

Public Land Auction

Wayne County Special Auction

October 3rd, 2025

Wayne County



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Wayne

Lot #	Lot Information	Address	Min. Bid
8700	<p>Parcel ID: 02002549-; Legal Description: S MERTON 171-169 MERRILL-PALMER SUB L45 P54-5 PLATS WC R 2/152 105 X 120 Comments: ~105 ft road frontage to the north, ~120 ft deep. ~0.29 acres. Zoned R5. Four stories above ground, with basement utility area. ~33,407 sq ft floor area. Building is H-shaped, with the footprint detailed in the assessor card linked below. Exterior brick is in generally sound condition. There certainly are some rough spots, and some evident mortar repair. Interior wiring looks to have been entirely harvested, and it's likely some of the plumbing and mechanical is too. Some fire damage in isolated units. Stairwells past the second floor feel sketchy. Paint peeling and plaster crumbling throughout. Elevator looks to be non-functional. Wiring/plumbing/mechanicals are likely nonfunctional, where not harvested. Interested bidders may want to seek an opinion from a structural engineer. Getting this building back to an occupiable condition will be a significant undertaking; it's going to need ALL the work. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 48; 18; 65; 46; 47; 11 (see key for full text) Summer Tax Due: \$40,604.00</p>	361 Merton Rd	\$182,000.00
8701	<p>Parcel ID: 02002575-; Legal Description: N MERTON RD 350-352 MERRILL-PALMER SUB L45 P54-5 PLATS WC R 2/152 176.98 IRREG Comments: ~177 ft road frontage, ~59 ft deep. ~0.24 acres. Zoned R5. Four stories above ground with basement utility area. Originally built 1925. ~26168 ft floor area. Building is triangular, with the footprint detailed in the assessor card attached below. We found 33 electric meters inside; it's assumed there are roughly that many units within. Exterior of the building is in rough shape; many of the stone appointments are crumbling/loose. Portions of the interior appear to have suffered fire damage. Windows appear to be original to the structure, and many/most are vandalized, deteriorated, or simply ajar. Paint and plaster are peeling and crumbling. Floors feel a bit soft underfoot. Elevator looks to be non-functional. Wiring/plumbing/mechanicals are likely nonfunctional, where not harvested. Interested bidders may want to seek an opinion from a structural engineer. Getting this building back to an occupiable condition will be a significant undertaking; it's going to need ALL the work. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 18; 11; 47; 46 (see key for full text) Summer Tax Due: \$30,807.00</p>	250 Merton Rd	\$147,400.00
8702	<p>Parcel ID: 02002598-9; Legal Description: N WHITMORE RD 318-321 MERRILL-PALMER SUB L45 P54-5 PLATS W C R 2/152 143.83 IRREG Comments: ~144 ft road frontage, ~118 ft deep. ~0.39 acres. Zoned R5. Structure is four stories above ground, with basement utility area. ~39219 sq ft floor area, with the footprint detailed in the assessor card linked below. Observed issues on the exterior include extensive window damage and deterioration/decay of stone appointments. This place is massive. Appears to be suffering from extensive vandalism and harvesting. Stairways are precarious. Interior is a mess, wall to wall, top to bottom. There appear to be meters for 36 units. Getting this building back to an occupiable condition will be a significant undertaking; it's going to need ALL the work. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 48; 63; 47; 46; 18 (see key for full text) Summer Tax Due: \$34,083.00</p>	700 Whitmore Rd	\$159,600.00

