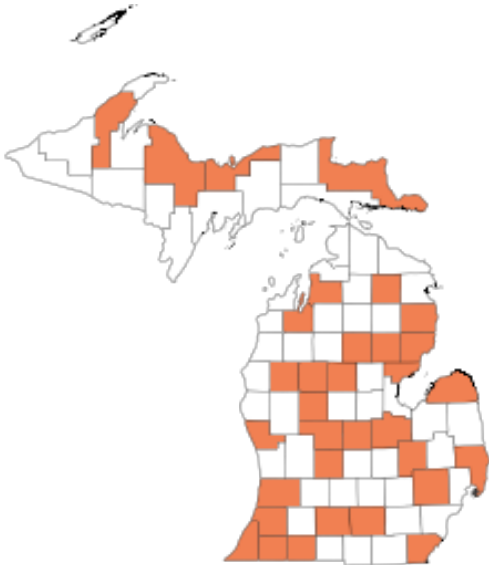


Public Land Auction

Minimum Bid Re-Offer Auction

September 26th, 2025

Alcona, Alger, Allegan, Antrim, Arenac, Berrien, Calhoun, Cass, Chippewa, Clare, Genesee, Grand Traverse, Gratiot, Houghton, Huron, Ionia, Iosco, Jackson, Kalamazoo, Lake, Marquette, Mecosta, Monroe, Montcalm, Montmorency, Muskegon, Oakland, Ogemaw, Osceola, Roscommon, Saginaw, Saint Clair, Saint Joseph, and Van Buren Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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 CLOSSES 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.
- For property offered by the Oakland County Treasurer, the person did not directly or indirectly hold more than a minimal legal interest in any property that was previously subject to tax-foreclosure pursuant to MCL 211.78k in Oakland County.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ 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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/eql/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. **Please Note: Properties being sold in Antrim County EXCLUDE all mineral rights.**

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.

Alcona Re-Offer

Lot #	Lot Information	Address	Min. Bid
204	<p>Parcel ID: 032-235-000-013-00; Legal Description: T25N R6E SEC 35, LOT 13 GRAYS SUPERVISORS SUB. Comments: ~188 ft frontage on Sawmill Rd to the north, ~157 ft deep. ~0.67a. Spacious parcel, generally flat with plenty of mature tree coverage. Neighbors have provided some fencing. Single story cabin, looks fairly cute from the exterior. Notable issues is the chimney looks to be falling apart. Some water infiltration in that area on the interior. The roof is probably going to want replacing in the near future, but seems to holding up for now. Interior is a bare bones cabin. Slab floor, exposed rafters, tongue and groove pine wall paneling. Septic and well. Slabs look good. Anything that might be wrong with the place shouldn't be hard to remedy since it's small and most things are readily accessible. Rural neighborhood. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$424.29</p>	3551 SAWMILL RD GLENNIE	\$2,402.15

Alger Re-Offer

Lot #	Lot Information	Address	Min. Bid
300	Parcel ID: 001-008-001-70; Legal Description: SEC 8 T44N R19W, 10.10 A, SE 1/4 OF SW 1/4 OF NW 1/4. Comments: ~10 acre square, ~8 miles south of Coalwood. No known road access or easements. Good purchase for a neighboring property owner. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$51.90		\$859.92

Allegan Re-Offer

Lot #	Lot Information	Address	Min. Bid
7217	<p>Parcel ID: 16-300-048-00; Legal Description: LOTS 48-91 ALSO LOT 96 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: Approximately 10.79 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. This is a large parcel that is made up of 45 individual lots in the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. This is a beautiful property that runs along Little Spectacle Lake to the West. The far North section of this property, specifically lot 96 has water front on Big Spectacle Lake. There are small channels built into the lake front that provides the individual lots more water frontage. This lot has a ton of potential for the right buyer. Could be a great spot to start a new development. The land consists of deciduous forest, woody wetlands, developed open space, and open water. This property offers a peaceful, secluded setting for anyone who enjoys nature and water. There are many trails that run all throughout the property. Some debris and leftover camping supplies. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Association fees are likely. Additional Disclosures: 30; 41; 16 (see key for full text) Summer Tax Due: \$89.52</p>	ALLEGAN	\$2,250.00
7218	<p>Parcel ID: 16-300-094-00; Legal Description: LOTS 94 95 97-137 INCLUSIVE SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: Approximately 7.50 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. This is a large parcel that is made up of 43 individual lots in the Spectacle Lake Estates Subdivision. The property is located on a platted subdivision road however the road itself has not yet been constructed. There is legal road frontage on Lake Dr in the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Road access is available. The paved road stops just as you reach the property line and turns into a smaller dirt/grass trail. It wouldn't take a great deal of work to establish a real road. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. This is a beautiful property that has a small amount of water frontage on Big Spectacle Lake. Water frontage is on lots 94 and 95. Little Spectacle Lake to the South. The land consists of deciduous forest, woody wetlands, developed open space. This property offers a peaceful, secluded setting for anyone who enjoys nature and water. There are multiple trails running throughout the property. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Association fees are likely. Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$197.09</p>	ALLEGAN	\$4,050.00
7221	<p>Parcel ID: 16-300-198-00; Legal Description: LOTS 198 & 199 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: Approximately 0.40 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 60 feet of road frontage along Moore Dr and ~159 feet along Grant Dr. There was a gate on the road that leads to this property but it is accessible. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest and appears level. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.74</p>	ALLEGAN	\$1,100.00

Antrim Re-Offer

Lot #	Lot Information	Address	Min. Bid
512	Parcel ID: 05-11-375-012-00; Legal Description: LOT 12 LAKE OF THE NORTH VILLA. Comments: Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$26.21		\$762.97

Arenac Re-Offer

Lot #	Lot Information	Address	Min. Bid
720	Parcel ID: 020-0-H10-000-072-00; Legal Description: UNIT 72 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 72 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.14	MAIN STREET AU GRES	\$797.75

Berrien Re-Offer

Lot #	Lot Information	Address	Min. Bid
1128	<p>Parcel ID: 09-0009-0007-00-5; Legal Description: COM AT NW COR OF NE1/4 OF NW1/4 SEC 9 T8S R19W TH S 465'TH E 186' TH N 465'TH W 186'TO POB. Comments: Approximately 1.98 acres. Located in the Galien Township School District. Residential Land Use Code: 401. Approximately 186 feet of road frontage along US 12 and 465 feet deep. Combined ~2250 sq ft. The house doesn't look to bad but there are some issues that need to be addressed. The house is full of personal property and debris. Only able to go as far as the kitchen. The floor feels like its about to collapse. It has dropped a few inches from the wall and heavy object are starting to fall through. The house smelled musty but I did not see any black mold. Take that with a grain of salt because there were multiple rooms past the kitchen. Appears to be block foundation with no basement. Water heater was on main floor. Evidence that animals lived in the home. The Shingled roof has some pieces missing and should be replaced. Vinyl siding has overgrown vegetation and needs to be power washed. Dirt driveway leads to a two car garage that is completely full of garbage. There were multiple vehicles parked on the property but this place has been abandoned. Plenty of space behind the home. There are a couple sheds and an old car port. Open grassy with plenty of trees. High traffic area. This house is going to take a good amount of work to get it back into good living condition. Please do your due diligence and be prepared to get your hands dirty. There's potential here but you're gonna to have to work for it. Additional Disclosures: 66; 22; 21 (see key for full text) Summer Tax Due: \$554.05</p>	3078 US 12 GALIEN	\$12,225.93
1152	<p>Parcel ID: 13-2100-0071-00-5; Legal Description: LOT 71 EVERGREEN PARK. Comments: Approximately 0.51 acres. Located in the New Buffalo Area School District. Residential Land Use Code: 401. Approximately 54 feet of road frontage along Ravina Way. Building is approximately 1247 sq ft. Unfortunately this house has been sitting for many years and as a result there is a good amount of mold in the basement. Block foundation looks solid. The previous occupants were doing some work on the basement slab. There is a small channel they were digging along the wall of the foundation. Doesn't look like a major issue. Siding is older and there is a great deal of vegetation growing up the side of the home. Shingled roof is old and needs to be replaced. There is soffit/fasica rot and some of the gutters are pulling away from the home. Paved driveway is old. It leads to a small addition on the side of the home. The house is full of personal property and debris. The basement is very full which most likely sped up the mold. Did not see any leaks in the ceiling but water is getting inside the home. No standing water but felt damp in the basement. Two bedroom one bathroom. Small grassy front yard. The property goes far back to the West where the property slopes down drastically and leads to a pond. It's a shame the house hasn't been maintained. It deserves a second life. Please do your due diligence before placing a bid. Additional Disclosures: 32; 21; 5 (see key for full text) Summer Tax Due: \$1,212.84</p>	18358 RAVINA WAY NEW BUFFALO	\$10,411.40
1159	<p>Parcel ID: 14-5600-0260-00-5; Legal Description: LOT 260, OAK MANOR NO. 3. Comments: Approximately 0.25 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 65 feet of road frontage along Baldwin Dr. Building is approximately 1810 sq ft. This is a nice little home that sits behind a school to the West. This two bedroom one bath appears to have been abandoned but the power it still active. House is full of personal property. The house appears to be in good shape. Gas meter still hooked up. Sewer cleanout access on side of home. Grassy front and back yard. Nice concrete driveway leads to detached two car garage that is in good shape. Slab foundation in the garage looks good with minimal cracks. Small grassy front and back yard with a few trees. Shingled roof looks older and should be replaced soon but no major issues seen. Metal siding looks fine on the home but there are a few minor repairs needed on the garage. Small metal shed in back yard. Water heater and furnace still present. This house has a lot of potential. A bit of TLC would go a long way with this one. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$401.60</p>	2106 BALDWIN DR NILES	\$4,144.69
1170	<p>Parcel ID: 51-1200-0177-00-4; Legal Description: LOT 177 COLFAX AVE ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures although there is the remains of a slab foundation. Open grassy lot with a couple trees. Some debris but nothing difficult to clean up. Approximately 50 feet of road frontage along Hastings. There is an alley to the South. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$34.82</p>	280 HASTINGS AVE BENTON HARBOR	\$904.61

