ID: 91-30-0-28-1000-000; Legal Description: LOT 4,BLK.5,DAVENPORT FARM Comments: Two story home on the corner of Stark and Cronk. Property is currently occupied so pictures were limited to the road. Additional Disclosures: 21; 11; 23; 33; 6 (see key for full text) Summer Tax Due: \$836.03	2221 STARK SAGINAW	\$5,487.24
8155	Parcel ID: 91-30-1-14-4000-000; Legal Description: UND.1/2 INT.IN LOT 55,REPLAT OF A PORTION OF LOTS 1 TO 15 INCL.,LOT 16,AND A PORTION OF LOTS 17 TO 22 INCL.OF JOHN MOORES ADDITION, ALSO UND.1/2 INT.IN E 90 FT OF W 210 FT LOT 17 JOHN MOORE'S ADDITION. Comments: This is a 1/2 interest in a parcel. This parcel appears to be utilized for parking. Measures ~0.25 acres. Please do your thorough research on this one before bidding. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 21; 23; 57 (see key for full text) Summer Tax Due: \$268.87	2613 DAVENPORT SAGINAW	\$1,230.65
8156	Parcel ID: 91-30-1-99-8000-000; Legal Description: LOT 2,BLK.12,UNION PARK PLAT Comments: This vacant lot measures ~ 50 ft x ~120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$56.17	2217 N OAKLEY SAGINAW	\$620.69

8157	Parcel ID: 91-30-2-04-0000-000; Legal Description: LOT 2,BLK.17,UNION PARK PLAT Comments: Property is a two Story home on Benjamin. The roof is caving in and is a goner. Aluminum siding and lots of black soot coming down. Looks like there may have been a fire but it's hard to tell how much, home is very overgrown and can't get a good look in. Definitely not restorable. Area is nice and homes in the vicinity are in good shape. Additional Disclosures: 23; 46; 33; 11; 5 (see key for full text) Summer Tax Due: \$491.75	2119 BENJAMIN SAGINAW	\$3,496.54
8158	Parcel ID: 91-30-2-04-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 9,BLK.17,UNION PARK PLAT Comments: Property is a two story home on N Bond. Vinyl Siding Block Foundation and Boarded Up. From the outside the home looks structurally decent but there are some visible holes in the roof on the front side. Home was multi unit at one time with upstairs apartment access in the back. Block Foundation looks to be in decent shape from what I can see but it is pretty overgrown so it's hard to tell. There are a couple places that may need addressing. The roof looks in decent shape structurally, other than the whole on the south side of the home. Home is close to lots of commercial businesses and amenities and Expressway access Additional Disclosures: 18; 33; 46; 5; 23 (see key for full text) Summer Tax Due: \$1,457.77	2114 N BOND SAGINAW	\$7,179.96
8159	Parcel ID: 91-30-2-33-5000-000; Legal Description: LOT 12,BLK.3,JOHN J.WEISS ADDITION Comments: Property is a single story home, heavily overgrown, major roof issues, and asbestos siding to boot. Most of the homes in this condition have been taken down in the area. A few left that are in relatively good shape. A few are like this though. Close to lots of commercial businesses and downtown. Additional Disclosures: 5; 33; 23 (see key for full text) Summer Tax Due: \$635.68	2627 EDDY SAGINAW	\$5,609.54
8160	Parcel ID: 91-30-2-34-1000-000; Legal Description: W.1/2 OF LOT 16,BLK.3,JOHN J. WEISS ADDITION Comments: This appears to be a fire-damaged home; the interior and exterior conditions are unknown. Sits on ~ 0.08 acres with ~ 60 ft frontage and ~ 60 ft depth. Additional Disclosures: 46; 11; 23 (see key for full text) Summer Tax Due: \$229.38	408 OAK SAGINAW	\$5,208.20
8161	Parcel ID: 91-30-2-81-1000-000; Legal Description: A PIECE OF LAND COMG.AT THE N. W.CORNER OF S.1/2 OF N.1/2 OF S.E.1/4 OF SEC.15 T.12,N.R.4, E.,RUNG.THENCE E.30 RODS 6 INCHES TO THE W.LINE OF BLACKMORE ST. THENCE S.ON W. LINE OF BLACKMORE ST.240 FT., THENCE W.30 RODS 6 INCHES TO THE 1/4 LINE OF SAID SEC., THENCE N.ALONG SAID1/4 LINE TO THE PLACE OF BEG.,EXC.N.120 FT.,ALSO EXC.W.290 FT. Comments: 0.57 acre vacant urban lot on Blackmore. There is a concrete slab where the garage and driveway used to be for the house. Other than that the lot is clear neighborhood is nice and houses are kept up well. Quiet area and nice sidewalks. Close to lots of commercial and other amenities. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$314.02	2337 BLACKMORE SAGINAW	\$7,327.76
8162	Parcel ID: 91-30-2-88-7000-000; Legal Description: W 55 FT OF E 105 FT OF THAT PART OF SW 1/4 OF SEC 13,T12N, R4E, VIZ; BEG ON N LN OF REED ST 260.04 FT W OF W LN OF HERMANSAU ST, TH N PARL WITH HERMANSAU ST 132 FT, TH W PARL WITH REED ST 264 FT, TH S PARL WITH HERMANSAU ST 132 FT TO N LN OF REED ST,TH E 264 FT TO POB Comments: Property appears to be occupied. Two story home with vinyl siding and a detached garage. Large home with an addition above the driveway. Pictures were limited to the road due to occupancy but the home looks to be in livable condition. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$1,242.63	908 REED SAGINAW	\$8,002.62
8163	Parcel ID: 91-30-2-95-0000-000; Legal Description: THE S.60 FT.OF N.323 FT.OF A PARCEL OF LAND IN S.W.1/4 OF SEC.13,T.12,N.R.4 E.BOUNDED N. BY THE S.LINE OF OAK ST.,ON W. BY E.LINE OF HERMANSAU ST.,& ON E.BY W.LINE OFPAUL NUERMINGERS ADDITION Comments: Property is a one and a half story home on Hermansau. Overgrown and dirty on the outside. Looks restorable but needs some TLC and probably a couple extra dollars on the inside. Structurally seems to be sound and has no goofy angles on the roof or foundation. Most of the houses on the block are in pretty good shape and occupied. This one just needs a little help. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$1,092.06	2518 HERMANSAU SAGINAW	\$11,928.16
8164	Parcel ID: 91-40-0-74-2000-000; Legal Description: S.40 FT.OF LOT 2,BLK.20, PENOYER FARM Comments: Property is a vacant urban lot on North Mason Street. There used to be a house here but is no longer. Homes in the vicinity are older and smaller. Close to downtown and lots of businesses. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$396.75	1907 N MASON SAGINAW	\$4,611.98

