

Public Land Auction

Oakland

August 25th, 2026

Oakland, and Oakland (Dnr) 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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Oakland

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.
- 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.

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Oakland DNR

Michigan DNR Land Sales 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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Oakland

Lot #	Lot Information	Address	Min. Bid
5404	<p>Parcel ID: 28 25-35-257-019; Legal Description: T1N, R11E, SEC 35 NINE-OAKLAND SUB LOT 17, ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: ~50 ft road frontage on W Meyer (to N), ~115 ft deep. ~50 ft road frontage on W Meyer (to N), ~115 ft deep. This is a vacant parcel with no observed structures. but does not appear to be occupied. This parcel is generally fenced in. The interior portions within the fence were overgrown at the time of visit. There likely used to be a structure here in the past, with only the paved driveway apron remaining. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$83.19</p>	317 W MEYERS AVE HAZEL PARK	\$3,843.04
5405	<p>Parcel ID: 28 25-35-406-002; Legal Description: T1N, R11E, SEC 35 FORD HEIGHTS SUB LOT 272, ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: Please consider this parcel occupied, and respect their privacy. ~30 ft frontage on W Evelyn (to N), ~107 ft deep. Parcel is fenced facing the road, and the fence is conjoined with that of the parcel adjacent to the west. Fencing in the subject parcel appears to be several years newer. It would appear this parcel is being utilized. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$1,375.49</p>	455 W EVELYN AVE HAZEL PARK	\$4,279.01
5406	<p>This lot is a "bundle" comprised of 4 parcels</p> <p><i>(1 of 4)</i> Parcel ID: 28 25-35-460-008; Legal Description: T1N, R11E, SEC 35 FORD HEIGHTS ADDITION SUB LOT 47 EXC S 23 FT Comments: 4 bundled parcels, ~150 ft frontage on W Muir (to N) and W 8 Mile (to S). ~117 ft deep. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. There was a small dumpster trailer parked on the lot. This parcel may offer an excellent opportunity for new construction. PLEASE NOTE: Some of the lots in this bundle appear to be zoned residential while other are zoned commercial. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 42; 23 (see key for full text)</p> <p><i>(2 of 4)</i> Parcel ID: 28 25-35-460-011; Legal Description: T1N, R11E, SEC 35 FORD HEIGHTS ADDITION SUB LOT 44 EXC S 23 FT</p> <p><i>(3 of 4)</i> Parcel ID: 28 25-35-460-012; Legal Description: T1N, R11E, SEC 35 FORD HEIGHTS ADDITION SUB LOT 43 EXC S 23 FT</p> <p><i>(4 of 4)</i> Parcel ID: 28 25-35-460-023; Legal Description: T1N, R11E, SEC 35 FORD HEIGHTS ADDITION SUB LOTS 45 & 46 EXC S 23 FT OF EACH</p> <p>Summer Tax Due: \$14,933.67</p>	407 W MUIR AVE HAZEL PARK; 389 W MUIR AVE HAZEL PARK; W MUIR AVE HAZEL PARK; 444 W 8 MILE RD HAZEL PARK	\$67,183.57

5410	<p>Parcel ID: 28 25-36-353-047; Legal Description: T1N, R11E, SEC 36 FORD PARK SUB LOTS 493 & 494, ALSO 1/2 OF VAC ALLEY ADJ THERETO Comments: ~60 ft road frontage on E Hayes (to S), ~107 ft deep. Unfortunately this house is in poor shape and as a result has been condemned. Please contact the local planning and zoning department to verify details on damage and required repairs. The house doesn't look to bad from the exterior. Block foundation looks solid. Possible asbestos siding. Shingled roof is older but looks fine. Gas and electric meter are still connected but the electric appears to have been cut from the mains. No basement. Furnace, water heater, and breaker panel on the main floor. There are two bedrooms and 1.5 baths on the main floor. Second story bedroom. There is debris and personal property all throughout the home and garage. It appears the last residents were growing (plants) and may have done some DIY construction. Both doors to the home have been boarded shut. The floors in the home do not feel very even. Concrete driveway leads to a detached two car garage. There is a carport on the side of the garage that is falling apart. Slab looks good on garage. Shingled roof looks fine as well no leaks found. Chain link fenced in yard with gate across the driveway. This property has some potential but keep in mind it has been posted as uninhabitable. It will require specific repairs and renovations in order to legally inhabit. This one is going to need some work so please be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 50; 31 (see key for full text) Summer Tax Due: \$3,675.57</p>	45 E HAYES AVE HAZEL PARK	\$11,000.54
5411	<p>Parcel ID: 44 25-23-280-016; Legal Description: T1N, R11E, SEC 23 STEPHENSON SUPER HWY SUB NO 2 LOT 1152 & 1/2 VAC ALLEY ADJ TO SAME Comments: ~40 ft frontage on Palmer (to E), ~108 ft deep. Single story ranch (1224 sq ft), detached garage (406 sq ft). Residential land use code 401. Built in 1947 with an addition being added in 2016. Two bedrooms and two bathrooms. Block foundation looks solid. Vinyl siding in good shape. Handicap accessible ramp on the rear entrance. Concrete driveway leads to a gated fenced in back yard. There is a detached two car garage behind the home that looks to be in good shape. However there is a tree growing very close to the garage and there are leaves and limbs resting on the shingled roof. This will need to be trimmed before causing additional damage. Garage is full of personal property and debris. Gutters and vinyl siding looks fine on the garage as well. Small grassy back yard. Gutters look good. The interior of the home is mostly cleared out but there is still personal property and debris throughout. The previous residents were smokers and what looks like many cats. The carpets are covered in pet hair and there is a very strong odor of ammonia in the home. The floors near the washer and dryer have some rot. The front bedroom has some water damage in the corner but the roof above this section looks new so this may be old damage from before the roof was replaced. Small amount of mold localized in this area. Furnace located in the back bathroom. Did not locate water heater. 100 amp breaker panel near rear exit. No basement entrance found. After ripping out the carpets cleaning and painting the walls this place would be in a good spot. The homes in the area are nice and well maintained. Looks like a good neighborhood to live. There's a lot of potential with this one. It will need repairs and renovations but the bones feel good. Lots of positives with this one. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 63; 21 (see key for full text) Summer Tax Due: \$1,771.39</p>	26026 PALMER BLVD MADISON HEIGHTS	\$10,554.13
5412	<p>Parcel ID: 50 22-13-451-004; Legal Description: T1N, R8E, SEC 13 THAT PART OF SE 1/4 LYING SWLY OF I-96 HWY 0.26 A MN211B Comments: Zoned Industrial 302. Triangular parcel, approx 253 frontage on Seeley Rd, 104 ft deep along the eastern boundary. Industrial land use code 302. Located in the Novi Community School District. A wall runs along/near the northern border, with interchanges, highway, and interstate beyond. This is a great opportunity for an adjacent land owner looking to increase their property size. Triangular in shape. Flat ground. Small section that's open and grassy. Handful of trees. Small amount of debris but mostly clean. Some utility panels located to the East. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$121.37</p>	SEELEY RD NOVI	\$1,906.79