1188	<p>Parcel ID: 53-1950-0035-00-5; Legal Description: LOT 35 ELDRED'S ADD TO THE CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Broadway Ave and ~50 feet along a dirt alley to the East. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof looks good but there was a repaired section on the back of the home. Vinyl siding looks good. There is an old slab foundation behind the home with tree limbs piled on it. Concrete side walk on side of home. Dirt driveway. This looks like a decent house. We don't see too many that look like this on the outside come through the auctions. Lots of potential here. Please do your due diligence before placing a bid. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$672.87</p>	1027 BROADWAY AVE BENTON HARBOR	\$2,984.92
1194	<p>Parcel ID: 54-0903-0150-00-6; Legal Description: THE W 43' OF LOT 15 BLK 15 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 44 feet of road frontage along Highland Ave and roughly ~44 feet along a dirt alley to the North. Unfortunately the building that was on this property has collapsed. There is extensive debris where the home once stood. This should be considered a vacant lot. After cleaning up the debris this would be an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 69; 36; 23 (see key for full text)</p> <p>Summer Tax Due: \$28.75</p>	741 HIGHLAND AVE BENTON HARBOR	\$4,909.17
1216	<p>Parcel ID: 54-7580-0064-00-9; Legal Description: LOT 18 BLK 18 THRESHER IMPROVEMENT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Cass St and ~50 feet of frontage on a dirt alley to the North. Building is approximately 1997 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Vehicle parked in driveway. There was a large dog chained up in the back yard. Unable to do a full walk through. The house appears to be in fair/good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof looks old with some visible patch work. Soffit/fascia needs some minor repairs. Metal and vinyl siding looks fair. Wooden back porch. Concrete driveway runs along side of home and leads to a grassy backyard. Debris and other personal property all around the home. Appears to be maintained. Yard was mowed. Electric and gas meter are still hooked up and appear active. It will likely require some repairs and renovations but this house has potential. Additional Disclosures: 33; 6; 21; 45 (see key for full text)</p> <p>Summer Tax Due: \$981.71</p>	575 CASS ST BENTON HARBOR	\$3,027.21
1225	<p>Parcel ID: 71-2800-0011-00-0; Legal Description: LOT 11 GREEN LAWN ADD TO NILES. Comments: Approximately 0.16 acres. Located in the Niles Community School District. Commercial Land Use Code: 201. Approximately 130 feet of road frontage along Wayne St as well as roughly 50 feet along N Twelfth St. Concrete driveway entrance leads to a high clearance garage door. This commercial garage appears to have been a tire shop. There is a great deal of personal property still inside including a great deal of tires. There is a wood burning stove as well as a furnace. Half bathroom. Slab foundation looks solid with minimal cracking. Corner lot with a good section of grassy open space to the West. Gas meter removed. Electric meter still hooked up but is inactive. Small shed next to building. This is an older building but it looks to be in good shape. A bit of TLC and this could be a nice little auto shop. Please do your due diligence before placing a bid. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$447.20</p>	1210 WAYNE ST NILES	\$3,262.17

Calhoun Re-Offer

Lot #	Lot Information	Address	Min. Bid
1445	<p>Parcel ID: 51-000-086-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 6 LOT 5. EXC S 40 FT. Comments: Approximately 0.09 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along E Pine St and 59 feet along N Monroe St. Corner lot. The house was built in 1920 and is set up for multi family use. Ground Area = 808 SF. Floor Area = 1616 SF. Unfortunately this house is in poor condition and has been condemned. Please contact the local zoning/planning department for more details on damage and require repairs. Stone foundation has lots of cracks. Wood siding has some rot and has lost most of its paint. There is a good amount of debris and garbage piled up in the yard. So much so that the privacy fence is falling over. The house is set up as a duplex with the second story being accessible with an exterior staircase. The house is full of debris and personal property. The upstairs apartment has one bathroom two bedroom. This parcel may be subject to a demolition order. Please do your due diligence with the local branch of government before placing a bid. Additional Disclosures: 21; 31; 18; 66 (see key for full text) Summer Tax Due: \$721.47</p>	218 E PINE ALBION	\$4,823.05
1474	<p>Parcel ID: 6950-13-715-0; Legal Description: PRAIRIE VIEW ADD W 264 FT OF N 66 FT OF 198 FT OF LOT 10. Comments: Approximately 0.12 acres. Located in the Lakeview School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along S Woodrow Ave. Unfortunately this house is in very poor shape. The foundation has major settling. There are multiple large trees growing up against the house. Asbestos siding. Shingled roof is in poor shape. There is debris surrounding the home. The interior of the home is trashed. There is garbage everywhere. Can't see the floors. Hoarder house. The ceiling is collapsing where the roof is leaking. Mold is forming. The basement is wet. Water heater and furnace have rust. This is a nice sized lot with trees. Its a shame the house has been neglected over the years. It will need a great deal of work to get it back in good living condition. It might be worth it to demo and start a fresh build. Please do your due diligence before placing a bid and be prepared for a lot of work. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 32; 63; 65; 34; 66; 5; 21 (see key for full text) Summer Tax Due: \$1,362.46</p>	55 S WOODROW AVE BATTLE CREEK	\$5,366.53
9991445	<p>Parcel ID: 51-000-086-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 6 LOT 5. EXC S 40 FT. Comments: Approximately 0.09 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along E Pine St and 59 feet along N Monroe St. Corner lot. The house was built in 1920 and is set up for multi family use. Ground Area = 808 SF. Floor Area = 1616 SF. Unfortunately this house is in poor condition and has been condemned. Please contact the local zoning/planning department for more details on damage and require repairs. Stone foundation has lots of cracks. Wood siding has some rot and has lost most of its paint. There is a good amount of debris and garbage piled up in the yard. So much so that the privacy fence is falling over. The house is set up as a duplex with the second story being accessible with an exterior staircase. The house is full of debris and personal property. The upstairs apartment has one bathroom two bedroom. This parcel may be subject to a demolition order. Please do your due diligence with the local branch of government before placing a bid. Additional Disclosures: 21; 31; 18; 66 (see key for full text) Summer Tax Due: TBA</p>	218 E PINE ALBION	\$4,823.05

Cass Re-Offer

Lot #	Lot Information	Address	Min. Bid
6916	<p>Parcel ID: 14-150-100-007-00; Legal Description: N 1/2 LOTS 7 8 & 9 VIL GLENWOOD.</p> <p>Comments: Approximately 0.22 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Washington Rd and roughly ~145 feet along Dewey Lake St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Was not able to perform thorough inspection due to occupancy. The ranch style home was built in 1900. The house appears to be in fair shape. Shingles on roof look fine but there is a sag to the overall roof. Concrete foundation most likely covering up old stone foundation. Looks solid. Vinyl siding looks fine. There is debris piled up behind the home. Vehicle and large trailer were on the premise during last visit. Large storage garage behind the home is in fair shape. No major issues seen. This property has a lot of potential from the exterior inspection alone but the interior condition is unknown. Please do your own due diligence before placing a bid. There is a drain easement on the East section of the property. Additional Disclosures: 33; 6; 30 (see key for full text)</p> <p>Summer Tax Due: \$134.51</p>	51035 WASHINGTON ST DOWAGIAC	\$1,944.36

Chippewa Re-Offer

Lot #	Lot Information	Address	Min. Bid
1810	<p>Parcel ID: 051-243-010-00; Legal Description: CODY HEIGHTS ADDITION LOTS 8 THRU 13 INCL PLUS ADJ VAC N/S ALLEY & E/W ALLEY; ALSO N 1/2 ADJ VAC 9TH ST EXCEPTING THAT PART IN I-75 BUS SPUR ROW BLK 3. Comments: We have 4 mid-century motel properties in this years sale. Of the 4, this one is probably in the most merchantable condition, but we did not see the interior. There appeared to still be occupancy-related activity here, so we did not have the chance the wander around ... There are two flat-roofed buildings here, each containing about 12 mid-sized motel rooms. We couldn't tell if any of them had been combined into larger suites. The sign out front indicated that they were being offered recently, starting at \$700/mo. The overall condition of the property we would call fair. Needs a parking lot resurfacing and general exterior maintenance, and repair. We can only speculate about the interior conditions, but we assume they're dated and worn based on what we see outside. We will attempt to get back for a deeper look after the property is fully vacated. The property may hold daily rental potential with substantial investment. Has some curb appeal even though neglected, and is in a decent commercial location. Additional Disclosures: 6; 33; 21; 18 (see key for full text)</p> <p>Summer Tax Due: \$6,395.92</p>	1707 ASHMUN ST SAULT SAINTE MARIE	\$36,822.35