8165	Parcel ID: 91-40-1-75-5000-000; Legal Description: LOT 9,BLK.9,D.A.PETTIBONES ADDITION,EXC.S.3 FT. Comments: Two story home on Barnard Street with a garage. Property appears to be occupied in some fashion. Not sure if anybody's living here but from what I can see from the windows there is a lot of stuff inside. Overall the home seems to be in relatively decent shape from the outside with no failing situations. The eaves and the roof need attention but don't look to be collapsing or overly decayed. Overall the house needs a good clean up and could be a good flip. Large home with good potential. Neighborhood has decent houses and is quiet and kept up relatively decent. Additional Disclosures: 23; 6; 33; 21 (see key for full text) Summer Tax Due: \$1,318.25	1821 BARNARD SAGINAW	\$7,335.86
8166	Parcel ID: 91-50-0-21-5000-000; Legal Description: LOT 3,BLK.118,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET Comments: Older two story home on North Webster. Alleyway access with a garage. Hard to tell condition very overgrown. It is tagged as condemned though. That should give you a good idea of the inside. Older home with lots of nice foliage in the yard as well as overgrowth preventing a good view of the south side of the house. Roof looks to be in bad shape. Not sure about this one but the neighborhood has nice large homes with some of them updated and kept up well. Additional Disclosures: 5; 33; 23; 31 (see key for full text) Summer Tax Due: \$1,455.20	612 N WEBSTER SAGINAW	\$5,925.90
8167	Parcel ID: 91-50-0-43-2000-000; Legal Description: LOT 2,BLK.202,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET Comments: Two story home on North Oakley appears to be unoccupied and abandoned. From the outside this place is in pretty rough shape. Visible holes in the roof on the front side are over top of the porch. The whole roof looks to be in really bad shape. Multiple units looks like two according to the Meters. Which have been removed. Boarded up so I did not get inside but this one is a toss up. Large home so I'm sure it would cost a lot, but the neighborhood is relatively kept up and most of the houses are in good shape. Additional Disclosures: 5; 46; 33; 18; 23 (see key for full text) Summer Tax Due: \$1,071.41	608 N OAKLEY SAGINAW	\$7,079.82
8168	Parcel ID: 91-50-0-56-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2025. S.ELY.1/2 OF LOT 1,S.ELY.1/2 OF LOT 2,BLK.245,PARSONS & GAYLORDS ADDITION Comments: Property is a large two story home on Monroe Street. Pretty rough shape but looks restorable from the outside Peeked in the windows and it looks like demo work has been done but no reconstruction. Asbestos siding needs replaced or covered. Roof looks like it has some issues in the valleys. Block Foundation is hidden by overgrowth but I don't see any real failing places in it. Nice neighborhood and this is the eyesore on the block. Would probably take a few dollars but could be worth it to the right buyer! Additional Disclosures: 50; 23; 33; 5 (see key for full text) Summer Tax Due: \$1,635.38	1314 MONROE SAGINAW	\$8,330.32
8169	Parcel ID: 91-60-0-02-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. N.WLY.70 FT.OF LOT 1,BLK.205, BRIGGS ADDITION Comments: Property is a single story home on South Oakley Street. Currently occupied so pictures were limited to being taken from the road. Single story home, roof needs attention. They are running a generator so I'm not sure about the utility situation. Overall the home needs work but is probably livable. Could be a good investment, rental or flip. Close to downtown with lots of businesses nearby. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$1,091.32	302 N OAKLEY SAGINAW	\$2,613.29
8170	Parcel ID: 91-60-0-26-5000-000; Legal Description: LOT 3,BLK.127,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET Comments: Property is a two story home on south Granger street. Can't tell if home is occupied per SE but it is being maintained. Older home colonial style. Looks like it has some roof issues but no caving spots that I can see. Siding is old wood and needs to be painted if not updated. Foundation type concealed. Image on the south side of the house where there is an overhang in the driveway . Maybe a drainage issue off the roof. Neighborhood has older homes with cool styles similar to this. Could be a cool renovation. Close to downtown with lots of businesses and amenities nearby! Additional Disclosures: 5; 33; 21; 23 (see key for full text) Summer Tax Due: \$1,428.67	122 S GRANGER SAGINAW	\$6,559.19
8171	Parcel ID: 91-60-0-31-5000-000; Legal Description: LOTS 7 & 8,BLK.131,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET, ALSO SE'LY ADJOINING ALLEY THERETO. Comments: This vacant parcel measures ~ 100 ft x ~ 120 ft. 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. That being said it's a very nice lot! new streets and new sidewalks. Houses in the vicinity are older with some needing renovation and some updated and kept up well. Close to downtown with lots of businesses. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$171.53	403 N WEBSTER SAGINAW	\$6,387.60