8703	<p>Parcel ID: 02002600-2; Legal Description: N WHITMORE RD 322-329 MERRILL-PALMER SUB L45 P54-5 PLATS W C R 2/152 297.55 IRREG Comments: ~298 ft road frontage to the south, ~124 ft deep. ~0.85 acres. Zoned R5. Structure is 4 stories, with a floor area of ~61286 ft. There is below ground parking and basement utility rooms. The building footprint is detailed in the assessor card linked below. Originally built 1950. Exterior brickwork around the jalousie glass is deteriorating. Numerous windows are vandalized. It's difficult to get a full sense of the structure given the immense volume. As best we can tell, there are 32 units, all of different size, layout, and style. Well, they're all kind of the same shabby now. Place appears to be thoroughly harvested. Some units have mold, others localized fire damage. Mechanical room is holding water. In spite of the issues, the structure felt relatively safe when walking through. A few rooms appear to have been utilized by squatters in the recent past, but no indication there is current activity. Getting this building back to an occupiable condition will be a significant undertaking; it's going to need ALL the work. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 18; 48; 47; 32; 11; 35 (see key for full text)</p> <p>Summer Tax Due: \$26,318.00</p>	660 Whitmore Rd	\$213,900.00
8704	<p>Parcel ID: 02002614.; Legal Description: S COVINGTON DRIVE 217 E 29 FT OF 218 MERRILL-PALMER SUB L45 P54-5 PLATS WC R 2/152 65. 74 X 120 Comments: ~66 ft road frontage to the north, ~120 ft deep. ~0.18 acres. Zoned R5. Four stories above ground, with basement utility space. ~17,130 ft floor area. Originally built 1937. Brick structure appears to be structurally sound. The caveat is that the windows appear to be original, and all appear that they could use some attention. In particular, the lintels above many windows are in poor condition and causing cracking/separation in the brick work. There appear to be 24 units inside, 6 to a floor. All are empty. No toilets, sinks, or fixtures of any kind. There appears to have been some Pex incorporated into the existing plumbing. Paint is peeling, plaster is crumbling up and down. Seems that there is a rooftop access which is letting some water in, and deteriorating the stairs. Pipes in the basement may be asbestos wrapped. Rehabilitating this structure will likely be an extensive process. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 65; 46; 18 (see key for full text)</p> <p>Summer Tax Due: \$24,394.00</p>	361 Covington Dr	\$116,500.00
8705	<p>Parcel ID: 02002615.; Legal Description: S COVINGTON DR W 7.74 FT ON N LINE BG W 6 FT ON S LINE 218 219 MERRILL-PALMER SUB L45 P54-5 PLATS W C R 2/152 56.01 IRREG Comments: ~56 ft road frontage, ~105 ft deep. ~0.14 acres. Zoned R5. Structure has four stories above ground, with basement utility area. Originally built 1937. Building footprint is detailed in the assessor card linked below. Much the same as its neighbor (Lot 8705). The power was on at the time of visit. Some wiring/plumbing appears newer, but that appears to be the extent of rehabilitation. Basement appears to have flooded in the past. Brick structure appears to be structurally sound. The caveat is that the windows appear to be original, and all appear that they could use some attention. In particular, the lintels above many windows are in poor condition and causing cracking/separation in the brick work. There appear to be 24 units inside, 6 to a floor. All are empty. No toilets, sinks, or fixtures of any kind. There appears to have been some Pex incorporated into the existing plumbing. Paint is peeling, plaster is crumbling up and down. Seems that there is a rooftop access which is letting some water in, and deteriorating the stairs. Pipes in the basement may be asbestos wrapped. Rehabilitating this structure will likely be an extensive process. Interested bidders should contact the relevant departments at the of City of Detroit for questions regarding zoning, use, development, requirements for Certificate of Occupancy, utilities, etc. Additionally, this parcel may be in a historic district which has specific guidelines. Additional Disclosures: 18; 46; 47 (see key for full text)</p> <p>Summer Tax Due: \$25,954.00</p>	381 Covington Dr	\$117,600.00