Clare Re-Offer

Lot #	Lot Information	Address	Min. Bid
1909	<p>Parcel ID: 006-150-013-00; Legal Description: T19N R5W SEC 27. 2121 BIRCH RD. LOT 13 GREENWOOD FOREST. ALSO A 1/250 UND INT IN LOT 8 SUNNY SHORES SUB NO 1. Comments: Platted lot. ~317 ft frontage on Birch Rd to the north, ~300 ft deep. Lot is predominately wooded. Per the legal description, this parcel includes a 1/250 interest in a secondary lot. The referenced lot is a ~75' x 200' on the north end of Lily Lake, off W Lily Lake Rd; this appears to be a private boat launch (see attached photo). Nice spacious wooded lot. Less nice, the neighbor across the road likes to sit out with his powered karaoke speaker. You're going to have to press for your 'quiet enjoyment'. We got a cottage and big garage. Two car garage looks to be in good condition within and without. Lots of contents inside. The cottage is tarped over. Has a generator transfer switch, no generator to be found. Well and septic. Front door can't be opened all the way due to buckled floors. Some mold visible in the ceiling, along with some dropped tiles. Posted as winterized, unsure if that actually worked. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 35; 32; 5 (see key for full text) Summer Tax Due: \$248.28</p>	2121 BIRCH ST HARRISON	\$1,564.93
1913	<p>Parcel ID: 007-115-032-00; Legal Description: T19N R4W SEC 27. 1124 RUSSELL DR. LOT 32 SUPERVISORS PLAT OF ALLEN DALE. Comments: This parcel appears to be occupied. Please respect their privacy. Platted lot. ~100 ft frontage on Russell Dr to the west, ~180 ft on Coraldale (aka Coraldene) St to the north. ~0.43 acres. Just SE of Harrison proper, roughly between US127 and its business loop. Wooded parcel, enough so that it's not hard to miss the structure. If there's a driveway, it's full of plant life now. Looks like it's primarily accessed via footpath. Small cottage in evident disrepair. Garbage strewn around the structure. There's an outhouse in back. It might not get much use, because the urine smell is coming from the back of the house. You can catch a whiff from the roadside. A/C is running. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 33; 5; 6; 21; 66 (see key for full text) Summer Tax Due: \$91.43</p>	1124 RUSSELL DR HARRISON	\$2,452.42
1920	<p>Parcel ID: 008-110-473-00; Legal Description: T19N R3W SEC 19. 6650 LAKE ST. LOT 473 DODGE CITY NO 4. Comments: ~0.31a. Platted lot, ~62 ft frontage on Lake St to the north, ~210 ft deep. ~64 ft frontage on the narrows of Haven Lake, and then connected to several other lakes. Under 5 miles east of Harrison. Seems a promising location, quaint beachfront community. Plenty of yard. Not a lot of cottage, but it's in surprisingly good shape. Doesn't even really smell musty inside. Older shingle roof looks end of life. No real signs of water infiltration inside, just a little drooping tile in one of the bedrooms. Looks like this thing was plumbed in. Septic tank location is pretty easy to see. If there's still a well, it could be hidden in one of the two storage sheds. Floors seem solid. Everything seems solid. Give it a polish. As of September 24, The County Treasurer has confirmed that this place is still locked up and appears generally as pictured in the attached photos. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$251.27</p>	6650 LAKE ST HARRISON	\$5,294.22
1942	<p>Parcel ID: 014-300-050-00; Legal Description: T17N R5W SEC 6. 5644 LORANGER DR. LOT 50 HILL HAVEN NO 1. Comments: This parcel is occupied. Please respect their privacy. Platted lot, ~75 ft frontage on Loranger Dr to the south, ~150 ft deep. Generally clear land, some mature trees in the front. Looks like an older cottage with addition. Looks like it could use some TLC, but that's as far as we can go given the occupancy. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$274.11</p>	5644 LORANGER DR LAKE	\$4,755.35
1948	<p>Parcel ID: 015-360-007-00; Legal Description: T17N R4W SEC 18. 8991 LORRAINE DR. LOT 7 LAKESIDE RESORTS SUB. Comments: This parcel is occupied. Please respect their privacy. Single platted lot, ~60 ft frontage on Lorraine Dr to the south, ~130 ft deep. ~0.17 acres. Frontage on Otter Lake to the east. Older, run down mobile home. Lights are on. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Please note that Otter Lake is not an all-sports lake; do thorough research prior to bidding. Additional Disclosures: 17; 6; 33 (see key for full text) Summer Tax Due: \$230.65</p>	8991 LORRAINE DR FARWELL	\$4,942.42

Genesee Re-Offer

Lot #	Lot Information	Address	Min. Bid
8307	Parcel ID: 07-03-400-010; Legal Description: PART OF LOT 1 SEC 5 PLAT OF SECTIONS 2 3 4 5 6 AND 8 OF THE RESERVE AT AND NEAR THE GRAND TRAVERSE ON THE FLINT RIVER BEG AT NE COR OF LOT 1 DAYTON HEIGHTS TH S 45 DEG 30 MIN 45 SEC E 767.46 FT TH S 41 DEG 26 MIN 15 SEC W 513.28 FT TH N 48 DEG 33 MIN 45 SEC W 40 FT TH S 41 DEG 11 MIN W 93.22 FT TH N 47 DEG 54 MIN 15 SEC W 706.96 FT TH N 41 DEG 50 MIN 15 SEC E 637.9 FT TO PLACE OF BEG T7N R6E Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$752.65	3073 W DAYTON ST FLINT	\$30,777.48
8328	Parcel ID: 11-06-501-276; Legal Description: LOTS 359 AND 360 DIXIE HILLS Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$123.49	1021 HAVEN AVE MOUNT MORRIS	\$4,703.97
8357	Parcel ID: 12-36-200-001; Legal Description: N-653 SE 1/4 OF NE 1/4 SEC 36 T6N R7E 40.00 A Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: \$2,148.88	S VASSAR RD GRAND BLANC	\$41,445.91
8358	Parcel ID: 12-36-200-003; Legal Description: N-647-D A POL BEG AT NE COR OF SEC TH S 0* 28' 15 SEC E 280 FT TH S 88* 05' W 280.54 FT TH N 1* 55' W 280 FT TH N 88* 05' E 287.6 FT TO POB SEC 36 T6N R7E 1.76 A Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: \$178.94	S VASSAR RD GRAND BLANC	\$3,312.23
8359	Parcel ID: 12-36-200-006; Legal Description: N-647 NE 1/4 OF NE 1/4 EXC E 227 FT OF S 280 FT ALSO EXC N 280 FT OF W 236 FT ALSO EXC A POL BEG AT NE COR OF SEC TH S 0* 28' 15 SEC E 280 FT TH S 88* 05' W 516.54 FT TH N 1* 55' W 280 FT TH N 88* 05' E 523.6 FT TO POB SEC 36 T6N R7E Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: \$1,812.79	S VASSAR RD GRAND BLANC	\$35,063.26
8360	Parcel ID: 12-36-400-005; Legal Description: N-660 E 1/2 OF SE 1/4 EXC S 50 FT ALSO EXC A POL BEG AT SW COR OF E 1/2 OF SE 1/4 OF SEC TH N 290 FT TH SELY TO A PT WHICH IS 200 FT E OF POB TH W 200 FT TO POB ALSO EXC N 120 FT OF S 170 FT OF E 233 FT SEC 36 T6N R7E 77.39 A 75 Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: \$4,080.70	S VASSAR RD GRAND BLANC	\$80,719.54
8365	Parcel ID: 14-01-200-022; Legal Description: A PARCEL OF LAND BEG AT N 1/4 COR OF SEC S 89 DEG 05 MIN 24 SEC W 133.94 FT FROM N 1/4 COR OF SEC TH S 0 DEG 46 MIN 29 SEC E 711.88 FT TH S 27 DEG 49 MIN 46 SEC E 265.60 FT TH N 88 DEG 51 MIN 01 SEC E 653.97 FT TH S 0 DEG 27 MIN 01 SEC W 370.25 FT TH S 89 DEG 16 MIN 04 SEC W 533.49 FT TH N 27 DEG 49 MIN 46 SEC W 1133.24 FT TH N 89 DEG 05 MIN 24 SEC E 81.63 FT TH N 0 DEG 54 MIN 36 SEC W 133 FT TH N 27 DEG 49 MIN 46 SEC W 198.51 FT TH N 89 DEG 05 MIN 24 SEC E 291.06 FT TO PL OF BEG EXCEPT A PARCEL OF LAND BEG S 89 DEG 05 MIN 24 SEC W 133.94 FT & S 0 DEG 46 MIN 29 SEC E 177 FT FROM N 1/4 COR OF SEC TH S 0 DEG 46 MIN 29 SEC W 133.0 FT TH S 89 DEG 05 MIN 24 SEC W 200.45 FT TH N 0 DEG 64 MIN 36 SEC W 133 FT TH N 89 DEG 05 MIN 24 SEC E 200.77 FT TO PL OF BEG SEC 1 T8N R6E 8.4 A (19) FROM 14-01-200-002 Comments: This parcel appears to have a privately owned (Consumer's Energy) running between the north and south portions of this parcel Additional Disclosures: 81; 30 (see key for full text) Summer Tax Due: \$249.05	FRANCES RD MOUNT MORRIS	\$4,965.76
8412	Parcel ID: 16-05-400-011; Legal Description: A PARCEL OF LAND BEG S 89 DEG 05 MIN 48 SEC W 499.06 FT FROM SE COR OF SEC TH S 89 DEG 05 MIN 48 SEC W 132 FT TH N 0 DEG 20 MIN 21 SEC W 330 FT TH N 89 DEG 05 MIN 48 SEC E 132 FT TH S 0 DEG 20 MIN 21 SEC E 330 FT TO PL OF BEG SEC 5 T8N R8E 1 A (79) Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$614.87	8461 E MT MORRIS RD OTISVILLE	\$10,114.65
8421	Parcel ID: 40-01-287-004; Legal Description: POMEROY-BONBRIGHT ADDITION LOT 228 BLK 21. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$486.77	610 E RANKIN ST FLINT	\$2,239.90
8440	Parcel ID: 40-02-403-013; Legal Description: MODERN HOUSING CORPORATION ADDITION LOT 6 AND S 40 FT OF N 240 FT OF W 1/2 OF LOT 28 BLK 22 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$814.78	2334 DELMAR AVE FLINT	\$3,451.20
8513	Parcel ID: 41-08-127-019; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. KEARSLEY PARK SUBDIVISION OF PART OF SECS. 7 & 8 T7N R7E. EAST 5 FT OF LOT 63 AND WEST 30 FT OF LOT 62. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$626.49	1729 INDIANA AVE FLINT	\$2,793.78