8172	Parcel ID: 91-60-0-44-8000-000; Legal Description: LOT 11,BLK.212,CITY OF SAGINAW IN DIVISION NORTH OF CASSSTREET Comments: This vacant lot measures ~ 50 ft x ~ 118 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$53.90	125 S OAKLEY SAGINAW	\$1,075.10
8173	Parcel ID: 91-70-0-24-6000-000; Legal Description: LOT 4,EXC.N.ELY.5 FT.,BLK.22,CITY OF SAGINAW IN DIVISIONSOUTH OF CASS STREET Comments: Property is a single story home on Granger Street. Looks to be in relatively decent shape from the outside. Block foundation, aluminum siding and a shingle roof. All need attention but seem to be holding up. Did not get inside for pictures. Neighboring houses are in better shape and kept up well. Additional Disclosures: 33; 21; 23 (see key for full text) Summer Tax Due: \$1,400.45	606 S GRANGER SAGINAW	\$7,637.02
8174	Parcel ID: 91-70-0-25-1000-000; Legal Description: LOT 8,EXC.S.33 FT.,S.14.2 FT.OF LOT 9,BLK.22,CITY OF SAGINAW IN DIVISION SOUTH OF CASS STREET Comments: Property is a two story home on Webster Street in Saginaw. Hoarding conditions going on. Windows are all covered up and just has that feeling, not seeing anything in particular. The roof is actually in relatively decent shape minus the porch area from what I can see from the road. Not sure about this one but it looks solid from the outside, definitely needs quite a bit of work. Houses in the area are older and some are in the same shape but better for the most part. Close to downtown and lots of businesses. Additional Disclosures: 21; 33; 23 (see key for full text) Summer Tax Due: \$1,147.83	609 S WEBSTER SAGINAW	\$3,923.54
8175	Parcel ID: 91-70-0-37-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. LOT 2,BLK.161,CITY OF SAGINAW IN DIVISION SOUTH OF CASS STREET Comments: Two story home on South Oakley. Looks unoccupied but there are signs of occupancy. I had no inside pictures. Home has a shingle roof in fair to poor condition and vinyl siding in the same. Foundation is concealed Overall it looks like a fixer upper but probably doable. Houses in the area are of better condition with a few exceptions. Close to downtown with lots of businesses and amenities nearby. Additional Disclosures: 6; 33; 5; 23 (see key for full text) Summer Tax Due: \$1,024.72	516 S OAKLEY SAGINAW	\$3,348.50
8176	Parcel ID: 91-80-0-28-8000-000; Legal Description: LOT 129,GRATIOT HEIGHTS PLAT Comments: Property is a single story home on Newberry Street. Appears to have been occupied maybe within the last few years. Overall semi rough condition from the outside but more than likely restorable. The roof looks to be in decent shape from what I can see. Vinyl siding and newer windows, probably within the last 15 years. There's kind of a wonky angle at the front on the West side where the front porch meets the home. Looks like animals have been getting in. Going to take some dollars but this could be a nice rental or flip. Neighborhood is nice and houses are in great condition. Additional Disclosures: 34; 23; 21; 33 (see key for full text) Summer Tax Due: \$1,279.01	2012 NEWBERRY SAGINAW	\$4,302.42
8177	Parcel ID: 91-80-0-63-9000-000; Legal Description: LOT 1,BLK.157,ISAAC PARSONS ADDITION Comments: Property is a large two story home on Brockway. Shingle roof, aluminum siding and a block foundation. Roof is in poor shape But the lines look generally straight so the trusses may be fine. Block Foundation is old and has some cracks but doesn't seem to be failing anywhere. Looks like two units. I can see things inside but it doesn't look like too much, I would assume less than a dumpster. With a little bit of effort, time, ingenuity and dollars this place could be flipped around. Did not get inside for pictures so not sure of the condition but it was occupied in the fall. Additional Disclosures: 18; 5; 33; 21; 23 (see key for full text) Summer Tax Due: \$1,738.52	1122 BROCKWAY SAGINAW	\$6,932.84
8178	Parcel ID: 91-80-0-66-8000-000; Legal Description: LOT 2,BLK.169,ISAAC PARSONS ADDITION Comments: Property is a single story home on South Mason Street, unoccupied and appears to be abandoned. Pretty rough condition but it seems solid. That being said there is definitely some freeze damage. Looks like somebody was working on it quite a while ago and walked away. Did not get into the basement. Floors are very uneven, but like I said solid. This one definitely needs some work but could be flipped around. Homes in the vicinity are of the same age with some kept up nice and some in relative condition. Close to downtown area with lots of businesses and amenities. Could be a good flip or rental. Additional Disclosures: 21; 35; 23 (see key for full text) Summer Tax Due: \$612.93	816 S MASON SAGINAW	\$3,630.69

8179	Parcel ID: 91-80-0-69-7000-000; Legal Description: LOT 10,BLK.187,ISAAC PARSONS ADDITION Comments: This vacant parcel measures ~ 120 ft x ~ 50 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$60.01	1321 STEPHENS SAGINAW	\$939.19
8180	Parcel ID: 91-80-0-94-5000-000; Legal Description: N.1/2 OF LOT 1,N.1/2 OF LOT 2, BLK.4,SEYFFARDT & BARCKS SUBDIVISION OF LOTS 1,2 3,4,5,6,7 & 8 BINDER & SEYFFARDTS ADDITION Comments: Property is a two story home on South Elm Street. Looks to be pretty rough shape from the outside but definitely repairable. Roof could use some attention. But no crazy leakage seen inside. An average amount of debris and junk throughout the home. Definitely needs attention but this could be a good one if somebody had the time and effort. All the lines seem to be in relatively square shape. And while the roof needs to be replaced it is not gone by any means. Neighbor said there are squatters in and out so keep that in mind! but the neighborhood is nice and houses in the vicinity are in good shape and kept up well. Additional Disclosures: 5; 21; 23 (see key for full text) Summer Tax Due: \$1,016.28	203 S ELM SAGINAW	\$5,528.92
8181	Parcel ID: 91-80-1-02-7000-000; Legal Description: LOT 4,BLK.38,CITY OF SAGINAW IN DIVISION SOUTH OF CASS STREET Comments: Property is a two story home on Harrison Street and Stephens Street. Three units and boarded up. Overall home has some issues that need to be contended with. The roof is hard to see but looks like it's in rough shape from what's visible. Asphalt shingle siding But has some spots that are bad. The porch on the backside of the house looks to be collapsing. Large house and would probably be costly to renovate but at the end you would have three rental units in one location. That may be worth the effort and cost! Close to downtown and lots of businesses. Additional Disclosures: 18; 33; 46; 23 (see key for full text) Summer Tax Due: \$609.01	820 S HARRISON SAGINAW	\$7,370.79
8182	Parcel ID: 91-90-0-02-7000-100; Legal Description: W.43 FT.OF E.250 FT.OF LOT 11, LYING S.OF GREENWICH ST.,BINDER & SEYFFARDTS ADDITION Comments: Property is a single story home on Greenwich. Roof looks to have some sagging and wavy issues. Probably going to need replaced. The block foundation is not in terrible shape. There is a bulge on the West side of the house that I'm not quite sure what's going on there. Could be freeze damage or something else, animal nesting maybe. Windows are definitely needing replaced all around. Depending on the condition of the inside it shouldn't be incredibly costly after the roof is done. Looks to be restorable, but depends on how much money and effort somebody's willing to put in. Some hoarding conditions going on, got a couple pictures from the window. Houses in the neighborhood are decent shape and most kept up well Additional Disclosures: 5; 33; 21; 23 (see key for full text) Summer Tax Due: \$957.38	1521 GREENWICH SAGINAW	\$5,983.23
8183	Parcel ID: 91-90-0-09-9000-000; Legal Description: W.52.4 FT.OF LOT 18,S.OF MAINE ST.,BINDER & SEYFFARDTS ADDITION Comments: Property is a one and a half story home on Maine St. Property is currently occupied so pictures are limited to being taken from the road. Overall home looks like it needs some work but Not much. Aluminum siding and the roof is older but doesn't look to have any major concerns. Neighborhood is nice and houses in the vicinity are in better shape for the most part. Additional Disclosures: 21; 23; 33; 6 (see key for full text) Summer Tax Due: \$927.79	1543 MAINE SAGINAW	\$5,916.08
8184	Parcel ID: 91-90-0-18-8000-000; Legal Description: LOT 3,BLK.2,G.K.GROUTS ADDITION Comments: The structure here will be demolished, and this should now be considered a vacant lot. Please note, the demolition may or may not occur before the Auction. ~ 0.14 acres with ~ 46 ft frontage and ~ 134 ft depth. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 64 (see key for full text) Summer Tax Due: \$176.77	513 LARCH SAGINAW	\$2,030.46
8185	Parcel ID: 91-90-0-35-9000-000; Legal Description: LOT 6,BLK.1,THOMAS JACKSON & COMPANYS ADDITION ALSO THAT PART OF S.ELY.1/2 OF VACATED ALLEY LYING ADJACENT THERETO Comments: This vacant lot measures ~ 50 ft x ~ 128 ft. On the corner of S Michigan and Hood St. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$35.80	2243 S MICHIGAN SAGINAW	\$2,150.54