5413	<p>Parcel ID: 64 14-08-380-041; Legal Description: T3N, R10E, SEC 8 MARIMONT SUB LOTS 120 TO 124 INCL 12-3-97 FR 023 & 024 Comments: ~100 ft frontage on W Walton (to S), ~100 ft deep. Alley frontage to the north. Commercial land use code 201. Built in 1968. This commercial building sits on a busy street with high visibility. Good sized paved parking lot leads to a large metal gate. The fenced in section has an large detached garage. Shingled roof appears to be in good shape. There is a lot of DIY cameras, solar, and other wiring all over the roof and in the home. A decent amount of the windows have been boarded. Vinyl siding is in decent shape. Electric and gas meter are still hooked up and appear active. There is personal property and debris throughout the property and in the parking lot. Two vehicles parked on the lot. Metal security doors on the main building. The interior of the building is in poor shape. There are three "bedrooms" and two bathrooms. The bathrooms are in disrepair. There was a fire inside the building but no major fire damage. The furnace has been harvested. 200 amp breaker panel on main floor. Small water heater. The basement had standing water and there was a sump pump running. Mold throughout the building. Block and poured foundation has issues. Water spicket has been running inside the garage for an undetermined time and has slowing been eroding the ground under the foundation. The poured slab around the garage has large cracks and settling. The main slab the garage is built on has no cracks and looks good. Its just everything down hill from the garage that's been effected. Spicket was turned off during visit but the damage has been done. The garage is in nice shape compared to the home. No mold and fairly clean. Full of personal property. The building is nearly 60 years old and there are major repairs needed. It's going to need someone with the right resources and time to get it back into safe usable condition. It will no doubt be a task but there is potential here if the foundations aren't a complete loss. Buyers are strongly encouraged to conduct their own 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: 21; 66; 32; 46; 34; 48; 50; 11 (see key for full text)</p> <p>Summer Tax Due: \$2,432.73</p>	148 W WALTON BLVD PONTIAC	\$18,431.66
5414	<p>Parcel ID: 64 14-08-404-001; Legal Description: T3N, R10E, SEC 8 GLENDALE MANOR LOT 1 & W 5 FT OF LOT 2 Comments: ~60 ft frontage on E Newport (to N), ~125 ft deep. ~0.17a. ~880 sq ft Single story house. Detached ~320 sq ft garage. Residential land use code 401. This ranch style home was built in 1958 and sits just off of Baldwin Ave in a well maintained neighborhood. Three bedroom one bathroom. The house appears to be in overall average shape. Poured foundation looks solid. There was a small animal borrow under near where the front concrete steps meet the foundation. Shingled roof looks good. Gutters in good shape. AC on the back of the home. Gas and electric meter are still hooked up. Mix of metal and brick exterior looks good and has nice curb appeal. The inside of the home has been mostly cleared out. There is personal proeprty and debris still inside but you can tell they were in the process of leaving. The home has been abandoned for some time. Cobwebs in the basement. Water heater and furnace still present. Fuse panel is older but intact. There is an old fuel tank in the basement. The basement was damp and there is mold and mildew forming. This seems to be localized in the basement at time of post foreclosure visit. Street parking but this property offers a paved driveway that leads to a detached one car garage. The garage needs some work. The shingled roof is old and was not replaced when the house was done. Slab foundation looks good where visible but there are multiple trees growing against it that will need to be removed before causing damage. If it hasn't already. Branches are rubbing the shingles. Vinyl siding on garage looks good. Small grassy back yard with some a couple trees. Partially chain link fenced in. The house is nearly 70 years old so it will likely require some repairs and renovations but it's in decent shape as it sits. A little TLC would go a long way with this one. Don't miss out. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 32 (see key for full text)</p> <p>Summer Tax Due: \$1,335.54</p>	8 E NEWPORT AVE PONTIAC	\$6,558.40
5415	<p>Parcel ID: 64 14-15-378-002; Legal Description: T3N, R10E, SEC 15 NEWTON ESTATE SUB LOTS 34 TO 43 INCL Comments: ~205 ft frontage on N Perry/I-75 BL to NW, ~100 ft deep. No current driveway access. Terrain is gently rolling, and overgrown in the south portions. A billboard sits near the center of the parcel, and some degree of electric service has been established for that purpose. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 49; 78; 23 (see key for full text)</p> <p>Summer Tax Due: \$1,076.52</p>	N PERRY ST PONTIAC	\$6,583.45

5416	Parcel ID: 64 14-16-103-014; Legal Description: T3N, R10E, SEC 16 GLENWOOD ESTATES LOT 239 Comments: ~50 ft frontage on Sheffield (to N), ~128 ft deep. Land is somewhat elevated from the roadside, and generally flat and grassy. Partially fenced with chain link. It appears the roadside may be utilized for extra parking by neighbors. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$204.33	E SHEFFIELD AVE PONTIAC	\$2,630.40
5417	Parcel ID: 64 14-17-177-001; Legal Description: T3N, R10E, SEC 17 WALTON BLVD. PARK SUB LOTS 405 & 406, ALSO E 1/2 OF VAC HOLLYWOOD AVE ADJ TO SAME Comments: ~115 ft frontage on W Hopkins (to N), ~124 ft deep. ~115 ft frontage on W Hopkins (to N), ~124 ft deep. Land is slightly elevated from the roadside, and generally flat and grassy. Some excessive growth along the west and south. A derelict vehicle may be on the parcel at the east side, or just outside of the parcel. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$230.53	69 W HOPKINS AVE PONTIAC	\$6,758.97
5418	Parcel ID: 64 14-19-206-017; Legal Description: T3N, R10E, SEC 19 DIXIELAND SUBDIVISION LOT 258 Comments: ~40 ft frontage on Inglewood Ave (to W), ~125 ft deep. ~0.115 acres. Single story bungalow. ~1105 sq ft. Built in 1966. Three bedroom one bathroom. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall fair shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid on the home. Shingled roof looks ok but some of the fascia/soffit areas may need some boards replaced. Asbestos siding is in decent shape but needs some repairs. Central Air. Gas and electric still hooked up and active. Appears to be a recently replaced gas line. Concrete driveway looks good and leads to one car garage/shed. Shingled roof on garage needs to be replaced. Slab foundation looks ok were visible. Small grassy backyard. Personal property all throughout. There's a lot of potential here. The interior condition is unknown but the exterior doesn't look bad. The house is over 60 years old it will likely require repairs and renovations. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,028.69	818 INGLEWOOD AVE PONTIAC	\$9,451.89
5419	Parcel ID: 64 14-19-251-007; Legal Description: T3N, R10E, SEC 19 DIXIELAND SUBDIVISION LOT 179 Comments: ~40 ft frontage on Pensacola (to E), ~125 ft deep. Vacant land, flat and grassy. Some stacked and loose cinder blocks appear to function as a retaining wall in the rear. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$68.84	777 PENSACOLA AVE PONTIAC	\$1,940.73
5420	Parcel ID: 64 14-19-253-023; Legal Description: T3N, R10E, SEC 19 DIXIELAND SUBDIVISION LOTS 113 & 114 9-15-03 FR 005 & 006 Comments: This parcel should be considered occupied. Please respect their privacy. ~80 ft frontage on Monticello (to W), ~130 ft deep. ~80 ft frontage on Monticello (to W), ~130 ft deep. This parcel is landscaped and well maintained. Personal property on the parcel is numerous, including a vehicle. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 6; 23; 21 (see key for full text) Summer Tax Due: \$164.47	744 MONTICELLO AVE PONTIAC	\$7,903.19