8552	Parcel ID: 41-21-301-036; Legal Description: UNPLATTED. WLY 269.5 FT OF SLY 150 FT OF NLY 250 FT OF NW 1/4 OF SW 1/4 OF SEC 21 T7N R7E. EXC WLY 50 FT. Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$9,409.47	2913 S DORT HWY FLINT	\$21,098.89
8563	Parcel ID: 46-25-182-021; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2023. ROBINWOOD LOT 96 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$540.83	306 W RUSSELL AVE FLINT	\$1,908.77
8584	Parcel ID: 46-26-477-001; Legal Description: SHARP MANOR NO. 1 N 46 FT OF LOT 329 AND N 46 FT OF W 1/2 OF LOT 328 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$931.10	5518 WINTHROP BLVD FLINT	\$3,051.97
8625	Parcel ID: 46-36-412-028; Legal Description: DEWEY HOMESTEAD ADDITION LOT 184 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$825.18	321 EDMUND ST FLINT	\$3,395.08
8637	Parcel ID: 47-30-152-004; Legal Description: ROSEMONT LOT 499 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$890.52	718 E LORADO AVE FLINT	\$2,005.35
8662	Parcel ID: 57-01-577-028; Legal Description: LOT 31 PLAT OF CENTRAL PARK Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$65.25	HIGHLAND AVE MT MORRIS	\$3,066.18
8668	Parcel ID: 59-14-576-104; Legal Description: LOTS 257 AND 258 LAPEER HEIGHTS Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$16,545.81	1334 ALBERTA AVE BURTON	\$8,926.03
8669	Parcel ID: 59-21-529-052; Legal Description: LOT 75 SUPERVISORS PLAT Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: \$19,286.00	3418 BYERS ST BURTON	\$3,920.82
9998358	Parcel ID: 12-36-200-003; Legal Description: N-647-D A POL BEG AT NE COR OF SEC TH S 0* 28' 15 SEC E 280 FT TH S 88* 05' W 280.54 FT TH N 1* 55' W 280 FT TH N 88* 05' E 287.6 FT TO POB SEC 36 T6N R7E 1.76 A Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: TBA	S VASSAR RD GRAND BLANC	\$3,312.23
9998359	Parcel ID: 12-36-200-006; Legal Description: N-647 NE 1/4 OF NE 1/4 EXC E 227 FT OF S 280 FT ALSO EXC N 280 FT OF W 236 FT ALSO EXC A POL BEG AT NE COR OF SEC TH S 0* 28' 15 SEC E 280 FT TH S 88* 05' W 516.54 FT TH N 1* 55' W 280 FT TH N 88* 05' E 523.6 FT TO POB SEC 36 T6N R7E Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: TBA	S VASSAR RD GRAND BLANC	\$35,063.26
9998360	Parcel ID: 12-36-400-005; Legal Description: N-660 E 1/2 OF SE 1/4 EXC S 50 FT ALSO EXC A POL BEG AT SW COR OF E 1/2 OF SE 1/4 OF SEC TH N 290 FT TH SELY TO A PT WHICH IS 200 FT E OF POB TH W 200 FT TO POB ALSO EXC N 120 FT OF S 170 FT OF E 233 FT SEC 36 T6N R7E 77.39 A 75 Additional Disclosures: 81; 60 (see key for full text) Summer Tax Due: TBA	S VASSAR RD GRAND BLANC	\$80,719.54
9998440	Parcel ID: 40-02-403-013; Legal Description: MODERN HOUSING CORPORATION ADDITION LOT 6 AND S 40 FT OF N 240 FT OF W 1/2 OF LOT 28 BLK 22 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	2334 DELMAR AVE FLINT	\$3,451.20
9998563	Parcel ID: 46-25-182-021; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2023. ROBINWOOD LOT 96 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	306 W RUSSELL AVE FLINT	\$1,908.77
9998584	Parcel ID: 46-26-477-001; Legal Description: SHARP MANOR NO. 1 N 46 FT OF LOT 329 AND N 46 FT OF W 1/2 OF LOT 328 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	5518 WINTHROP BLVD FLINT	\$3,051.97
9998625	Parcel ID: 46-36-412-028; Legal Description: DEWEY HOMESTEAD ADDITION LOT 184 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	321 EDMUND ST FLINT	\$3,395.08

9998637	Parcel ID: 47-30-152-004; Legal Description: ROSEMONT LOT 499 Additional Disclosures: 81; 23 (see key for full text) Summer Tax Due: TBA	718 E LORADO AVE FLINT	\$2,005.35
---------	---	---------------------------	------------

Grand Traverse Re-Offer

Lot #	Lot Information	Address	Min. Bid
2501	<p>Parcel ID: 03-495-079-00; Legal Description: LOT 79 HOLIDAY EAST NO 2. Comments: Items inside indicate that this was occupied thru at least March of 2022. The home has had what appears to be a frozen plumbing incident, and one that likely ran for hours (or days) before being discovered. The area around the kitchen on the main floor took the brunt of it, with the wood floors thru-out the main level being trashed. It is likely that the subfloor on the main level are also deteriorated from this incident. As a result of the house being abandoned and closed up tight, mold has also taken root and permeates the lower level in particular. The second floor will need some work as well, and there is the suggestion of a frozen plumbing incident at the whirlpool tub as well. Three bedrooms, including a master suite upstairs, and a non-conforming bedroom was indicated in the basement. There is evidence of deferred maintenance outside. 200 A electric service and natural gas forced air heat. The house has lots of potential, but you'll need to gut, seal and rehab a swath around the kitchen, and the entire lower level. A neighbor thought the mold may have come from the exterior, and that's possible, but the primary visible damage here appears to be from burst pipes. The interior seemed dry when we visited in late May. 1.5 car attached garage. Located in the popular Holiday Hills area east of Traverse City. It does appear that whoever was in control of this property has been through their things, and what remains is cast-off. But you'll want to confirm that. ~0.49 acres. Additional Disclosures: 21; 35; 32 (see key for full text) Summer Tax Due: \$9,795.78</p>	3854 VILLAGE CIRCLE DR TRAVERSE CITY	\$46,215.48

Gratiot Re-Offer

Lot #	Lot Information	Address	Min. Bid
2619	<p>Parcel ID: 51-010-050-00; Legal Description: DETENTION AREA # 1 COMMON AREA. Comments: Kind of trapezoidal in shape, this parcel is ~1.3 acres on the corner of Gemstone Drive and Ruby Court. The property appears as if it may have been intended for a retention pond, as it dips down in the middle and has a berm around all sides. Does not look wet one bit. Not sure if that was the intended purpose, but it's dry as a bone, and we got rain yesterday. The neighborhood is very nice with newly built homes, and quiet and peaceful! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	GEMSTONE DR ALMA	\$2,289.85
9992619	<p>Parcel ID: 51-010-050-00; Legal Description: DETENTION AREA # 1 COMMON AREA. Comments: Kind of trapezoidal in shape, this parcel is ~1.3 acres on the corner of Gemstone Drive and Ruby Court. The property appears as if it may have been intended for a retention pond, as it dips down in the middle and has a berm around all sides. Does not look wet one bit. Not sure if that was the intended purpose, but it's dry as a bone, and we got rain yesterday. The neighborhood is very nice with newly built homes, and quiet and peaceful! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	GEMSTONE DR ALMA	\$2,289.85