8186	Parcel ID: 91-90-0-37-3000-000; Legal Description: LOT 2,N.ELY.4 FT.OF LOT 3,BLK. 3,THOMAS JACKSON & COMPANYS ADDITION Comments: Property is a single story home on South Michigan Avenue. Pretty rough shape from the outside and posted as condemned. That being said the block foundation looks decent from what I can see on the front side. The roof is in disrepair and definitely needs to be redone probably all the way down to the trusses. Not too large of a home so if restorable it may not be too costly after you get that roof taken care of! Overall rough shape but probably does not need to be torn down, unless there's a very bad situation inside. Yard is overgrown so it's hard to tell if there's any debris. Additional Disclosures: 5; 33; 31; 23 (see key for full text) Summer Tax Due: \$1,161.12	2261 S MICHIGAN SAGINAW	\$5,466.64
8187	Parcel ID: 91-90-0-40-3000-000; Legal Description: LOTS 1 & 2,ALSO THAT PART OF LOTS 3,4 & N.ELY.10 FT.OF LOT 5,BLK.7,THOMAS JACKSON & COMPANYS ADDITION NO.1 LYING ELY.OF A LINE DRAWN FROM S.LINE OF KENDRICK ST.& RUNG.SLY.PARL.TO & 40 FT.ELY.OF E.LINE OF NLY.END OF VACATED ALLEY IN SAID BLK.& EXTENDED SLY.TO A POINT ON S.WLY.LINE OF N.ELY.10 FT.OF SAID LOT 5 Comments: Property is a one and a half story home on Kendrick. Looks like it was recently occupied in the fall. Stucco siding in relatively decent shape and the roof is in OK shape on some areas and concealed in others with tarps. Yard is overgrown but not a jungle. Home could be fixed up from the looks of it and it would be nice because the rest of the houses on the street are in good shape and this is the one that needs attention. Nice location with not too many neighbors close. Garage may need to come down. Lots of holes in the roof and walls. This could be a great rental or flip or even starter home! Additional Disclosures: 23; 33; 5 (see key for full text) Summer Tax Due: \$1,592.75	707 KENDRICK SAGINAW	\$13,216.00
8188	Parcel ID: 91-90-0-54-4000-000; Legal Description: LOTS 5 & 6,BLK.7,HARRY MILLERS ADDITION Comments: Property is an old church on Dearborn. Very cool old building. Did not get inside for pictures but from the outside it looks structurally sound. There are some flat roof parts of the building that I'm not sure about as far as the condition. This would be a great building for the right investor, could be a church or school/daycare or a number of things! Brickwork and stained glass windows are in great shape. Additional Disclosures: 33; 23 (see key for full text) Summer Tax Due: \$3,330.95	600 DEARBORN SAGINAW	\$11,526.89
8189	Parcel ID: 91-90-0-73-1000-000; Legal Description: W.18 1/2 FT.OF LOT 3,EXC.S.35 FT.,ELY.18 1/2 FT.OF LOT 4,EXC. S.35 FT.,BLK.15 MOORES ADDITION Comments: Property is a single story home on Greenwich. Property is currently occupied so pictures were limited to a few from the road. Overall home looks to be in semi rough condition. Siding definitely needs to be redone. That being said from what I can see the foundation and roof look OK from the road. Overall this property could be fixed up and turned into a cute little rental or starter home for somebody. Houses on the block are in better condition and neighborhood seems nice and quiet. Additional Disclosures: 6; 33; 21; 23 (see key for full text) Summer Tax Due: \$597.44	1117 GREENWICH SAGINAW	\$10,747.21
8190	Parcel ID: 91-90-1-62-0000-000; Legal Description: LOT 14,BLK.41,SAGINAW IMPROVEMENT COMPANYS ADDITION I Comments: Property is a two story home on Holmes Street. Property looks like it was occupied recently. Newer siding and the roof looks to be in decent shape. Brickwork on the foundation has some issues. But I do not believe that the Foundation is in any dire situation. The inside is in rough shape but restorable. Very large home with a very large layout. Overall need some dollars and some TLC but this could be restored into a very nice place I believe. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$2,075.59	1569 HOLMES SAGINAW	\$8,325.03
8191	Parcel ID: 91-90-1-72-5000-000; Legal Description: LOT 26,LOT 27,EXC.E.25 FT., BLK.51,SAGINAW IMPROVEMENT COMPANYS ADDITION I, ALSO S'LY 1/2 OF ADJOINING ALLEY VACATED JULY 18, 1957. Comments: Property is a single story home on Gilbert Street. Property currently looks to be occupied. Vinyl siding and I cannot see what type of foundation it is concealed. Small garage looks to be in rough shape. Neighborhood has a mix of nicer houses and some in relatively the same condition. Could be a good rental or flip. Additional Disclosures: 21; 23; 33; 6 (see key for full text) Summer Tax Due: \$703.36	1522 GILBERT SAGINAW	\$3,303.03