5421	<p>Parcel ID: 64 14-20-378-040; Legal Description: T3N, R10E, SEC 20 FAIRVIEW LOT 26 EXC SWLY 20 FT, ALSO ALL OF LOT 27, ALSO ALL OF VAC ALLEY ADJ TO SAME BLK 1 11-16-84 FR 004 & 005 9-29-89 CORR Comments: ~60 ft frontage on Cadillac (to W), ~116 ft deep. ~0.35 acres. On a bend in the road, giving some extra space in the south. ~750 sq ft single story ranch w/ ~450 sq ft detached garage. Residential land use code 401. Built in 1920. Two bedroom one bathroom. Unfortunately this house has suffered from a major fire. Nearly all of the windows and all the doors have been boarded. Strong smell of smoke coming from home. Block foundation looks solid but there are multiple younger trees growing up against the home that will need to be removed before causing damage if it hasn't already. Gas and electric meter removed. Main line has been cut from the house. Interior of the home is heavily fire damaged. Structurally unsound. Main floor is collapsing. Black soot over everything. This house will need extensive work to get it back into good living condition. Paved driveway leads to a detached two car garage. The garage door is missing and has been boarded. Slab foundation is in good shape. Strong smell of cat urine inside the garage. Shingled roof is in poor shape and needs to be replaced. Some wood rot near the edges. This property is going to require a lot of work and should not be bid on lightly. This is suited for someone with the resources and means to rehabilitate fire damaged homes. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 22; 11; 36; 46 (see key for full text) Summer Tax Due: \$1,434.06</p>	110 CADILLAC ST PONTIAC	\$17,729.41
5424	<p>Parcel ID: 64 14-21-401-005; Legal Description: T3N, R10E, SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 401 Comments: ~50 ft frontage on Joslyn (to W), ~142 ft deep. ~0.16 acres. Two story colonial, ~554 sq ft footprint, ~1070 sq ft living area. Full basement. Stucco siding. This home was built in 1920. Two bedroom one bathroom. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple dogs were heard inside the building. The house appears to be in above average from the exterior inspection only. Interior condition unknown. Appears to be well maintained but there was a pile of debris on the side of the home. Paved driveway leads to chain link fenced in back yard. Decent sized yard with some trees that provide shade. Block foundation is in good shape. Shingled roof in good shape. Gutters are in decent shape with a couple dents. Some of the wood soffit areas could use some repairs. It appears the house is full of personal property. Vehicle parked in the driveway. Electric and gas meter are both connected and appear active. The house is over a century old so it will likely require repairs and renovations. It's hard to say with out seeing the interior but it looks like there is potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 6; 45; 33 (see key for full text) Summer Tax Due: \$1,280.32</p>	632 JOSLYN AVE PONTIAC	\$17,282.19
5426	<p>Parcel ID: 64 14-22-108-016; Legal Description: T3N, R10E, SEC 22 PERRY PARK LOT 160 Comments: ~50 ft frontage on Robinwood (to E), ~122 ft deep. Land is generally flat and grassy, if overgrown in the rear. There is a paved driveway apron in the NE corner. There is a line of logs lining the sidewalk, and a brush pile to near center. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$199.19</p>	821 ROBINWOOD ST PONTIAC	\$2,351.55
5428	<p>Parcel ID: 64 14-28-413-009; Legal Description: T3N, R10E, SEC 28 AUBURN GARDENS NO. 2 LOT 108 Comments: ~40 ft frontage on N Shirley Ave (to W), ~119 ft deep. ~0.10 acres. Bungalow w/ ~750 sq ft footprint. 1 1/4 story build w/ ~940 sq ft total living area. Built in 1920 with four bedrooms and one bathroom. Full Basement. Residential land use code 401. Located in the Pontiac City School District. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall fair/good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks pretty solid but there are a few sections with cracks. Shingled roof looks good but there is debris starting to build up. Some of the gutters are full and need to be cleared out. Vinyl siding looks good. Roofed in front porch with block foundation. Large wood porch on back of home. Back yard is grassy with some trees. A large tree has fallen over in the back yard. Some overgrowth on the rear of the home. Gas and electric meter are still hooked up and active. Vehicle parked in paved driveway. There's a lot of potential here. Looks like a nice home from the outside. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$500.44</p>	14 N SHIRLEY AVE PONTIAC	\$15,551.06

5429	Parcel ID: 64 14-28-453-005; Legal Description: T3N, R10E, SEC 28 AUBURN GARDENS LOT 84 Comments: ~42 ft frontage on S Shirley (to W), ~119 ft deep. Vacant land, slightly elevated from the roadside. Flat and grassy. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$89.32	21 S SHIRLEY AVE PONTIAC	\$2,399.13
5430	Parcel ID: 64 14-28-458-016; Legal Description: T3N, R10E, SEC 28 AUBURN GARDENS LOT 122 & 123 Comments: ~80 ft frontage on S Tasmania (to E), ~119 ft on Chandler (to N). ~0.21 acres. ~930 sq ft house. Full basement. Residential land use code 401. Located in the Pontiac City School District. Built in 1930 with three bedrooms and one bathroom. Nice chain link fence surrounds the property with a gate along the paved driveway on S Tasmania. There is an additional parking spot along Chandler. There is a detached garage on the North West corner. Block foundation on the home looks solid. Shingled roof is in good shape. Gutters are in good shape. Vinyl siding looks good. Unfortunately the interior of the home has extensive mold damage. The basement in particular is very bad. The floor joists look wet and mildewy. Freeze damage located in the basement. Small leak coming from water main has allowed mildew and mold to form all throughout the basement and it has seeped upstairs. Furnace and water heater still present. Gas meter hooked up and located in the basement. Electric meter still hooked up. The interior of the home has been mostly cleared out but there is some leftover personal property and debris. This is a sad one because this was a nice home and small leak turned into major issues. This parcel is suited for someone with the means and resources to handle mold remediation. This house needs a lot of work but it may be worth the trouble. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 35; 32; 21 (see key for full text) Summer Tax Due: \$774.79	54 S TASMANIA ST PONTIAC	\$11,176.89
5434	Parcel ID: 64 14-29-131-034; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 122 LOTS 79 & 80 1-7-02 FR 023 & 024 Comments: ~100 ft frontage on Baldwin Ave (to E), ~70 ft on W Howard (to N). Located in the Pontiac City School District. Residential Land Use Code: 402. This is an open grassy lot that is fenced in with the adjacent home to the West. Encroachment issues. There is a wood deck built on the middle of the lot. A few vehicles are parked on the lot. Some debris but nothing to difficult to clean up. Good sized lot. There was a lot of road construction going on in the area during time of post foreclose visit. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 39; 23 (see key for full text) Summer Tax Due: \$101.26	W HOWARD & BALDWIN AVE PONTIAC	\$2,769.58
5435	Parcel ID: 64 14-29-151-005; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 68 Comments: ~70 ft frontage on N Johnson (to NW), ~120 ft deep. Wedge shaped parcel w/alley running to the south. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot. There are some large chunks of concrete that looks like a broken up sidewalk. Handful of trees. Concrete driveway entrance along N Johnson Ave. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$136.02	N JOHNSON AVE PONTIAC	\$2,504.11
5436	Parcel ID: 64 14-29-151-015; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 72 Comments: ~33 ft frontage on James (to NE), ~215 ft deep m/l. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot. Neighbors appear to be using this to park a trailer. Flat ground. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$143.98	35 JAMES ST PONTIAC	\$2,086.25