Houghton Re-Offer

Lot #	Lot Information	Address	Min. Bid
2805	<p>Parcel ID: 002-520-003-90; Legal Description: ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 59. Comments: Trash filled older two story, wood frame home in Calumet. 2 bedrooms on the upper level. The actual condition of this property is difficult to ascertain because of the accumulation. It's easily waist deep in places, and some is food garbage. This extends to the yard, where the are lawn tractors, campers, and a couple of inoperable/unlicensed vehicles to which we have no title. The roof is steel, but seems to be leaking in numerous places based on the condition of the interior. Until this one is emptied out, you won't truly know what the condition is. Basement access from the exterior rear was barricaded. If there was a basement access inside, it was buried. What we could see of the foundation from outside looked merchantable. LEASED LAND/Surface rights only. Long term leased land with the subsurface controlled by mining interests. Additional Disclosures: 27; 21; 5; 66 (see key for full text) Summer Tax Due: \$274.17</p>	25515 C ST CALUMET	\$2,464.67
2807	<p>Parcel ID: 008-052-001-00; Legal Description: L2-2-1 SEC 2 T49N R36W COM AT THE SE COR TH N 637' TO POB; TH W 1320'; TH N 343'; TH E 1320'; TH S 343' TO POB. AKA TRT 36 10.39 AC M/L. Comments: 10 acre rectangular parcel near Nisula. This parcel falls within the Silver River Reserve Association and is subject to association fees and deed restrictions. We've linked the associations website below under 'Related Links' for your reference but it seems pretty out of date. There is a private, association maintained road that bisects this property on the eastern boundary of the parcel. This is a very remote POA and few of these parcels have power. May be a great purchase for an adjacent property owner. Additional Disclosures: 43; 7; 16 (see key for full text) Summer Tax Due: \$164.28</p>	YELLOW RD PELKIE	\$1,243.05

Huron Re-Offer

Lot #	Lot Information	Address	Min. Bid
2905	<p>Parcel ID: 35-111-016-00; Legal Description: LOTS 6-7 BLK 5 ORIG PLAT OF OWENDALE. Comments: Approximately 0.31 acres. Located in the Owendale-Gagetown Area School District. Residential Land Use Code: 401. Approximately 120 feet of road frontage along 5th Street. The land consists of mostly open grassy space with a handful of trees. Good size side yard. Property was well maintained. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Electric and gas meter are still hooked up and active appear active. The house appears to be in good shape from the exterior inspection. Interior condition is unknown. Shingled roof looks fairly new. Vinyl siding could use a wash but no damage. Some of the gutters have fallen off the house. The only major concern was there was expanding foam along some areas of the foundation. Could be a non issue or a larger problem. There is a concrete patio section behind the home with a couple old sheds. Two track driveway. This is a nice property with a lot of potential. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$715.73</p>	3432 FIFTH STREET OWENDALE	\$6,163.52
2906	<p>Parcel ID: 40-027-129-00; Legal Description: N 1/2 OF LOT 5 & N 1/2 OF LOT 6 BLK 3 A E SLEEPERS 2ND ADD UBLY, MICH. Comments: Approximately 0.20 acres. Located in the Ubly Community School District. Residential Land Use Code: 401. Approximately 130 feet of road frontage along McKinley Street. ~66 feet of road frontage along Queen Street. Just East of the Ubly Highschool. The land consists of open grassy space with a handful of mixed trees. Fire hydrant in front yard. This is a cool looking house with stone siding. Overall the house looks to be in good condition from the exterior inspection. Interior condition unknown. Shingled roof looks fairly new on the home but older on the garage. The garage is attached to the home and looks like a newer addition. Vinyl siding and Block foundation that looks solid. The house has an older stone foundation that looks good for its age. There is a chain linked fenced in area for pets on the side of the garage. It has a concrete slab. Gas meter and electric meter were still hooked up and appear active. Wide concrete driveway in good shape. Vehicle parked in driveway. Overall this is a nice house with an eccentric vibe. Lots of potential here. Additional Disclosures: 21; 45; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,359.57</p>	4605 QUEEN STREET UBLY	\$8,473.16

Ionia Re-Offer

Lot #	Lot Information	Address	Min. Bid
3000	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3) Parcel ID:</i> 083-050-000-015-00; Legal Description: VILLAGE OF PEWAMO E 40FT OF LOT 5 & W 40FT LOT 6 ORIGINAL PLAT. Comments: What you have here folks is a defunct propane station and office building. Parking lot with cement pad and old gas pumps. Office building could be used for a number of purposes. Decent sized storage space and appears to be built on a slab. The roof is actually in decent shape but does have a couple wonky looking spots. Some of the ceiling tiles are coming down but doesn't look like any real leakage. Needs cleaned up and spruced up but not in bad shape at all. The back portion looks like it was in addition and is worse from the outside than it is on the inside. Looks like it may have been a mobile that was enclosed into the building (Don't quote me on that). All in all this could be a nice little commercial endeavor for somebody looking in the area. Parking lot isn't great but no real heaving. Large antenna probably needs to come down looks like it may be hazardous. EGLE underground storage tank database indicates there are 2 underground tanks which may be partially or wholly located on this parcel. EGLE environmental report conducted in 2024 found several contaminates on site, please see the full report attached below and do your due diligence on this property. Additional Disclosures: 21; 13; 12 (see key for full text)</p> <p><i>(2 of 3) Parcel ID:</i> 083-050-000-020-00; Legal Description: VILLAGE OF PEWAMO S 1/2 OF E 30FT OF LOT 6- S 1/2 LOT 7-S 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT.</p> <p><i>(3 of 3) Parcel ID:</i> 083-050-000-025-00; Legal Description: VILLAGE OF PEWAMO N 1/2 LOT 7-N 1/2 OF E 30FT OF LOT 6-N 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT. Summer Tax Due: \$656.47</p>	<p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO</p>	\$9,761.83
3004	<p>Parcel ID: 101-090-000-055-00; Legal Description: VILLAGE OF LAKE ODESSA VILLAGE OF BONANZA LOTS 23 & 24. ODESSA TWP, IONIA COUNTY, MICHIGAN. Comments: Property has legal access via Church st, an unbuilt platted road. Sits between Rochester St and Clark Street. 0.40 acres, hard to get to if you were gonna build. Property is littered with beautiful flowers and some large boulders. Beautiful little lot right here in Lake Odessa! They're building new houses close by. To be a part of the action you've got to bid! Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$545.67</p>	<p>JORDAN LAKE AVE LAKE ODESSA</p>	\$5,245.97
9993000	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3) Parcel ID:</i> 083-050-000-015-00; Legal Description: VILLAGE OF PEWAMO E 40FT OF LOT 5 & W 40FT LOT 6 ORIGINAL PLAT. Comments: What you have here folks is a defunct propane station and office building. Parking lot with cement pad and old gas pumps. Office building could be used for a number of purposes. Decent sized storage space and appears to be built on a slab. The roof is actually in decent shape but does have a couple wonky looking spots. Some of the ceiling tiles are coming down but doesn't look like any real leakage. Needs cleaned up and spruced up but not in bad shape at all. The back portion looks like it was in addition and is worse from the outside than it is on the inside. Looks like it may have been a mobile that was enclosed into the building (Don't quote me on that). All in all this could be a nice little commercial endeavor for somebody looking in the area. Parking lot isn't great but no real heaving. Large antenna probably needs to come down looks like it may be hazardous. EGLE underground storage tank database indicates there are 2 underground tanks which may be partially or wholly located on this parcel. EGLE environmental report conducted in 2024 found several contaminates on site, please see the full report attached below and do your due diligence on this property. Additional Disclosures: 12; 13; 21 (see key for full text)</p> <p><i>(2 of 3) Parcel ID:</i> 083-050-000-020-00; Legal Description: VILLAGE OF PEWAMO S 1/2 OF E 30FT OF LOT 6- S 1/2 LOT 7-S 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT.</p> <p><i>(3 of 3) Parcel ID:</i> 083-050-000-025-00; Legal Description: VILLAGE OF PEWAMO N 1/2 LOT 7-N 1/2 OF E 30FT OF LOT 6-N 1/2 OF W 42FT OF LOT 8 ORIGINAL PLAT. Summer Tax Due: TBA</p>	<p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO;</p> <p>328 E MAIN ST PEWAMO</p>	\$9,761.83

Iosco Re-Offer

Lot #	Lot Information	Address	Min. Bid
3111	Parcel ID: 064-J60-000-011-00; Legal Description: SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 11. Comments: ~66 ft frontage on Cedar Lake Rd to the west, ~132 ft deep. Vacant land. Evidently used with a mobile home or travel trailer in the past. Some footings exposed. Looks like there is/was a septic hookup. If walking the grounds, be careful; there's some trenching networking through the parcel hidden in tall grass. A decrepit shed sits in the rear corner. Driveway access is overgrown, but there. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc Summer Tax Due: \$42.25	6332 CEDAR LAKE RD OSCODA	\$802.66