8192	Parcel ID: 91-90-1-87-2000-000; Legal Description: LOT 3,BLK.56,SAGINAW IMPROVEMENT COMPANYS ADDITION K ALSO N 1/2 OF ADJ VACATED ALLEY. Comments: Property is a two story home on Grout Street. Cannot tell if currently occupied or not so did not go inside for pictures. Block foundation, asbestos siding and the roof is in generally good shape from the looks of it. Wheelchair ramp on the front so would be nice for somebody who may be needing that. House looks to be in relatively decent shape overall and could use some updates but looks to be livable from the outside. Across the street from a school and neighborhood is very nice. Additional Disclosures: 33; 6; 21; 23 (see key for full text) Summer Tax Due: \$695.21	1911 GROUT SAGINAW	\$3,871.28
8193	Parcel ID: 92-00-0-15-9000-000; Legal Description: LOT 4,BLK.335,P.C.ANDRES SECOND ADDITION Comments: One and a half story home on South Carolina Street. Very large home and very cool old architecture Roof definitely needs replacement but the trusses may be fine, lines look OK. There is some foundational issues on the driveway side of the house. I believe the garage is a goner. Overall this property could be fixed up but it would be costly from the looks of it. That being said the neighborhood has older homes of the same age and this is the eyesore on the block by far. Nice neighborhood close to downtown. Additional Disclosures: 21; 5; 34; 33; 23 (see key for full text) Summer Tax Due: \$1,368.45	134 S CAROLINA SAGINAW	\$6,076.81
8194	Parcel ID: 92-00-1-95-2000-000; Legal Description: LOT 1,EXC.S.ELY.14 FT.& EXC.N. ELY.24 FT.,ERNEST MILLERSREPLAT Comments: This vacant lot measures ~ 87 ft x ~ 120 ft. Sits on the corner of Mackinaw and Congress. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$139.22	2916 MACKINAW SAGINAW	\$1,041.13
8195	Parcel ID: 92-00-2-00-7000-000; Legal Description: LOT 11 EXC THAT PORTION DEEDED FOR STREET USE & LOT 12,BLK.263,CITY OF SAGINAW IN DIVISION NORTH OF CASS STREET Comments: Single story home on North Woodbridge. Currently occupied to some extent. Home is in relatively decent shape but needs cleaned up on the outside. Roof seems to be in good shape on the House and the garage from what I can see. Brick siding looks to be holding up well. This one just may need to clean up and could be ready to go relatively quickly from the looks of it. Additional Disclosures: 33; 23; 6; 21 (see key for full text) Summer Tax Due: \$1,782.50	925 N WOODBRIDGE SAGINAW	\$8,907.01
8196	Parcel ID: 92-00-3-21-3000-000; Legal Description: E 150 FT OF S 56.7 FT OF THAT PART OF S 5 ACRES OF E 1/2 OF SW 1/4 OF SEC 22 T12N R4E, LYING W OF MALZAHN ST. Comments: Property is a small single story home on Malzahn. Pretty rough shape but definitely restorable. From the outside looking in anyway. Asbestos siding, and what looks like a poured foundation. Some minor debris in the yard and house from looking in through the window. Definitely could be a good rental or flip. Roof issues are predominantly to do with the eaves . Overall I don't see any holes or major concerns as far as trusses . Houses in the vicinity are Much better condition and the neighborhood is very nice. Additional Disclosures: 5; 21; 33; 23 (see key for full text) Summer Tax Due: \$686.36	917 MALZAHN SAGINAW	\$2,542.55
8197	Parcel ID: 92-10-0-63-7000-200; Legal Description: THE N 5 FT OF THE SLY 50 FT OF NLY 290 FT OF LOT 4, BLK 2, SARAH BUGBEES SUBDIVISION OF SO MUCH OF THE W1/2 OF SW1/4 OF SEC 20 AS LIES W OF THE FLINT AND PERE MARQUETTE RAILROAD T12 N-R5 E Comments: This vacant lot appears to be a driveway that is likely in use. It's also very small and would be best suited for the adjoining property owners. ~ 5 ft x ~148 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 9; 23 (see key for full text) Summer Tax Due: \$3.05	323 S 17TH SAGINAW	\$474.42
8198	Parcel ID: 92-10-0-72-3000-000; Legal Description: LOT 1,CRANKSHAFT GARDENS Comments: Property is a single story home on Cumberland and Weber. Rough around the edges but actually somewhat decent shape. Somebody started restoration and never finished. Floors are very solid and the roof looks in decent shape with no leakage seen. Home seems very solid just needs all those finishing touches, and finishing dollars! Yard needs spruced up and fences in pretty rough shape. Looks and feels like it may be on a slab. Not too many homes in the vicinity but the ones that are visible are in decent shape. This could be a good flip or rental! Additional Disclosures: 50; 23 (see key for full text) Summer Tax Due: \$580.43	2021 CUMBERLAND SAGINAW	\$4,092.19

8199	Parcel ID: 92-10-0-72-5000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOTS 2 & 3, CRANKSHAFT GARDENS Comments: This vacant lot measures ~ 80 ft x ~132 ft. Adjacent to Auction lot #8200. Buy both and have a decent sized lot! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$48.90	4107 WEBBER SAGINAW	\$963.85
8200	Parcel ID: 92-10-0-72-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 4, CRANKSHAFT GARDENS Comments: This vacant lot measures ~ 40 ft x ~ 132 ft. Adjacent to Auction lot # 8199. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.32	4109 WEBBER SAGINAW	\$870.10
8201	Parcel ID: 92-10-0-77-8000-000; Legal Description: LOT 56, CRANKSHAFT GARDENS Comments: Property is a single story home with a small garage on Harold and Cumberland. First thing, the roof is in terrible shape But somebody was attempting to take care of it at some point. It looks like somebody hit the corner of the garage with a car because it's on a little bit of an angle. House looks restorable from the outside. It would take a lot of work to get it looking nice but it's doable. Some of the windows look to be updated. There used to be factories around here but no longer are so the neighborhood is relatively quiet. Could be a good investment for the right buyer. Additional Disclosures: 81; 23; 33; 5 (see key for full text) Summer Tax Due: \$419.72	4103 HAROLD SAGINAW	\$3,195.48
8202	Parcel ID: 92-10-0-82-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 106, CRANKSHAFT GARDENS Comments: This vacant lot measures ~ 40 ft x ~ 110 ft. Adjacent to Auction Lot # 8203. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$20.87	4114 LETCHER SAGINAW	\$845.69
8203	Parcel ID: 92-10-0-82-9000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 107, CRANKSHAFT GARDENS Comments: This vacant lot measures ~ 40 ft x ~ 110 ft. Adjacent to Auction Lot # 8202 and # 8204. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$20.87	4110 LETCHER SAGINAW	\$845.69
8204	Parcel ID: 92-10-0-83-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 108, CRANKSHAFT GARDENS Comments: This vacant lot measures ~ 40 ft x ~ 110 ft. Adjacent to Auction Lot # 8203. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$20.87	4106 LETCHER SAGINAW	\$845.69
8205	Parcel ID: 92-10-1-00-6000-000; Legal Description: LOT 25, BLK.4, FORRESTS PLAT Comments: Property is an old two story home on Wadsworth. Heavily overgrown so very difficult to get decent pictures of anything below 8 foot! Roof is in terrible shape but the angles look straight. Siding looks to be updated relatively recently, within 15 years or so. Front porch is falling apart and unsafe to walk on. Home could be restored and it would be nice if that happened! Neighborhood is kept up pretty well with a few houses just like this sticking out. Make an investment and do the neighborhood a favor at the same time! Additional Disclosures: 5; 33; 23 (see key for full text) Summer Tax Due: \$456.06	2312 WADSWORTH SAGINAW	\$8,472.34
8206	Parcel ID: 92-10-1-70-3000-000; Legal Description: LOT 13, BLK.4, HOSMER FARM Comments: Property is a single story home on Hosmer boarded up so no inside pictures. From the outside the home looks in rough shape but redeemable. Aluminum siding has some issues and the garage is much rougher than the house. Small so probably affordable as far as restoration. Roof is not in terrible shape either. Houses on the street are in much better condition with a few exceptions. Could be a great flip or rental! Additional Disclosures: 46; 33; 23 (see key for full text) Summer Tax Due: \$537.96	2216 HOSMER SAGINAW	\$3,334.59