8707	<p>Parcel ID: 03001349.; Legal Description: S-E WARREN PT OF LOTS 11 THRU 14 & S 1/2 OF VAC ALLEY LYING N OF SD LOTS MCLAUGHLINS SUB LI0 P17 PLATS WC R 3/57 DESC AS FOLS: BEG AT A PTE OF INTSEC OF C/L OF HANCOCK AVE 60 FT WD & E R/W LINE OF ST ANTOINE 50 FT WIDTH ALG C/L OF HANCOCK AVEN 63D 54M 00S E 430.94 FT TO A PTETH N 26D IIM 13S W 96.0 FT TO P OB TH N 26D IIM 13S W 115.9 FT TO A PTE ON C/L OF 20 FT VAC ALLEYTH N 63D 54M 00S E ALG SD ALLEY C/L 151.57 FT TO A PTE ON W'LY R/W LINE OF WALTER CHRYSLER SERVICE DRIVE TH ALG SD R/W LINE S 26D IIM 26S E 115.9 FT TO A PTETH S 63D 54M 00S W 151.58 FT TO P OB 3/--- 17567.4 SQ FT 0.403291 Comments: ~0.4 acres. Frontage on Chrysler Dr to the east. Single story structure, which appears to be layers of additions conjoining two structures. Originally built 1975. Zoned PD (Planned Development). The primary structure has a floor area of ~9638, with the footprint detailed in the assessor card linked below. This parcel is indicated to have been used as a Day Care facility. Roof is collapsing in the rear. Interior is soggy in portions, with soft floors. Ceiling panels and lights are falling. Exterior block work is in poor condition in spots, with one section of facade appearing to be pulling away from the structure entirely. There appears to have been some degree of harvesting within. This parcel will require significant work to get to usable condition. Additionally, it's possible a portion of the garage on the adjacent parcel to the south encroaches into this parcel. Additional Disclosures: 5; 48; 32; 39 (see key for full text)</p> <p>Summer Tax Due: \$10,530.00</p>	4901 Chrysler Dr	\$139,000.00
8708	<p>Parcel ID: 03001350.; Legal Description: S-E WARREN PT OF LOTS 11 THRU 14 & N 30 FT OF VAC HANCOCK AVE MCLAUGHLINS SUB OF BLK B LI0 P17 PLATS WC R 3/57 DESC AS FOLS: BEG AT INTSEC OF C/L OF HANCOCK AVE 60 FT WD & E R/W LINE OF ST ANTOINE ST 50 FTWD TH ALG C/L OF HANCOCK AVE N 63D 54M 00S E 430.94 FT TO POB TH N 26D IIM 13S W 96.0 FT TH N 63D 54M 00S E 151.58 FT TO A PT ON W'LY R/W LINE OF WALTER P CHRYSLER SERV DRTH ALG SD R/W LINE S 26D IIM 26S E 96.0 FT TO APTE ALG C/L HANCOCK AVETH ALG SDC/L S 63D 54M 00S W 151.58 FT TO P O B 3/--- 14552 SQ FT 0.33406 AC Comments: This parcel is occupied. Please respect their privacy. ~0.33 acres. Frontage on Chrysler Dr to the east. Zoned PD (Planned Development). This parcel may consist of multiple residences. ~3378 sq ft floor area, with the footprint detailed in the assessor card attached below. Built 1986. The parcel seems to be in generally fair condition from the exterior. Grounds appear to be maintained. Large paved area for parking, leading to a large garage. GIS mapping indicates that a portion of the garage may be constructed over the property line and into the adjacent parcel to the north. Additional Disclosures: 18; 21; 33; 39; 6 (see key for full text)</p> <p>Summer Tax Due: \$9,526.00</p>	4801 Chrysler Dr	\$113,000.00
8709	<p>Parcel ID: 03003238.; Legal Description: E ST ANTOINE PT OF LOTS 7 THRU 10 LOTS 11 THRU 15 & N 1/2 OF VAC ST JOSAFATS CT 20 FT WD ADJ & S PT OF VAC GARFIELD AVE 60 FT WD ADJ & E/W VAC ALLEY 12.9 FT ADJ & VAC N/5 10 FT ALLEY ADJ LOT 15 WOLANSKI & ZIETES SUB L15 P26 PLATS W C R 3/53 DESC AS FOLS: BEG AT A PTE OF INTSECT WITH NLY LINE OF CANFIELD AVE 60 FT WD & ELY LINE OF ST ANTOINE ST 50 FT WD; TH N 64D 01M 27S E 200 FT; TH N 26D 04M 29S W 181.90 FT TO P OB; TH N 26D 04M 29S W 211.90 FT; TH N 64D 01M 27S E 173.20 FT; TH N 25D 58M 33S W 15.00 FT; TH N 64D 01M 27S E 100.22 FT; TH S 26D 04M 29S E 64.87 FT; TH S 64D 00M 23S W 96.81 FT; TH S 26D 04M 29S E 162.00 FT; TH S 64D 01M 27S W 176.64 FT TO P OB 3/--- 43734 SQ FT 1.004 AC Comments: This parcel is occupied. Please respect their privacy ~1.0 acres. Zoned PD (Planned Development). Single story structure with ~2830 sq ft floor area. Built 1983. Structure appears to be single story home with attached garage from the exterior. The assessor indicates this may have been used as a day care facility. Of note, this parcel has no direct road frontage, and seems to be accessed through parking lots. Whether or not there is an easement for ingress/egress is not known. Power appeared to be on at the time of visit. Parcel looks to be generally maintained. Fairly sizable grounds, with some paved walking areas leading to and from the other nearby parcels. Portions are fenced in, including an overgrown basketball court to the south. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$22,881.00</p>	4535 Chrysler Dr	\$203,300.00

8710	<p>Parcel ID: 03003239.; Legal Description: EST ANTOINE 1 THRU 6 PT OF LOTS 7 THRU 10 & PT OF E/W VAC ALLEY 12.9 FT ADJ & 15 FT N/S VAC ALLEY ADJ; ALSO PT OF VAC GARFIELD AVE 60 FT WD ADJ & N 10 FT VAC ST JOSAFATS CT 20 FT WD ADJ WOLANSKI & ZIETEK SUB L15 P26 PLATS WC R 3/53 DESC AS FOLS: BEG AT PTE OF INTE-SEC WITH NLY LINE OF CANFIELD AVE 60 FT WD & ELY LINE OF ST ANTOINE ST 50 FT WD; TH N 64D 01M 27S E 200 FT; TH N 26D 04M 29S W 181.90 FT; TH N 64D 01M 27S E 176.64 FT TO P O B: TH N 26D 04M 29S W 162 FT; TH N 64D 00M 23S E 96.81 FT; TH N 26D 04M 29S W 64.87 FT; TH N 64D 01M 27S E 110.85 FT TO A PTE ON WLY R/W LINE OF WALTER P CHRYSLER SERVICE DR; TH S 26D 11M 26SE 226.90 FT; TH S 64D 01M 27S W 208.12 FT TO P OB 3/--- 40903 SQ FT 0.939 AC Comments: This parcel is occupied. Please respect their privacy. ~0.94 acres. Frontage on Chrysler Dr to the east. Zoned PD (Planned Development). Structure has ~8,470 sq ft floor area. Built 1984. Indicated to have been used as a group care home/nursing facility per the assessor. Appears to be utilized as apartment housing, perhaps a dozen units. Parcel appears to be generally well maintained. Paved parking area in the north near the roadside. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$30,948.00</p>	4545 Chrysler Dr	\$459,700.00
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Additional Disclosures Key

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

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

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

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.

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.

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.

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.

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.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

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.

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 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.