5437	<p>Parcel ID: 64 14-29-151-017; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 74 Comments: ~50 ft on James (to NE), ~185 ft deep m/l. Alley runs to SW. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot. Neighbors appear to be using this to multiple vehicles and trailers. Flat ground. Driveway entrance at the road. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$150.80</p>	27 JAMES ST PONTIAC	\$2,113.46
5438	<p>Parcel ID: 64 14-29-301-003; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOTS 78 & 79 Comments: ~78 ft frontage on Florence (to SE), ~107 on James (to NE). Alley runs S/SW. Residential Land Use Code: 402. Nice corner lot. Driveway entrance along James St. There is a utility pole laying on the lot as well as an old obsolete travel trailer. Open grassy lot with a handful of trees. Some dense vegetation on the South West section. Partial chain link fenced section. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$75.11</p>	228 FLORENCE AVE PONTIAC	\$2,149.07
5439	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 64 14-29-301-004; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 80 Comments: Bundle of 3 platted lots, Approximately 0.32 acres. ~155 ft frontage on Florence Ave (to SE), ~100 ft deep m/l. Alley runs to N/NE. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot that looks like its being used by the neighboring children. Lot is mostly clean with a bit of debris but nothing major. Flat ground. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 23 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 64 14-29-301-014; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 82</p> <p><i>(3 of 3)</i> Parcel ID: 64 14-29-301-015; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 139 LOT 81 Summer Tax Due: \$324.35</p>	240 FLORENCE AVE PONTIAC; 228 STATE ST PONTIAC; 224 STATE ST PONTIAC	\$5,843.71

5442	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 64 14-29-302-004; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 135 LOT 63 Comments: Bundle of two platted lots, Approximately 0.30 acres. ~100 ft frontage on Florence (to NW), North lot is ~150 ft deep, while South lot is ~100' deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with overgrown vegetation. Multiple metal stakes makes a somewhat garden area where there are wild flowers. Large tree by the road. Flat terrain. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>(2 of 2) Parcel ID: 64 14-29-302-005; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 135 LOT 65 Comments: Approximately 0.13 acres. ~57 ft frontage on Florence (to NW), ~104 ft deep. Indicated to be zoned Commercial 202. ~57 ft frontage on Florence (to NW), ~104 ft deep. Located in the Pontiac City School District. Commercial Land Use Code: 202. Driveway entrance at the road. Very overgrown lot with a bit of debris. Large piles of wood mulch on the property. This looks like it may have been a community wild flower area. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$326.65</p>	219 FLORENCE AVE PONTIAC; 225 FLORENCE AVE PONTIAC	\$5,655.27
5444	<p>Parcel ID: 64 14-29-304-025; Legal Description: T3N, R10E, SEC 29 EVELYN COURT SUB LOT 1 Comments: ~100 ft frontage on Evelyn Ct (to E), ~30 on Liberty (to S). ~45 deep along the north boundary. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with some stone work along the road sides. Corner lot. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$227.08</p>	44 LIBERTY ST PONTIAC	\$2,432.12
5445	<p>Parcel ID: 64 14-29-305-015; Legal Description: T3N, R10E, SEC 29 EVELYN COURT SUB PART OF LOT 14, ALSO PART OF LOT 6 OF 'ASSESSOR'S PLAT NO 38' ALL DESC AS BEG AT PT ON N LINE OF LIBERTY ST DIST 9 FT E OF SW COR OF SD LOT 6, TH NLY 80 FT PARA TO E LINE OF SD LOT 6, TH WLY 32.40 FT TO E LINE OF EVELYN CT, TH SLY 84.30 FT ALG E LINE OF EVELYN CT TO LIBERTY ST, TH ELY 31 FT ALG NLY LINE OF LIBERTY ST TO BEG Comments: ~70 ft frontage on Evelyn Ct (to W), ~30 ft on Liberty (to S). Appears to be utilized for parking and/or driveway access for parcel adjacent to east. There are vehicle and a large travel trailer on the lot. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot on the corner. Adjacent to a home to the East. Some debris along the road but looks like it may be bulk trash pick up. Mattresses stack up on sign. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. May be to small to build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$117.23</p>	38 LIBERTY ST PONTIAC	\$1,981.90

5446	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 64 14-29-306-018; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 LOT 11 Comments: Bundle of 2 platted lots. This lot is approximately 0.09 acres. ~75 ft frontage on Liberty St (to S), ~60 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Flat ground. Open and grassy. Driveway entrance along the road. Some debris needs to be cleaned up. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 64 14-29-306-019; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 LOT 10 Comments: Approximately 0.07 acres. ~45 ft frontage on Liberty St (to S), ~56 ft on Henderson (to E/SE). Located in the Pontiac City School District. Commercial Land Use Code: 202. Flat ground. There are trees grown into a square along the borders of the lot. Open and grassy. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$241.24</p>	LIBERTY ST PONTIAC; 4 LIBERTY ST PONTIAC	\$5,466.73
5448	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 64 14-29-308-012; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION W 30 FT OF LOT 32 Comments: Bundle of two parcels, approximately ~0.15 acres. ~55 ft frontage on Washington (to S), ~123 ft deep. Alley/ROW runs along the west boundary. Located in the Pontiac City School District. Residential Land Use Code: 402. ~1/2 of the parcel is fenced in with the adjacent house to the West. Encroachment issues. Open and grassy. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid Additional Disclosures: 23; 39 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 64 14-29-308-013; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION E 25 FT OF LOT 32 Comments: Approximately 0.07 acres. ~25 ft frontage on Washington St (to S), ~123 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Smaller lot with some debris. Open and grassy with some trees along the E and West border. Sidewalk steps lead up to the property. Flat ground. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$326.65</p>	200 WASHINGTON ST PONTIAC; 196 WASHINGTON ST PONTIAC	\$6,351.47