8207	Parcel ID: 92-10-1-77-0000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 30,BLK.6,HOSMER FARM Comments: This vacant lot measures ~49 ft x ~ 115 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.93	2123 HAMMEL SAGINAW	\$570.99
8208	Parcel ID: 92-10-1-77-2000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 32,BLK.6,HOSMER FARM Comments: This vacant lot measures ~ 49 ft x ~115 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.93	2113 HAMMEL SAGINAW	\$570.99
8209	Parcel ID: 92-10-1-97-6000-000; Legal Description: LOT 17,BLK.13,HOSMER FARM Comments: We were unable to conduct a follow up visit to this property, so information is limited and should be researched/verified thoroughly before bidding. House is boarded and condition of the interior is unknown. Appears to have a garage on the lot as well, condition unknown. sits on ~0.13 acres with ~115 ft frontage, ~ 49 ft depth. Additional Disclosures: 81; 33; 23 (see key for full text) Summer Tax Due: \$193.67	923 S 20TH SAGINAW	\$2,250.40
8210	Parcel ID: 92-10-2-40-8000-000; Legal Description: LOT 39,LIBERTY PARK Comments: This vacant lot measures ~ 40 ft x ~120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$18.96	403 N 20TH SAGINAW	\$542.83
8211	Parcel ID: 92-10-2-88-9000-000; Legal Description: LOT 273,ROSEDALE Comments: This vacant lot measures ~ 135 ft x ~ 40 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.70	2522 MONTGOMERY SAGINAW	\$574.80
8212	Parcel ID: 92-10-3-05-5000-000; Legal Description: LOT 440,ROSEDALE Comments: Overgrown on the outside but not in terrible shape. Siding is in good condition minus a bit of wavy parts on the west side of the home. Roof seems to be in good condition. Looks like there may be a squatter situation going on. Didn't get a great and look at everything but 2 bedroom one bathroom. foundation concealed but no basement. This one could be flipped around with a little bit of TLC and probably not too many dollars. Could be a great investment or rental! Additional Disclosures: 81; 23; 21 (see key for full text) Summer Tax Due: \$303.33	4149 HESS SAGINAW	\$3,358.49
8213	Parcel ID: 92-10-3-05-8000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. W'LY.1/2 OF LOT 442,LOT 443 & LOT 444,EXC.W'LY.30 FT., ROSEDALE Comments: Property is a single story home on Hess. Very terrible condition overall. The roof is caving in and is see through into the living room. I did go inside but not far. Pretty dangerous conditions, I'm thinking probably a goner. Additional Disclosures: 23; 5; 35; 36; 81 (see key for full text) Summer Tax Due: \$546.59	4139 HESS SAGINAW	\$3,795.47
8214	Parcel ID: 92-10-3-06-4000-000; Legal Description: LOT 449,ROSEDALE Comments: Property is a one and a half story house on Hess Ave. Vinyl siding and pretty overgrown yard. Home doesn't look to be in disrepair but it's definitely going to need some work, just not sure how much. Couple windows are boarded. Locked up tight so could not see inside. The roof doesn't look in terrible shape, 10 to 15 years old probably. This could be a diamond in the rough! Houses in the vicinity are decent and property is close to lots of commercial and stores. Additional Disclosures: 46; 33; 23 (see key for full text) Summer Tax Due: \$530.87	4115 HESS SAGINAW	\$5,441.61
8215	Parcel ID: 92-10-3-14-9000-000; Legal Description: LOT 1,BLK.20,SAGINAW IMPROVEMENT COMPANYS ADDITION C INCLUDING ONE HALF OF VACATED ALLEY ON WEST SIDE OF PROPERTY Comments: Property is a two story home that appears to be occupied or recently occupied. Home looks to be in pretty good shape. Detached two car garage and a fenced in backyard, the fencing is in pretty bad shape. The wood siding on the House appears to be in good shape and the roof as well. Pretty cute little house on the corner of Weber and Lynnwood. Would be a great flip or a single family home! Additional Disclosures: 21; 23; 33; 6 (see key for full text) Summer Tax Due: \$517.42	2103 LYNNWOOD SAGINAW	\$3,288.68

8216	Parcel ID: 92-10-3-15-5000-000; Legal Description: LOT 8, ALSO E 1/2 OF VACATED ADJACENT ALLEY, BLK.20,SAGINAW IMPROVEMENT COMPANYS ADDITION C Comments: This vacant lot measures ~ 50 ft x ~ 128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$90.83	2207 LYNNWOOD SAGINAW	\$838.67
8217	Parcel ID: 92-10-3-18-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 19,BLK.21,SAGINAW IMPROVEMENT COMPANYS ADDITION C Comments: This vacant lot measures ~ 49 ft x ~128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	2326 LYNNWOOD SAGINAW	\$606.24
8218	Parcel ID: 92-10-3-18-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 20, BLK 21, SAGINAW IMPROVEMENT COMPANY'S ADDITION C Comments: This vacant parcel measures ~ 49 ft x ~128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$34.93	2320 LYNNWOOD SAGINAW	\$606.24
8219	Parcel ID: 92-10-3-26-0000-000; Legal Description: LOT 4, AND E 1/2 OF ADJACENT VACATED ALLEY, BLK.25,SAGINAW IMPROVEMENT COMPANYS ADDITION C Comments: Property is an occupied two story home on Maplewood. Did not get inside for pictures due to occupancy. Home looks in rough shape But could probably be fixed up. Asphalt shingle siding needs redone for sure. Looks like there was a stairway on the south side of the house that either lead upstairs or to a deck that is failing. No garage but the yard is a decent size. Not too many houses on the block and the ones that are still here are in relatively good shape. Additional Disclosures: 33; 23; 21; 6 (see key for full text) Summer Tax Due: \$496.64	2317 MAPLEWOOD SAGINAW	\$2,172.37
8220	Parcel ID: 92-10-3-30-5000-100; Legal Description: LOT 3, AND E 1/2 OF ADJACENT VACATED ALLEY, BLK.41,SAGINAW IMPROVEMENT COMPANYS ADDITION C Comments: This vacant parcel Measures ~ 50 ft x ~ 128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$38.01	2513 COLLINGWOOD SAGINAW	\$605.96
8221	Parcel ID: 92-10-3-30-6000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2026. LOT 4, AND E 1/2 OF ADJACENT VACATED ALLEY, BLK 41, SAGINAW IMPROVEMENT COMPANY'S ADDITION C. Comments: Property is a single story home block built structure. Detached garage with a failing roof. Home appears to have squatters. Structurally it looks pretty sound but the roof is in bad condition. More than likely restorable depending on how much work is needed. Did not get inside for pictures due to squatters. Houses on the street are in better shape for the most part. Additional Disclosures: 33; 6; 5; 21; 23 (see key for full text) Summer Tax Due: \$574.66	2517 COLLINGWOOD SAGINAW	\$3,495.17
8222	Parcel ID: 92-10-3-51-7000-000; Legal Description: LOT 17, W 1/2 OF ADJACENT VACATED ALLEY, BLK.50,SAGINAW IMPROVEMENT COMPANYS ADDITION C Comments: This vacant lot measures ~ 49 ft x ~128 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$27.70	2804 MAPLEWOOD SAGINAW	\$3,314.99
8223	Parcel ID: 92-10-4-04-2A31-000; Legal Description: LOT 18,BLK.11,SHERIDAN PARK Comments: This vacant lot measures ~ 60 ft x 105 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 81 (see key for full text) Summer Tax Due: \$34.93	2615 HAMPSHIRE SAGINAW	\$596.65