Jackson Re-Offer

Lot #	Lot Information	Address	Min. Bid
3306	<p>Parcel ID: 000-08-17-326-005-00; Legal Description: BEG AT THE SW COR OF LOT 78, NORTHWEST MOBILE HOMES SUBDIVISION EXT. NO. 2, A RECORDED PLAT, TH S 89 DEG 40'W 75 FT TH N 125 FT TH N 89 DEG 40'E 75FT TO NW COR OF LOT 79 OF SD SUBDIVISION TH S ALG W LNS OF LOTS 78 AND79 TO BEG. SEC 17 T2S R1W. Comments: Both the mobile home and garage are in rough shape, boarded up, and we were unable to get inside. Sits on ~0.22 acres with ~75 ft road frontage and ~125 ft depth. Linked below, you will find an attached Warranty Deed indicating that the Mobile home is to be included with the property, or affixed. If you are interested in this property,, please do thorough research to confirm this information. If planning to develop the land please contact the local government unit to get more information. Additional Disclosures: 46; 17; 33 (see key for full text) Summer Tax Due: \$358.75</p>	3602 GENEVA DR JACKSON	\$6,377.26
3366	<p>Parcel ID: 4-021300000; Legal Description: LOT 2 B4S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG. Comments: Property is a commercial structure that looks to be an office building. Multiple suite numbers on mail. Nice location. Close to businesses but not overly noisy area. Parking lot is in decent shape too. Seems structurally sound for the most part. If I had my way I would prefer all of them to be in this shape. But "ways don't always get got" as my mama use to say! This property could not be inspected on the inside. Pictures and knowledge are limited to the outside only. ~0.20 acres with ~66 ft frontage and ~132 ft depth Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$5,542.77</p>	412 S JACKSON ST JACKSON	\$50,749.35

Kalamazoo Re-Offer

Lot #	Lot Information	Address	Min. Bid
7066	<p>Parcel ID: 06-15-175-132; Legal Description: DUDGEON & COBBS REVISED PLAT W 47.19 FT OF LOT 32. Comments: Approximately 0.07 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Unfortunately this house is in very poor shape and is scheduled for demolition. Condemned. This should be considered a vacant. Please do your due diligence before placing a bid. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23; 64; 42 (see key for full text)</p> <p>Summer Tax Due: \$93.09</p>	130 W FRANK KALAMAZOO	\$46,366.07
7099	<p>Parcel ID: 06-23-174-025; Legal Description: REVISED PLAT OF JAMES A TAYLORS ADDITION LOT 25. Comments: Approximately 0.14 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Unfortunately this house is in very poor shape and is scheduled for demolition. This should be considered a vacant. Please do your due diligence before placing a bid. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23; 64; 42 (see key for full text)</p> <p>Summer Tax Due: \$631.78</p>	1010 JAMES ST KALAMAZOO	\$30,850.63

Lake Re-Offer

Lot #	Lot Information	Address	Min. Bid
3731	<p>Parcel ID: 13-191-037-00; Legal Description: LOTS 37,38 & 39 BLK 91 CHAIN O LAKES. Comments: This parcel consists of three platted lots, measuring 75' x 100' - calculating to 7500 sq ft (~0.17 acres). The assessor card has no real useful information. Difficult to ascertain exactly where this parcel is, but it may have a firepit and lawn chairs on it. Terrain is sloping and wooded. Road access all the way to the parcel from the east may not be developed, but it's very close if not. Platted road access from the west appears to not be constructed. This parcel may contain any combination of the well/septic/electric service for the nearby cabin to the west. Additional Disclosures: 39; 8 (see key for full text)</p> <p>Summer Tax Due: \$31.12</p>	8293 W BURDOCK AVE	\$972.00
3735	<p>Parcel ID: 13-272-012-00; Legal Description: N 1/2 OF LOT 12 BLK 172 SUP PLAT CHAIN O LAKES. Comments: This parcel consists of part of a platted lot. ~75 ft road frontage on S Briar Ave to the west, ~100 ft deep. Vacant, unimproved, wooded land on a slight grade. Road access is basically a two track. Navigating this area can be a chore; many platted roads are vacated. Actual roads may not conform to those suggested by navigation aids. That being said, there's plenty of developed parcels around here, some appear to be relatively new builds. 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: 8 (see key for full text)</p> <p>Summer Tax Due: \$21.66</p>		\$820.00

Marquette Re-Offer

Lot #	Lot Information	Address	Min. Bid
4416	<p>Parcel ID: 52-06-310-002-00; Legal Description: ASSESSOR'S PLAT OF BEACON. LOT 130. Comments: Somewhat rectangular, but irregular in shape. 175' or so on the road and maybe 150' deep. The surface includes some large rock formation, which is common in this area. Sits about five feet above road grade</p> <p>Summer Tax Due: \$17.61</p>	County Road AL, Champion	\$770.09
4429	<p>Parcel ID: 52-53-020-022-00; Legal Description: LOT 12 BLK 3 OF PIONEER IRON CO PLAT. Comments: Grandma and Grampa house. Clean, and unmolested interior pine trim and maple floors. A traditional, classic modified four-square home updated with wide vinyl siding and a newer shingle roof. This home has been unoccupied for a little while but is still so clean you could move right in. There is personal property here that belongs to the heirs (see notes). A newer natural gas boiler and water heater. 100A updated electric service. Basement has an exterior entry as well as interior stair. 3 bedrooms (up) and a bath. Half bath on main floor. 1 1/2 car detached garage. This home has been well-cared for for DECADES. It will be appreciate by anyone looking for a well curated vintage home in a quiet, small town. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$1,497.31</p>	325 W PECK ST NEGAUNEE	\$10,166.15

Mecosta Re-Offer

Lot #	Lot Information	Address	Min. Bid
4670	<p>Parcel ID: 12 022 002 500; Legal Description: SEC 22 T14N R07W THAT PART OF N 225 FT OF E 200 FT OF NE 1/4 SEC 22 WHICH LIES SWLY OF A LINE BEG AT A PT ON E LINE OF SD SEC WHICH IS S 00 DEG 34 M 19 S E 205.70 FT FROM NE COR TH N 55 DEG 27 M 12 S W 228.98 FT TH N 88 DEG 29 M 57 S W 100 FT TO POB. Comments: Vacant land in Remus, at the 9 Mile and 20th Ave intersection. This appears to be a triangular piece of land southwest of the M20 ROW. Basically a hill with some trees, looks high and dry. Agricultural land to the north. Assessor card indicates the land is unbuildable. The assessor also says it's 1 acre; seems to be closer to 0.25. Interested bidders should contact the local government regarding possible development, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$43.22</p>	REMUS	\$1,106.44

Monroe Re-Offer

Lot #	Lot Information	Address	Min. Bid
4904	Parcel ID: 07 776 299 00; Legal Description: SEC 35 T6S R9E DETROIT BEACH SUBDIVISION LOT 299. Comments: Property is a two-story home on 5th in Detroit Beach Sub. Three bedrooms one bathroom, vinyl siding and a lot of junk and debris in the yard. Overall rough condition but definitely could be fixed up. Bones seem relatively solid and no real leakage seen from the roof. It's definitely old and outdated and needs to be spruced up. But the location is very nice and the neighborhood is good with lots of nicer homes in the vicinity. There was a live raccoon in one of the closets so there's that....Little bit of cracking in the foundation but nothing major. ~0.12 acres Additional Disclosures: 63; 21 (see key for full text) Summer Tax Due: \$449.53	3300 5TH MONROE	\$4,717.81

Montcalm Re-Offer

Lot #	Lot Information	Address	Min. Bid
5015	<p>Parcel ID: 005-015-019-30; Legal Description: PART OF W 1/2 OF NW 1/4 COM AT A POINT ON E LINE THEREOF & 230 FT N OF CENTER OF SIDNEY RD; TH N 200 FT; W 220 FT; S 200 FT; E 220 FT TO P OF BEG, SEC 15, T10N R5W. 1.01 AC M/L. Comments: ~1 Acre with house in Crystal. Parcel does not front on a road and the driveway appears to run through the parcel directly south. There may be a recorded easement but we are unaware of any, please do your own research. Parcel contains a house, unsure if it is a module or stick built as inspection was limited to the roadside. Per information on assessor card linked below, this parcel was part of a former junkyard and may have in-ground contamination. Please do your research with this one. Additional Disclosures: 13; 7; 33; 6; 21 (see key for full text) Summer Tax Due: \$146.35</p>	9223 E SIDNEY RD CRYSTAL	\$2,500.00

Montmorency Re-Offer

Lot #	Lot Information	Address	Min. Bid
5108	<p>Parcel ID: 003-013-000-830-00; Legal Description: T30N R2E SEC 13 COMM AT S 1/4 CORTH N 537.65 ALG N/S 1/4 TO POB TH N 200.33 FT ALG SD LN TH S 89 DEG E 333.49 FT TTH S 241.63 FT TO SHR LN OF CROOK CREEK TH N 82 DEG W 335.49 FT TO POB CROOKED CREEK FORMING S BDRY LN ALSO A PARCEL DESC AS COM AT S 1/4 COR TH N 737.98 FT TO POB TH N 250 FT TH S 89 DEG E 334.29 FT TH S 250 FT TH N 89 DEG W 333.45 FT TO POB. PARCELS 1 & 2. Comments: ~474 ft frontage on CR 497 to the west, ~322 ft deep. The south boundary is a curving ~334 ft on/along the Crooked Creek. That creek becomes Crooked Lake... right across the street. Also across the street is a DNR access/boat launch. That's cool. Single story house and detached garage/polebarn, gravel circle driveway. Clearing in the north part of the property that looks to be a junkyard. Numerous cars, motorcycles, trailers, appliances, etc on the property. Pole barn was open and appears to be full of contents. The exterior of the house looks... fantastic. Hopefully the inside follows suit, but that's unlikely in the case of an occupied foreclosure. We did not obtain interior access or contact with the occupant(s). Two additional pictures catching a glimpse of the the subject parcel from the DNR access site across the street. Given the location and the exterior of the house, this looks to be a great offering. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$749.36</p>	11155 CO RD 487 ATLANTA	\$6,781.47