5450	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 64 14-29-309-008; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 LOT 16 Comments: Approximately 0.35 acres. ~125 ft frontage on Henderson St (to E/NE), ~165 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with a few trees. Some blocks are built up as a retaining wall on the East border. Small amount of debris. Driveway entrance along the roadside. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>(2 of 3) Parcel ID: 64 14-29-309-009; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 LOT 15</p> <p>(3 of 3) Parcel ID: 64 14-29-309-010; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 LOT 14 Summer Tax Due: \$813.95</p>	102 HENDERSON ST PONTIAC; 96 HENDERSON ST PONTIAC; 92 HENDERSON ST PONTIAC	\$8,053.61
5454	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 64 14-29-309-014; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION LOT 49 Comments: Two parcels totaling approximately 0.29 acres. ~100 ft frontage on Henderson (to W), ~152 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with a concrete driveway entrance. Flat ground. There is a chain link fence along the South border. Fruit trees on the East section of the lot. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>(2 of 2) Parcel ID: 64 14-29-309-015; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION LOT 50 Summer Tax Due: \$539.58</p>	66 HENDERSON ST PONTIAC; 60 HENDERSON ST PONTIAC	\$5,900.80
5456	<p>Parcel ID: 64 14-29-309-022; Legal Description: T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 127 PART OF LOT 26 DESC AS BEG AT A PT ON NLY LINE OF PRALL ST N 42-16-50 E 149 FT FROM SE COR OF SD LOT 26, TH N 42-16-50 E 55 ALG NLY LINE OF PRALL ST, TH N 58-16-00 W 160.90 FT TO SLY LINE OF ALLEY, TH S 42-37-10 W 46 FT ALG SLY LINE OF ALLEY, TH S 55-02-00 E 159.70 FT TO BEG Comments: ~55 ft frontage on Prall (to SE), ~160 ft deep. Alley/ROW indicated to be running along NW boundary. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with some trees scattered about. Dense vegetation To the West. Driveway entrance at the road. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$277.77</p>	83 PRALL ST PONTIAC	\$3,247.81
5457	<p>Parcel ID: 64 14-29-351-027; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION N 38 FT OF LOT 13, ALSO W 155 FT OF LOTS 14 & 15 2-9-2021 FR 001, 002 & 004 Comments: ~138 ft frontage on N Johnson (to W), ~115 ft on Washington St (to N). Located in the Pontiac City School District. Residential Land Use Code: 402. This is a nice sized lot. Open and grassy with some trees along the borders and some on the South West corner. Small amount of debris. Driveway entrance along both N Johnson Ave and Washington St. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$313.63</p>	28 N JOHNSON AVE PONTIAC	\$3,782.18

5458	<p>Parcel ID: 64 14-29-352-002; Legal Description: T3N, R10E, SEC 29 PHELP'S ADDITION W 102.50 FT OF LOT 52 Comments: ~45 ft frontage on Henderson (to W), ~100 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot with some tree debris. There are some old logs laid out possibly to make garden beds. Large concrete driveway entrance along the road. Would make a nice spot for extra parking in the neighborhood. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to LOT# 5459 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$227.08</p>	HENDERSON ST PONTIAC	\$2,322.55
5459	<p>Parcel ID: 64 14-29-352-032; Legal Description: T3N, R10E, SEC 29 PHELPS ADDITION E 50 FT OF LOTS 51 & 52 MEAS AT RIGHT ANGLES TO E LOT LINES Comments: ~52 ft frontage on Washington St (to N), ~110 ft deep m/l. Located in the Pontiac City School District. Residential Land Use Code: 402. Open grassy lot. There is a good amount of debris on the property. Multiple metal stakes in around the border. There are wood pallets made into possibly garden beds. Flat ground. Driveway entrance along the roadside. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to LOT#5458 Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$196.35</p>	149 WASHINGTON ST PONTIAC	\$2,264.06
5462	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 64 14-30-478-026; Legal Description: T3N, R10E, SEC 30 THORPE ADDITION LOT 56 Comments: Bundle of 3 parcels, combined approximately 0.32 acres. ~85 ft frontage on Lincoln (to E), ~150 ft deep. There is a great deal of personal property on this lot. There are multiple vehicles. There is a partial privacy fence surrounding a "shed" This is a DIY structure that does not look up to code. It is full of personal property. Open grassy lot with a couple young trees. Driveway entrance at the road. This lot needs to be cleaned up but it has potential. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 21 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 64 14-30-478-027; Legal Description: T3N, R10E, SEC 30 PINE GROVE ADDITION LOT 23</p> <p><i>(3 of 3)</i> Parcel ID: 64 14-30-478-051; Legal Description: T3N, R10E, SEC 30 THORPE ADDITION S 37.50 FT OF LOT 89 EXC W 110 FT Summer Tax Due: \$702.92</p>	93 LINCOLN ST PONTIAC; LINCOLN ST PONTIAC; THORPE ST PONTIAC	\$7,872.08

5464	<p>Parcel ID: 64 14-30-478-057; Legal Description: T3N, R10E, SEC 30 THOMPSON AND STOUT ADDITION N 20 FT OF LOTS 1,2 & 3 ALSO ALL OF LOT 4, ALSO OF 'BAGLEY AND MANN' LOT 20 EXC SLY PART MEAS 3.28 FT ON E LOT LI & MEAS 2.61 FT ON W LOT LI, ALSO OF 'PINE GROVE ADDITION' N 35 FT OF LOT 7, ALSO LOT 8 EXC SLY PART MEAS 4.11 FT ON E LOT LI & MEAS 3.28 FT ON W LOT LI 12-5-17 FR 021, 022, 037, 038 & 054</p> <p>Comments: Odd shaped parcel. ~105 ft frontage on W Huron (to S). Additional frontage on Thorpe and Lincoln St. Structure sits near Huron, with the north portions predominately paved. Zoned Commercial 201. ~0.88 acres. 5000+ sq ft office building. Unfortunately this building is in very poor shape. The flat roof has failed and the interior of the building is heavily water damaged. Mold throughout. The one positive is that most of the building is concrete so it may not be a total lose at this point. The wood sections of flooring are rotted and are dangerous to traverse. Did not enter all of the rooms. There is evidence of harvesting. Much of the metal joists and structural supports are rusted. The entire interior is damp with standing water in the lower level. Some piles of debris located on the exterior of the building. There is a fallen tree behind the building. Plenty of parking space all over the property. There were a few vehicles parked on the paved section. There was a good amount of debris lining one of the asphalt sections. Brick exterior actually looks pretty nice. The windows and doors have been boarded and secured. Electric meter in basement still hooked up. This is a large commercial building that is going to require extensive repairs and renovations. This should not be bid on lightly. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. There is a small section of paved road that runs along the property. Possible easement. Additional Disclosures: 36; 48; 22; 5; 32 (see key for full text)</p> <p>Summer Tax Due: \$3,838.29</p>	500 W HURON ST PONTIAC	\$58,068.24
5466	<p>Parcel ID: 64 14-32-102-012; Legal Description: T3N, R10E, SEC 32 COOK'S ADDITION NWLY 1/2 OF LOT 8, ALSO ALL OF LOT 9</p> <p>Comments: ~57 ft frontage on Portage (to SW), ~79 ft deep. Located in the Pontiac City School District. Residential Land Use Code: 402. Nice open grassy lot between a house and a woody lot. There are some branches that look like there about to fall over. No debris. Driveway entrance along the roadside. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$240.76</p>	28 PORTAGE AVE PONTIAC	\$2,467.85
5467	<p>Parcel ID: 64 14-32-185-008; Legal Description: T3N, R10E, SEC 32 CROSS ADDITION NO. 2 LOT 77</p> <p>Comments: ~40 ft frontage on Orton Ave (to N), ~150 ft deep. ~0.13 acres. ~800 sq ft bungalow build w/full basement. Residential land use cope 401. The home was built in 1920. Two bedrooms one bathroom. Unfortunately this house is in poor shape. The shingled roof is failing and there are numerous animal borrows around the block foundation. The enclosed front porch is water damaged. Large pile of dirt is piled up in the basement from groundhogs. The interior of the home is pretty trashed. The original ceiling was failing so a drop ceiling was installed but the drop ceiling has collapsed. There is debris, garbage, and personal property all throughout the home. Basement felt damp and there is mold forming in the home and basement. Older fuse panel box with additional breaker panel. Furnace and water heater still present . Unknown condition. Animal damage throughout the home. watch your step. The house has been sitting abandoned for some time now. Lots of cobwebs. Paved driveway leads to a detached garage but it is in very poor shape. ~300 Sq Ft. Roof is failing and the structure is leaning. There is a large tree growing up against the foundation and the exterior of the garage. It is pushing the garage over. Some Overgrown vegetation around the home. Electric meter is hooked up. Gas meter has been removed. This property is going to take a lot of work to get it back into good living condition. It doesn't look like a total lose but its going to take some work. This is definitely a fixer upper. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 32; 66; 21; 63; 34; 5 (see key for full text)</p> <p>Summer Tax Due: \$827.15</p>	67 ORTON AVE PONTIAC	\$8,784.96