8224	Parcel ID: 92-10-4-06-8000-000; Legal Description: LOT 4,BLK.2,I.M.& H.P.SMITHS ADDITION Comments: This vacant lot measures ~ 58 ft x ~120 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$29.65	221 S 16TH SAGINAW	\$513.06
8225	Parcel ID: 92-10-4-17-0000-000; Legal Description: LOT 21,WEBBER COURT Comments: This vacant lot measures ~ 40 ft x ~132 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$25.32	1930 LIMERICK SAGINAW	\$534.73
8226	Parcel ID: 92-1C-0-01-7000-000; Legal Description: LOT 28,SHERWILL ADDITION Comments: Looks to be recently occupied to a certain extent So no inside pictures were taken. From the outside the home looks in relatively decent shape. Vinyl siding and brick siding and a single card detached garage that looks like it has some extra space. Roof is in pretty good shape for the age, but there are some issues on the eaves/overhangs in the back of the house. Looks like it's built on a slab so that shouldn't be a problem as far as basement issues to deal with. Overall from the outside looks like a great investment! homes and vicinity are kept up well and neighborhood is quiet and peaceful. Please Note: We've been told that there is damage to the floor joists in some areas of the house which have caused the floors to sink down. However, we've not been inside the structure and this is unverified information. Additional Disclosures: 5; 33; 21; 23 (see key for full text) Summer Tax Due: \$934.32	1245 E OUTER SAGINAW	\$5,075.16
8227	Parcel ID: 92-1C-0-06-2005-800; Legal Description: LOT 58, WILSHIRE NO. THREE Comments: Property is a single Storey home On Woodward in Saginaw. Did not get inside for pictures. Home is quite overgrown and shows signs of roof issues Smaller house so it would be easy to rehab depending on the inside situation. Houses in the neighborhood are kept up well and this could be a great flip or investment! Additional Disclosures: 33; 23; 21; 5 (see key for full text) Summer Tax Due: \$755.34	128 WOODWARD SAGINAW	\$5,162.92
8228	Parcel ID: 90-30-0-44-1000-000; Legal Description: W.50FT.OF LOT 4,W.50FT.OF FRL. LOT 5,BLK.88,MAP OF THE CITY OF EAST SAGINAW ALSO COMMONLY KNOWN AS HOYTS PLAT Comments: There was a large commercial building originally, but it has since been removed. This is now a vacant lot. Area being revitalized with lots of nice commercial and new roads and sidewalks. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$1,549.68	700 E GENESEE SAGINAW	\$125,809.50
8229	Parcel ID: 91-10-0-10-0000-000; Legal Description: LOT 9, N 1/2 OF LOT 10, BLK 2, FARRAND & DUNCAN'S SUB- DIVISION OF WEST PART OF LOT 35, JAMES RILEY RESERVATION Comments: Fire-damaged home that sits on ~0.23 acres with ~ 82 ft frontage and ~ 120 ft depth. Conditions of the structure are unknown. Additional Disclosures: 11; 23 (see key for full text) Summer Tax Due: \$311.48	2015 LINCOLN SAGINAW	\$2,625.15
8230	Parcel ID: 91-30-2-91-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2020. PART OF S.W.1/4 OF SEC.13,T.12, N.R.4,E.DESCRIBED AS FOLLOWS. COMG.AT A POINT ON N.LINE OF ASH ST.,AS NOWESTABLISHED, 388.4 FT.W.OF THE W.LINE OF HERMANSAU ST.,THENCE W.ON THE N.LINE OF ASH ST.75 FT.,THENCE N.PARL.TO HERMANSAU ST.132 FT., THENCE E.PARL.TO ASH ST.75 FT., THENCE S.132 FT.TO THE PLACE OF BEG. Comments: Property was occupied on last visit so pictures are limited to the road. Large home with debris scattered around. Looks to be in fair condition from the outside, but we were unable to get inside. Assessor card is attached below with more information. Interested bidders should thoroughly research the property before bidding. Additional Disclosures: 23; 33; 6 (see key for full text) Summer Tax Due: \$1,329.50	902 ASH SAGINAW	\$9,909.34
8231	Parcel ID: 91-90-0-03-8000-000; Legal Description: W 118 FT OF E 450 FT OF LOT 12, LYING N OF DIVISION ST, BINDER & SEYFFARDTS ADDITION Comments: Property is a two story home on Division Street. Currently occupied so pictures were limited to a few from the road. Roof looks to be in decent shape. Large Garage and decent sized yard. Houses in the neighborhood are relatively similar. Quiet neighborhood and this could be a good investment for somebody Additional Disclosures: 23; 21; 33; 6 (see key for full text) Summer Tax Due: \$1,172.74	1534 DIVISION SAGINAW	\$7,382.44