Muskegon Re-Offer

Lot #	Lot Information	Address	Min. Bid
5222	Parcel ID: 11-031-300-0011-00; Legal Description: EGELSTON TOWNSHIP SEC 31 T10N R15W SW 1/4 EXC W 85 RDS AND EXC E 33 RDS THEREOF. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$124.44	E EVANSTON AVE MUSKEGON	\$3,614.60
5228	Parcel ID: 24-185-115-0002-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 2 BLK 115. Comments: Block built lower floor. Floors seem Solid throughout. Definitely going to need a lot of work but it could be a good flip. Most of the demo work has been done. The roofing looks newer and it has lots of newer windows with a few vandalism issues. Going to take a chunk of change and some elbow grease but overall could be a good investment. Please note that there was some fire damage observed in the basement of this property. ~0.12 acres. Additional Disclosures: 47; 50 (see key for full text) Summer Tax Due: \$133.35	1756 ELWOOD ST MUSKEGON	\$2,825.74

Oakland Re-Offer

Lot #	Lot Information	Address	Min. Bid
7503	<p>Parcel ID: 04 25-18-104-021; Legal Description: T1N, R11E, SEC 18 BERKLEY SCHOOL-PARK LOT 137 Comments: ~40 ft frontage on Bacon Ave to the east, ~130 ft deep. ~0.12a. ~826 sq ft. ~120 sq ft. This house appears to be in poor shape but if repairs are done soon it can be saved. The major issue is the shingled roof. It needs to be replaced asap. There are normal shingles as well as asphalt sheeting on the South facing roof. Gutter damage as well. There is a good sized hole in the roof. Water damage in the home but mold hasn't starting and the floors still feel solid. Other then that this house need typical repairs and renovations. It needs work but it has potential. Vinyl siding looks good but could use a wash. Could not determine foundation as the siding goes all the way to the ground. There are some trees growing along the foundation that should be removed. There is a small concrete driveway along an alley to the North that leads to a detached garage that's full of personal property and debris. Two bedroom one bathroom. There is personal property and debris throughout the home. This house needs work but a buyer with the right resources could get this thing back into shape. Please do your due diligence before placing a bid and be prepared for a bit of work. Michigan basement, the rest crawlspace. Detached garage. Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$5,337.83</p>	3355 BACON AVE BERKLEY	\$23,933.97
7563	<p>Parcel ID: 64 14-30-427-018; Legal Description: T3N, R10E, SEC 30 BAGLEY AND MANN S 40 FT OF N 570 FT OF E 150 FT OF W 184 FT OF LOT 4 Comments: ~40 ft frontage on Thorpe to the west, ~150 ft deep. ~0.14a. ~600 sq ft footprint. Unfortunately this house is in poor shape. The inside of the home has been trashed and there's substantial mold in the basement and surface mold throughout the home. Three bedroom one bathroom. Holes in the multiple walls. The floors feel soft and wavy. Shared driveway leads to a detached one car garage. There was a vehicle parked on the premises during last visit. The one car garage is in fair shape. Slab foundation on garage looks fine where visible. Block foundation on the home looks solid with some minor cracks. The wood siding on the home is in poor shape and needs to be repaired. Lots of wood rot near the bottom of the walls near the foundation. Soffit/fascia damage. Shingled roof is older. Wood back porch has rot. Gas meter and Electric meter still hooked up but appear inactive. Furnace and water heater still present but are very rusted. There is a large amount of debris on this property. Inside the home as well as in the garage and in the back yard. This house is going to require a great deal of work before its back in good living condition. Please do your due diligence before placing a bid and be prepared to get your hand dirty. Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$1,247.15</p>	127 THORPE ST PONTIAC	\$27,928.22
7601	<p>Parcel ID: 64 19-04-128-005; Legal Description: T2N, R10E, SEC 04 WOODWARD ESTATES SUB LOT 179 Comments: ~40 ft frontage on Pleasantview to the north, ~120 ft deep. ~0.11a. ~800 sq ft footprint, ~1000 sq ft livable area. This one story home appears to be in fair shape from the exterior inspection only. Interior condition is unknown but looking through one of the windows that wasn't covered over it looks like its mostly cleared out. Unable to gain entry to the home. Multiple locks. There are security cameras on the corners of the building. Building appears to be vacant but its possible someone is still using the property. There is a vehicle and a boat parked on the property. Stone siding looks good. Shingled roof is is old bit looks good for its age. Electric and gas meter still hooked up. Concrete driveway runs along the side of the home and leads to a partially fenced in back yard. There is a slab foundation behind the home most likely for a one car garage that's no longer there. Block foundation looks fine. Security side door. Some concrete crumbling on the front steps. Located in a average neighborhood that's being well maintained by neighbors. Assessor states it has a full basement. This house will require some repairs and renovations. Please do your due diligence before placing a bid and be prepared for a bit of work. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$802.26</p>	45 PLEASANTVIEW DR PONTIAC	\$7,951.11
7668	<p>Parcel ID: Y 12-26-330-008; Legal Description: T3N, R8E, SEC 26 CEDAR CREST SUB NO 4 LOT 709 Comments: Irregular shaped parcel. ~30 ft frontage on Rustic Circle (private) to the east, ~88 ft deep. There appears to be canal frontage to the west and south. In spite of the address, there appears to be no true frontage on Timberlost. Parcel not accessed prior to auction. Subject parcel appears to be vacant, wooded land. Adjacent parcel to the south is developed. Additional Disclosures: 81 (see key for full text) Summer Tax Due: \$31.68</p>	TIMBERLOST TRL WHITE LAKE	\$1,926.98

Ogemaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
5404	<p>Parcel ID: 005-034-003-10; Legal Description: SEC 34 T24N R4E 30.05 A W 990 FT OF S 1/2 OF SW 1/4. Comments: ~985 ft frontage on Rose City Rd to the south, ~1277 ft deep. Parcel appears to be predominately wooded wetlands. Near the west end of Au Sable Lake. There appears to be a high and dry portion in the SE corner, with a barely visible driveway leading to a trailer and outhouse in the woods. Looks like the path extends northwards, but is blocked by fallen trees. The NW corner appears like it might also be solid land, if you can get over there. Additional Disclosures: 41; 21 (see key for full text)</p> <p>Summer Tax Due: \$204.09</p>		\$3,128.80
5410	<p>Parcel ID: 010-287-066-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 66. Comments: ~60 ft frontage on Silver Creek to the north, ~140 ft deep. Near the end of the dirt, dead end road. Vacant land, generally flat and clear. Well, save for the proliferation of debris/personal property. This appears to be used as a sideyard for the parcel adjacent to the 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: 21; 44 (see key for full text)</p> <p>Summer Tax Due: \$16.24</p>		\$1,200.00
9995404	<p>Parcel ID: 005-034-003-10; Legal Description: SEC 34 T24N R4E 30.05 A W 990 FT OF S 1/2 OF SW 1/4. Comments: ~985 ft frontage on Rose City Rd to the south, ~1277 ft deep. Parcel appears to be predominately wooded wetlands. Near the west end of Au Sable Lake. There appears to be a high and dry portion in the SE corner, with a barely visible driveway leading to a trailer and outhouse in the woods. Looks like the path extends northwards, but is blocked by fallen trees. The NW corner appears like it might also be solid land, if you can get over there. Additional Disclosures: 41; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,128.80

Osceola Re-Offer

Lot #	Lot Information	Address	Min. Bid
5605	Parcel ID: 03 381 118 00; Legal Description: LOT 118 LAKE MIRAMICHI SUBD. Comments: On a hill. Developed parcels nearby. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	EVART	\$738.70
5607	Parcel ID: 03 381 187 00; Legal Description: LOT 187 LAKE MIRAMICHI SUBD. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.46	EVART	\$754.19
5608	Parcel ID: 03 381 303 00; Legal Description: LOT 303 LAKE MIRAMICHI SUBD. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	EVART	\$738.70
5612	Parcel ID: 03 384 542 00; Legal Description: LOT 542 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	EVART	\$738.70
5613	Parcel ID: 03 384 545 00; Legal Description: LOT 545 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.17	EVART	\$800.27
5615	Parcel ID: 03 384 632 00; Legal Description: LOT 632 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.46	EVART	\$752.28
5616	Parcel ID: 03 384 633 00; Legal Description: LOT 633 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.17	EVART	\$783.49
5619	Parcel ID: 03 384 638 00; Legal Description: LOTS 638 & 639 LAKE MIRAMICHI SUBD # 4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.17	EVART	\$783.49
5623	Parcel ID: 03 384 731 00; Legal Description: LOT 731 LAKE MIRAMICHI SUBD #4. Comments: Some standing water observed near the roadside. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$6.02	EVART	\$719.85
5649	Parcel ID: 41 070 034 00; Legal Description: LOT 52 ARDIS ADD. Comments: Single platted lot. 1.5 story house. Year 1900 built structure. ~1000 sq ft ground area, ~1300 sq ft floor area. Partial basement. Trash all over the yard. Trash all inside the house. Trash maintenance practices. It's a straight up pit. The positive may be that the interior is already partially down to studs. It's said there's a basement here; it's probably hiding beyond the garbage, if not stuffed with more. Additional Disclosures: 50; 5; 21; 66 (see key for full text) Summer Tax Due: \$827.55	119 PINE ST MARION	\$14,609.59