5468	Parcel ID: 64 14-32-210-036; Legal Description: T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 116 LOT 74 Comments: ~59 ft frontage on Jackson St (to S), ~107 on Congress (to E). Parcel appears to be zoned Industrial 302. Nearby past Congress St are railroad tracks and a bus/train station. Land is generally flat and overgrown. Some mowed portions show some chewed up trash. Some indications that somebody was camping here in the past. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$194.06	62 JACKSON ST PONTIAC	\$3,900.02
5469	Parcel ID: 64 14-32-428-001; Legal Description: T3N, R10E, SEC 32 BALL PARK SUB LOT 19 Comments: ~40 ft frontage on Rapid St (to S), ~140 ft deep. Land is generally flat and grassy. It appears this was the once the site of a now demolished house. Some chain link fencing, a mailbox, and some minor debris remain. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$165.59	238 RAPID ST PONTIAC	\$3,153.30
5470	Parcel ID: 64 14-33-206-016; Legal Description: T3N, R10E, SEC 33 AUBURNDALE ADDITION S 5 FT OF LOT 26, ALSO N 26 FT OF LOT 27 Comments: ~31 ft frontage on S Shirley Ave (to E), ~128 ft deep. Vacant land, generally flat and grassy. A seemingly abandoned vehicle and trampoline were on the parcel at the time of visit. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$136.58	210 S SHIRLEY AVE PONTIAC	\$2,063.92
5471	Parcel ID: 64 14-33-230-045; Legal Description: T3N, R10E, SEC 33 OSMUN GARDENS NO. 2 LOTS 139 & 140 Comments: ~80 ft frontage on S Edith St, ~120 ft deep. Paved driveway apron at NE corner. Vacant land, flat and grassy. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$96.15	260 S EDITH ST PONTIAC	\$1,867.97
5473	Parcel ID: 64 14-33-334-007; Legal Description: T3N, R10E, SEC 33 FERRY FARM ADDITION E 15 FT OF LOT 208 , ALSO W 15 FT OF LOT 209 Comments: ~30 ft frontage on E Wilson (to N), ~180 ft deep m/l. Vacant land, generally flat and grassy. This parcel is fenced in with the adjacent parcel to the west. There is evidently some intent to put up some wood fencing, as well. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$59.71	E WILSON AVE PONTIAC	\$1,848.57
5474	Parcel ID: 64 14-33-431-003; Legal Description: T3N, R10E, SEC 33 EAST BOULEVARD SUB LOT 49 Comments: ~40 ft frontage on S Edith (to W), ~110 ft deep. Vacant land on a short dead-end road. Adjacent parcels are fenced. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$158.21	S EDITH ST PONTIAC	\$2,030.02

5475	Parcel ID: 64 14-33-461-018; Legal Description: T3N, R10E, SEC 33 SUB OF LOTS 235, 236, 237, 238, 239, 240, 241, 247, 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243, 244, 245 OF FERRY FARM ADDITION NLY 39 FT OF LOTS 606 & 607 Comments: ~39 ft frontage on Going (to E), ~68 ft deep. Vacant land, slightly elevated from the roadside. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$129.18	652 GOING ST PONTIAC	\$2,831.37
5483	Parcel ID: 64 19-04-104-013; Legal Description: T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 192 Comments: ~50 ft frontage on Bloomfield Ave (to W), ~150 ft deep. This parcel appears to have a driveway across it leading to the parcel adjacent to the east. Land is generally flat and grassy where not paved, and overgrown along the sides. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 30 (see key for full text) Summer Tax Due: \$79.80	BLOOMFIELD AVE PONTIAC	\$2,958.14
5484	Parcel ID: 64 19-04-104-019; Legal Description: T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 198 Comments: ~50 ft frontage on Bloomfield (to W), ~150 on Nebraska Ave (to S). ~50 ft frontage on Bloomfield (to W), ~150 on Nebraska Ave (to S). Vacant land, generally flat and grassy. Paved driveway aprons at both roads. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$71.67	443 BLOOMFIELD AVE PONTIAC	\$18,143.07
5485	Parcel ID: 64 19-04-107-023; Legal Description: T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 164 Comments: ~50 ft frontage on Bloomfield (to E), ~150 ft deep. Vacant land, generally flat and grassy. Some nearby parcels are being developed with new builds. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$84.21	502 BLOOMFIELD AVE PONTIAC	\$2,566.26
5486	Parcel ID: 64 19-04-107-025; Legal Description: T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 162 Comments: ~50 ft frontage on Bloomfield (to E), ~150 ft deep. Land is generally flat and grassy. Some nearby parcels are being developed with new builds. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$179.84	512 BLOOMFIELD AVE PONTIAC	\$3,510.49
5487	Parcel ID: 64 19-05-231-013; Legal Description: T2N, R10E, SEC 05 CRYSTAL LAKE BLOOMFIELD SUB LOT 28 Comments: Please consider this parcel occupied. ~40 ft frontage on Colorado Ave, ~105 ft deep. Fenced in at the roadside. GIS mapping indicates portions of a driveway and garage from the adjacent parcel to the west appear to cross well into this parcel; this also appears to be true based on visual inspection. Land is generally flat and grassy otherwise, and well maintained. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 39; 23; 21 (see key for full text) Summer Tax Due: \$165.59	COLORADO AVE PONTIAC	\$1,583.34