8232	Parcel ID: 91-90-1-01-4000-000; Legal Description: LOT 36,BLK.11,SAGINAW IMPROVEMENT COMPANYS ADDITION G, ALSO S 1/2 ADJOINING ALLEY VACATED DECEMBER 3, 1970. Comments: Property is a one and a half story home on the corner of Ring and Superior. Unfortunately this one looks to be a goner from the fire damage. The whole backside and upstairs look to be irreparable. Although it did not burn All of the home from what I can see the majority is a goner. Neighborhood is nice and houses are in much less of a "melted" condition than this one! Additional Disclosures: 11; 36; 23 (see key for full text) Summer Tax Due: \$1,129.44	2102 RING SAGINAW	\$3,975.19
8233	Parcel ID: 07-09-3-31-0410-001; Legal Description: LOT 3 BLK 3 HENRY PARSHALLS DIVISION VILLAGE OF OAKLEY SEC 31 T9N R3E Comments: Property is a ~0.20 acre lot on Parshall St in Oakley. Currently occupied so pictures were limited to a few from the street. Older mobile home and fenced in yard, although the fencing is in poor shape. Lots of stuff strewn throughout the yard and definitely people living here. In the village of Oakley and the neighborhood is a quiet rural village. Mostly homes on the street and this one is the admin out as far as condition Additional Disclosures: 6; 17; 23 (see key for full text) Summer Tax Due: \$100.64	208 PARSHALL ST OAKLEY	\$13,324.42
8234	Parcel ID: 91-90-1-43-7000-000; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. LOT 30,BLK.32,SAGINAW IMPROVEMENT COMPANYS ADDITION I Comments: This vacant parcel measures ~ 50 ft x ~110 ft. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 81; 21; 23 (see key for full text) Summer Tax Due: \$43.85	2223 S HAMILTON SAGINAW	\$1,382.93
8235	Parcel ID: 92-10-1-86-2000-000; Legal Description: LOT 29,BLK.9,HOSMER FARM Comments: Property is a one and a half story home on Holland Not the greatest shape from the outside but looks fixable or restorable from where I'm standing. The roof is in bad shape but I don't see any holes or major decay issues. The garage on the other hand has all of those things. The house is boarded up and I did not get a look inside. Looks like someone tried stripping some of the aluminum off the west end of the house. I do believe the property could be restored and would make it for a good flip or rental. Property is close to lots of commercial and not far from freeway access. Additional Disclosures: 23; 21; 33; 81; 5 (see key for full text) Summer Tax Due: \$463.57	2527 E HOLLAND SAGINAW	\$7,834.92
9998002	Parcel ID: 02-13-5-31-2568-000; Legal Description: LOT 68 GRAND VIEW GARDENS CITY OF ZILWAUKEE SEC 31 T 13N R 5E. Comments: Property is a single story home with a detached garage that is failing. Home appears to be unoccupied. Did not get inside for pictures. Aluminum siding, block foundation and the roof looks in pretty decent shape. the garage is totally collapsed. The foundation and the house look like they are structurally sound. Neighborhood is nice and quiet with homes in pretty decent shape and kept up well. Additional Disclosures: 33 (see key for full text) Summer Tax Due: TBA	808 EDISON ST SAGINAW	\$12,833.68
9998062	Parcel ID: 28-12-3-25-1025-000; Legal Description: W 220 FT OF E 660 FT OF S 132 FT OF N 1/2 OF NE 1/4 -- 0.67 ACRE SEC 25 T12N R3E. Comments: Property is a condemned single story home with an attached garage. Appears to be in relatively decent shape and was occupied in the fall but it is officially condemned by Thomas Township. The results of a health & safety inspection are attached below under related documents. Smaller home with a breezeway attached to the garage. Nice sized yard and houses in the area are in nice shape and kept up very well. The roof looks like it has a couple WAVY spots but looks pretty decent overall. Garage door needs replaced. Could not tell the foundation type whether it be block or slab, but no windows for basement. Sits on ~0.67 acres Additional Disclosures: 5; 21; 31; 35 (see key for full text) Summer Tax Due: TBA	7148 MCCLIGGOTT RD SAGINAW	\$5,483.48
9998090	Parcel ID: 90-80-0-30-9000-000; Legal Description: LOT 10 BLK 19 EMERSONS ADDITION. Comments: Property is a two story home on Owen in Saginaw. Currently occupied so pictures were limited to the road. Home looks to be in relatively decent shape with asphalt shingle siding, a roof in what looks to be OK shape, And I think a block foundation, don't quote me. The fenced in side yard was probably once owned by the same people as the house but is no more so that is not part of the sale. Houses and vicinity are of relatively decent shape and area is close to downtown, hospitals and lots of amenities. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: TBA	1008 OWEN SAGINAW	\$5,784.26

9998095	<p>Parcel ID: 91-00-0-04-5000-000; Legal Description: LOT 18 BLK 2 DUNCANS ADDITION. Comments: Property is a two story home that appears to be unoccupied. Large size home with vinyl siding and a block foundation. The roof is tarped so I can't see if there's any holes but it's not in horrendous shape overall looks like it could be replaced But I would say the trusses are probably OK. Overall home looks to be in semi rough condition but does have newer windows and doors and a decent sized yard. From what I can see in the window it looks like there's some roof leakage issues, can't get pictures but it looks kind of bad. Looks to be restorable from the outside but you would have to get in to see what it would cost and how much effort it would take. Neighborhood is quiet and homes are of relatively same age but in better condition for the most part. There is a tent in the backyard that appears to be actively used. Additional Disclosures: 21; 33; 5 (see key for full text) Summer Tax Due: TBA</p>	821 S 11TH SAGINAW	\$5,505.63
9998196	<p>Parcel ID: 92-00-3-21-3000-000; Legal Description: E 150 FT OF S 56.7 FT OF THAT PART OF S 5 ACRES OF E 1/2 OF SW 1/4 OF SEC 22 T12N R4E, LYING W OF MALZAHN ST. Comments: Property is a small single story home on Malzahn. Pretty rough shape but definitely restorable. From the outside looking in anyway. Asbestos siding, and what looks like a poured foundation. Some minor debris in the yard and house from looking in through the window. Definitely could be a good rental or flip. Roof issues are predominantly to do with the eaves . Overall I don't see any holes or major concerns as far as trusses . Houses in the vicinity are Much better condition and the neighborhood is very nice. Additional Disclosures: 23; 33; 21; 5 (see key for full text) Summer Tax Due: TBA</p>	917 MALZAHN SAGINAW	\$2,542.55
9998227	<p>Parcel ID: 92-1C-0-06-2005-800; Legal Description: LOT 58, WILSHIRE NO. THREE Comments: Property is a single Storey home On Woodward in Saginaw. Did not get inside for pictures. Home is quite overgrown and shows signs of roof issues Smaller house so it would be easy to rehab depending on the inside situation. Houses in the neighborhood are kept up well and this could be a great flip or investment! Additional Disclosures: 21; 5; 33; 23 (see key for full text) Summer Tax Due: TBA</p>	128 WOODWARD SAGINAW	\$5,162.92

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.

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

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

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

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites 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.

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

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

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

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

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

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

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

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

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

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

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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.

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**.

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

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

57: The interest which was foreclosed and which is being offered for sale is **less than a 100% ownership interest** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

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

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

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

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