5651	Parcel ID: 51 100 333 01; Legal Description: PT OF LOT 333 COM N0DEG49'36E 29.52 FT FR SW COR SD LOT TH N0DEG49'36E 3.5 FT (TO N LN OF S 1/2 LOT 333) TH S89DEG13'12E 74.96 FT TH S0DEG39'28W 3.5 FT TH N89DEG13'12W 74.97 FT TO POB. Comments: ~8 ft frontage on N Hemlock St to the west, ~85 ft deep. Vacant land with apparently limited practical use. Appears to be partially fenced in with the adjacent parcel to the south, which appears to be signed for traditional sale. The neighbors are... inquisitive. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$6.55	EVART	\$679.14
------	---	-------	----------

Roscommon Re-Offer

Lot #	Lot Information	Address	Min. Bid
6004	<p>Parcel ID: 003-235-211-1000; Legal Description: LOT 211 & SW 1/2 OF LOT 210 DEER RUN ESTATES. Comments: ~145 ft frontage on Northland Dr to the SE, ~170 ft deep. Wooded lot, looks to have been cleared for trailer/mobile home in the past. Some disturbed soil (possible septic?). Area is mostly mobile homes and modulares, sprinkled in with some newer permanent structures. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$64.38</p>	NORTHLAND DR VACANT PRUDENVILLE	\$965.74

Saginaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
8002	<p>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: \$2,073.96</p>	808 EDISON ST SAGINAW	\$12,833.68
8062	<p>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: 21; 5; 31; 35 (see key for full text) Summer Tax Due: \$214.62</p>	7148 MCCLIGGOTT RD SAGINAW	\$5,483.48
8095	<p>Parcel ID: 91-00-0-04-5000-000; Legal Description: LOT 18 BLK 2 DUNCANS ADDITION. Comments: Property is a large two story home with vinyl siding and a block foundation. Occupancy status is unknown. 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</p>	821 S 11TH SAGINAW	\$5,505.63
8227	<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: \$755.34</p>	128 WOODWARD SAGINAW	\$5,162.92

Saint Clair Re-Offer

Lot #	Lot Information	Address	Min. Bid
6100	<p>Parcel ID: 01-105-0130-000; Legal Description: LOT 8 BLK 57 VILLAGE OF ALGONAC SEC 10 T2N R16E. Comments: Approximately 0.18 acres. Located in the Algonac Community School District. Residential Land Use Code: 401. Approximately 60 feet of road frontage along Market St and ~120 of road frontage on Pleasant St. There is a grass alley that runs along the West border of the property but appears to be overgrown. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. The land consists of open grassy space with a handful of mixed trees. Ground is level throughout. Would be a good purchase for one of the adjacent property owners looking for a larger lawn. It is also an ideal setting for a new build. Well maintained 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: 42; 23 (see key for full text) Summer Tax Due: \$663.11</p>	1103 MARKET ST ALGONAC	\$55,800.00
6101	<p>Parcel ID: 02-550-0020-000; Legal Description: LOT 7 BLK 2 INCLS 1/2 VAC ALLEY ADJ MARINE CITY WEST T3N R16E SEC 01. Comments: Approximately 0.34 acres. Located in the East China School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along S Parker St and ~220 feet deep. This property was occupied on our last visit and the occupant has expressed interest in continuing to rent the property from the new buyer. Please use caution and be respectful if visiting property in person. Electric and gas meter are hooked up and appear active. The land consists of grassy open space around the home with a few mature trees. Overall this house looks to be in good/fair condition. Its in nice shape but the shingled roof needs to be replaced in the near future. No major damage seen but there are some repaired patches. Different aged shingles. It just needs to all be redone. Other than that this is a well maintained property. Block foundation looks solid. Vinyl siding looks good but could use a wash. Dirt/gravel driveway. There is a one car garage in the back of the property with a slab foundation that looks good. Garage is older but looks perfectly fine. There is also a small shed. There is debris and personal property in the back yard. Did encounter a dog on the property but was friendly enough (still be cautious). Sits between two houses. This is a nice property with a ton of potential. Interior condition is unknown but the property is well maintained from the exterior. Additional Disclosures: 6; 33; 45; 21 (see key for full text) Summer Tax Due: \$2,927.99</p>	147 S PARKER ST MARINE CITY	\$11,850.00
6122	<p>Parcel ID: 14-901-0001-000; Legal Description: LOT 22 RUSSELL ISLAND. Comments: Approximately 0.33 acres. Located in the Algonac Community School District. Residential Land Use Code: 402. This is a vacant lot located on Russel Island. In order to access this parcel you must either take a ferry from Algonac or boat. Very unique place to live. Beautiful surroundings. Water front on Saint Clair River. Please do your homework before bidding on this 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. Summer Tax Due: \$705.47</p>	RUSSELL RD RUSSELL ISLAND	\$2,950.00

Saint Joseph Re-Offer

Lot #	Lot Information	Address	Min. Bid
6222	<p>Parcel ID: 052 330 053 00; Legal Description: LOTS 19 & 20 BLK 3 JACOBS ADD. CITY OF STURGIS. Comments: Approximately 0.41 acres. Located in the Sturgis Public School District. Commercial Land Use Code: 201. Approximately 132 feet of road frontage along N Park St and roughly ~137 feet along Neuman St. Old brick elementary school across the street from new children's park. This is a cool building that has a ton of potential. The building appears to be in pretty good condition. Brick exterior is in good shape with no major damage visible. It looks like the previous owners were in the process of renovating the building into a possible restaurant. There are booths for dining piled up in one of the rooms. The work that's been done so far looks good. Mostly just gutting and cleaning. Old wood floors. Tall brick walls. New framing. There is a large old boiler in the basement. New copper water supply looks to be about 1.5-2" that would provide great pressure. Newer electric breaker box in the basement with and additional breaker box on the main floor. The bathrooms have been gutted. The main sewer line has been capped in the basement. Someone was planning to do a lot of work to this building. Its a shame they didn't see it to the end. Paved parking lot wraps around most of the building with entrances from both streets. There is a grassy section with a few trees in the the South East corner. Front doors have been boarded. Windows along the West and East walls. A few trees in the South East corner. This would be a great project building for someone with the expertise. Additional Disclosures: 50; 21 (see key for full text) Summer Tax Due: \$1,285.51</p>	601 NEUMAN AVE STURGIS	\$6,154.12
6224	<p>Parcel ID: 052 470 001 00; Legal Description: LOTS 1-2-3-4-5-6-7-8-9-10-11-12-13-15-17-42-43-44-45-46-47-&48 MAPLEWOOD ADD. A SUBDIV OF BLK 1 WAIT & MILLER ADD CITY OF STURGIS. Comments: Approximately 3.35 acres. Located in the Sturgis Public School District. Industrial Land Use Code: 301. Approximately 120 feet of road frontage along E Hatch Street and roughly ~575 feet along Center Street. Nearly the entire property has been paved but there are many cracks and it has not been maintained. Trees are growing up through the pavement. The North section of the property runs along a set of train tracks. A brick privacy wall runs around most of the perimeter with a chain link reinforced gate. Electric is active and there are multiple security cameras. There was personal property still inside the buildings. Consider the building occupied or at least still in active use. The buildings are in decent shape for their age but there are multiple large dents around the lower parts of the building. Possible from collisions with vehicles. Multiple concrete structures for unloading semi trailers. This building will most likely require repairs and renovations but there is a ton of potential here. Great location near downtown Sturgis. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. LOT#6227 is located just across the street. Additional Disclosures: 21; 6; 13 (see key for full text) Summer Tax Due: \$2,320.75</p>	331 CENTER CT STURGIS	\$10,158.38

Van Buren Re-Offer

Lot #	Lot Information	Address	Min. Bid
6739	<p>Parcel ID: 80-52-815-021-00; Legal Description: SEC 15 T03S R16W. BEG ON W SEC L AT PT 42 R N OF W 1/4 POST OF SEC TH E 10 R, TH N 6 R, TH W 10 R, TH S 6 R TO BEG. EX CENTER ST ROW. UNPLATTED. Comments: Approximately 0.30 acres. Located in the Hartford Public School District. Residential Land Use Code: 402. No observed structures. Corner lot. Open and grassy. Driveway entrances along both roads. Flat terrain. Approximately 165 feet of road frontage along Hart St and 99 feet along N Center St. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. Just South of Hartford High School and Middle School. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$597.24</p>	211 N CENTER ST HARTFORD	\$1,458.37

Additional Disclosures Key

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

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

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

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

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

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. The State of Michigan provides additional [information about underground storage tanks](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool: the [EGLE RIDE Mapper](#) which tracks known environmental contamination sites. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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

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

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the 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 125.2330j](#). 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.

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Read more about mineral interests held by the State by following this link to [Michigan state-owned mineral resources](#). Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. **Severed mineral interest are not included as part of this sale.** If the mineral interests have not been severed, such interests *are* included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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.

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

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

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

43: Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

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

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

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

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

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

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

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

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.

65: A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA asbestos publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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.

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

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.