5488	<p>Parcel ID: 64 19-05-276-036; Legal Description: T2N, R10E, SEC 5 FAIRVIEW HEIGHTS SUB ELY 83.60 FT OF LOT 22, ALSO LOT 64 OF 'CRYSTAL LAKE BLOOMFIELD SUB' 6-3-86 FR 031 & 033 Comments: ~83 ft frontage on Arthur Ave (to S), ~163 ft on Franklin (to E). ~0.36 acres. Zoned Commercial 201. ~3500 sq ft structure in north of parcel. Paved and gated parking off Arthur. Recorded past use as medical office. Built in 1963. Located in the Pontiac City School District. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. This is a large commercial building that appears to be set up for multi family use. There were multiple renters on the premise during post foreclosure visit. The building appears to be in overall below average condition. Block walls have mortar deterioration and they appear wet. Mix of shingle and flat roof needs repairs. Some peeling paint and minor wood rot along fascia/soffit areas. Glass blocks missing. Most of the building is covered in overgrowth. Unable to locate gas or electric meter. But property appears to have active utilities. Maintenance on the property has been neglected. The building will likely require repairs and renovations but there's potential here. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 6; 21; 18; 33 (see key for full text)</p> <p>Summer Tax Due: \$6,264.71</p>	534 FRANKLIN RD PONTIAC	\$125,271.89
5490	<p>Parcel ID: 72 25-10-328-021; Legal Description: T1N, R11E, SEC 10 ASSESSOR'S PLAT NO 39 N 1/2 OF LOT 4 EXC ELY 435 FT Comments: ~72 ft frontage on Ardmore (to W), ~170 ft deep. ~0.28 acres. ~1100 sq ft ranch, detached ~575 sq ft garage. Brick exterior, full basement indicated. full basement indicated. Residential land use code 401. Built in 1955 with two bedrooms and two bathrooms. 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. Interior condition is unknown. Brick siding looks good. Shingled roof looks good as well. Concrete driveway leads to a two car garage. Fenced and gated back yard. Gas and electric meter are hooked up and active. The homes in the area are well maintained. Looks like a nice neighborhood to live. There's a lot of potential here. The home will likely require repairs and renovations so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid.</p> <p>Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$2,868.13</p>	2604 ARDMORE AVE ROYAL OAK	\$23,975.19
5492	<p>Parcel ID: 76 24-12-229-003; Legal Description: T1N, R10E, SEC 12 MEADOWLAWN GARDENS SUB. LOT 13 Comments: ~60 ft frontage on W 13 Mile (to N), ~175 ft deep. ~1200 sq ft ranch on slab. Approximately 0.24 acres. Residential land use code 401. Located in the . Built in 1935. The original layout shows the house having three bedroom two bathroom but the interior of the home is under construction. Incomplete construction throughout. Electric meter still hooked up and active. There are lights on inside the building. Unknown if there is active residents. Did not enter the building. Consider this OCCUPIED and respect their privacy. Shingled roof is in poor shape and there is wood rot around the soffit/fascia areas. Paved driveway leads to a converted garage. It looks like the garage was walled off and added to the living quarters. Vinyl siding needs repairs. There is a section of block wall connected the home to the garage and there are some cracks. Decent sized front and back yard. Some large concrete chunks in the front yard and there is a depression leading to the home. Possible foundation work or sewer work water line work. There are mailings from both the sewer and water company. This house has major issues and is in a dangerous state being down to studs. It is going to require someone with the resources and know how to get it back into good living condition.</p> <p>Additional Disclosures: 6; 5; 21; 50; 34; 36; 33 (see key for full text)</p> <p>Summer Tax Due: \$6,533.52</p>	15619 W 13 MILE RD SOUTHFIELD	\$73,238.35
5493	<p>Parcel ID: 76 24-12-451-020; Legal Description: T1N, R10E, SEC 12 BEDFORD VILLAS LOTS 19 & 20 Comments: ~200 ft frontage on W Mile Rd (to S), ~443 ft deep. This appears to be the former site of an assisted living facility. In any case, this is now vacant land. Paved driveway apron exist at the SE and SW corners. The SE corner is usable as a driveway. It would appear that some of the water and sewer infrastructure is still present. Overhead electric runs along the east and west boundaries; full length along the west, and about halfway from the road along the east. A portion of the property looks to have been staked for potential lease. The north portion of the parcel has some grass over six feet tall, but the parcel appears to be recently mowed in general. This is a very busy area, and it's easy to imagine a multitude of commercial ventures that would thrive in this location. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$12,939.75</p>	W 12 MILE RD SOUTHFIELD	\$75,789.80

5494	<p>Parcel ID: 76 24-13-277-001; Legal Description: T1N, R10E, SEC 13 F B GRAYS SOUTHFIELD WOODS LOT 88 EXC S 20 FT, ALSO ALL OF LOTS 89 & 90 Comments: ~95 ft frontage on Everett St (to W), ~112 on Wiltshire (to N). ~0.24 acres. ~1360 sq ft ranch. Residential land use code 401. Located in the . Built in 1938 and remodeled in 1983. Two bedrooms and one bathroom. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The current resident is a renter. The building looks to be in good shape from the exterior inspection only. The interior condition is unknown. Concrete driveway leads to an attached one car garage. Shingled roof looks good. Siding may contain asbestos. Gas and electric meter are hooked up and active. Chain link fence wraps around the perimeter. Properties in the area are well maintained. This property has a lot of potential. It will likely require repairs and renovations so please be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$2,661.61</p>	28316 EVERETT ST SOUTHFIELD	\$9,544.42
5497	<p>Parcel ID: 76 24-36-152-021; Legal Description: T1N, R10E, SEC 36 MAGNOLIA NO. 2 LOT 632, ALSO E 22 FT OF LOT 633 1-22-19 FR 012 & 013 Comments: ~64 ft frontage on Roxbury (to S), ~130 ft deep. ~64 ft frontage on Roxbury (to S), ~130 ft deep. This is a flat, grassy vacant lot that only has a small, approximate 12 ft x 8 ft shed on it in the rear. The shed has overgrown trees and branches around it. It's difficult to see the shed through all of the overgrowth, but it appears to have block walls that are still intact. There is also a dumped, metal scaffold lift behind the shed. The lot to the east is an occupied residential home. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$1,174.12</p>	17618 ROXBURY AVE SOUTHFIELD	\$7,122.26
5503	<p>Parcel ID: A 05-22-101-011; Legal Description: T5N, R11E, SEC 22 PART OF NW 1/4 BEG AT PT DIST N 89-56-00 E 621.91 FT FROM NW SEC COR, TH N 89-56-00 E 230 FT, TH S 03-35-23 W 916.28 FT, TH S 89-56-00 W 180 FT, TH S 78-26-43 W 8.56 FT, TH N 00-56-06 E 916.29 FT TO BEG 4.39 A 8-31-90 FR 010 Comments: Residential land use code 401. ~230 ft frontage on Army Rd (to N), ~900 ft deep. Roughly 4.4 acres. ~2500 sq ft ranch. Built in 1994. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Three bedroom three bathroom. Full basement indicated with a walk out rear entrance. ~575 sq ft attached 2-car garage. Mix of brick and vinyl exterior. It appears there was cosmetic work being done on along the foundation. Exterior stone work was being installed but was stopped short. Poured slab under garage looks good where visible. Chimney section on side of home has bare OSB and some sections are rotten. Overgrown vegetation on the backside of the home. Front porch area is in disrepair. Shingled roof looks good. Gas and electric meter still hooked up. Large grassy front and back yard. Pole barn built in 1991 located on the South West section of the lot that appears to be in good shape. 48' x 30' Barn doors and garage door. Metal siding and metal roof look good. Overgrown vegetation covers a good portion of the exterior of the barn. The house appears to be in good shape from the exterior inspection only. The interior condition is unknown. Multiple dogs were heard inside the home. This appears to be a nice property overall but it will need some repairs and renovations. Lot's of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 45; 33; 21; 6 (see key for full text) Summer Tax Due: \$2,769.67</p>	907 ARMY RD LEONARD	\$31,590.72
5505	<p>Parcel ID: C 19-11-201-014; Legal Description: T2N, R10E, SEC 11 PART OF NE 1/4 BEG AT PT DIST S 02-00-31 E 687.27 FT & N 89-00-50 E 808.82 FT FROM N 1/4 COR, TH S 04-42-35 W 151 FT, TH S 80-13-56 E 60.23 FT, TH N 04-42-35 E 143.95 FT, TH WLY 60.67 FT TO BEG 0.20 A 7-23-90 CORR Comments: ~60 ft frontage on Foxhall Rd, ~145 ft deep m/l. At the Hunter's Hill Rd intersection. Located in an affluent residential subdivision. Vacant land. Judging from the size of nearby parcels, this one may not be large enough to develop per local zoning. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$23.60</p>	FOXHALL RD BLOOMFIELD HILLS	\$1,780.60

5507	<p>Parcel ID: D 03-01-300-079; Legal Description: T5N, R9E, SEC 1 PART OF SW 1/4 BEG AT PT DIST S 00-02-30 E 170.46 FT FROM W 1/4 COR, TH S 89-34-11 E 664.16 FT, TH S 00-02-30 E 171.97 FT, TH N 89-26-23 W 664.17 FT, TH N 00-02-30 W 170.46 FT TO BEG 2.61 A 9-10-97 FR 033 Comments: ~170 ft frontage on N Hurd (to W), ~664 ft deep. Residential land use code 401. Located in the Oxford Area Community School District. Footprint of structure in NW portion. This is a wooded lot with dense vegetation. Heavily overgrown. If there is a structure still on the property it has long since been abandoned. Some personal property from the adjacent parcel to the north may be crossing the property line. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$215.96</p>	N HURD RD ORTONVILLE	\$2,411.45
5508	<p>Parcel ID: D 03-13-400-033; Legal Description: T5N, R9E, SEC 13 PART OF SE 1/4 BEG AT PT DIST N 00-11-51 W 110 FT FROM SE SEC COR, TH N 72-14-12 W 210.25 FT, TH S 89-45-06 W 475 FT, TH S 00-11-51 E 175 FT, TH S 89-45-06 W 1983.73 FT, TH N 00-11-35 E 1320 FT, TH N 89-45-06 E 1449.73 FT, TH S 00-11-51 E 440.01 FT, TH S 06-08-55 W 543.37 FT, TH N 89-45-06 E 1060 FT, TH S 47-22-10 E 95.52 FT, TH N 89-45-06 E 130 FT, TH S 00-11-51 E 165 FT TO BEG 50.25 A 3-27-95 FR 026, 030,031 &032 Comments: ~165 ft frontage on N Baldwin Rd (to E). Power lines run along this strip of land bordering Baldwin. Nearly 2000 ft frontage on Granger Rd (to S). Essentially, a 40 acre square parcel north of Granger, with a 10 acre projection towards N Baldwin. Topographic mapping indicates this parcel is predominately wooded wetlands. This is a great opportunity for someone that loves the outdoors. Would make great hunting land. There are many wet land indicators but there are stretches of dry land. Densely wooded with thick vegetation. Did not see any signs of dumping but this is a massive property. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$2,163.91</p>	N BALDWIN RD & GRANGER RD OXFORD	\$19,097.01
5509	<p>Parcel ID: D 03-20-303-012; Legal Description: T5N, R9E, SEC 19 & 20 BELLE-ANN FALLS ESTATES NO 3 LOTS 255 & 256 Comments: Near the north end of Lake Louise. ~140 ft frontage on Lake Pointe Dr, ~110 ft deep. Residential land use code 402. Located in the Brandon School District. Mapping suggests possible sheds and/or other personal property could be across the west boundary. Most likely adjacent owners property. The lot is densely wooded with thick vegetation throughout. Unable to traverse. You need a machete to get through this one. Very closer to Lake Louise. Possible wet land indicators the closer you get to the lake. Great opportunity for an adjacent land owner looking to increase their property size or could be the site of a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$432.82</p>	LAKE POINTE DR ORTONVILLE	\$3,870.82
5511	<p>Parcel ID: E 17-01-401-017; Legal Description: T2N, R8E, SEC 1 MOREY'S GOLF VIEW SUB LOT 1 Comments: Corner lot at the southeast end of Long Lake. ~100 ft frontage on Golfside Dr (to S), ~164 ft on Union Lake Rd (to E). PLEASE NOTE: We have been informed by Commerce Township that there is a deed restriction within this platted subdivision that will only allow for single family residential use. Located in the Walled Lake Consolidated School District. This is a great opportunity for an adjacent land owner looking to increase their property size. Open grassy lot with Trees along the North West section. Some of the trees have been trimmed due to powerlines. There is a brick sign for the Golf Side Drive neighborhood. Private drive. Possible association fees. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 16; 23 (see key for full text) Summer Tax Due: \$1,444.19</p>	GOLFSIDE DR & UNION LAKE RD COMMERCE TOWNSHIP	\$8,456.11

5512	Parcel ID: E 17-02-178-012; Legal Description: T2N, R8E, SEC 2 CARROLL LAKE HEIGHTS SUB LOTS 20 & 21 BLK 13 Comments: ~50 ft frontage on Annapolis St (to NE), ~130 ft deep. Carroll Lakes area. This is a swamp lot. There's not much you can do with this. Good for bullfrog hunting! Residential land use code 402. Located in the Walled Lake Consolidated School District. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$544.29	ANNAPOLIS ST COMMERCE TOWNSHIP	\$3,999.06
5513	Parcel ID: E 17-11-333-004; Legal Description: T2N, R8E, SEC 11 MAPLE POINTE BEACH SUB LOTS 17 & 18 BLK 21 Comments: ~50 ft frontage on Silverberry St (to W), ~109 ft deep. Located in the Walled Lake Consolidated School District. Residential Land Use Code: 402. Open grassy lot with a few trees. Sits between a house and privacy fence. Small pile of sticks on the lot. In a well maintained neighborhood near Lower Straits Lake. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the spot of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$222.04	SILVERBERRY ST COMMERCE TOWNSHIP	\$2,408.33
5516	Parcel ID: I 01-24-355-020; Legal Description: T5N, R7E, SEC 24 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB LOT 4 BLK 17 Comments: ~50 ft frontage on Oak Park Dr, ~150 ft deep. At the Blueberry Dr intersection. Residential land use code 402. Located in the Holly Area School District. No observed structures. Portions of the parcel may be wet/mucky. Wet land indicators present but most of the lot appears to be dry before reaching the swap area. Dense vegetation throughout. Located on a private dirt road. This is a great opportunity for an adjacent land owner looking to increase their property size and could possibly be the site of a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$302.97	OAK PARK DR HOLLY	\$2,618.94
5517	Parcel ID: IH 01-34-130-003; Legal Description: T5N, R7E, SEC 34 INTER-LAKEN PARK ADD LOT 21 Comments: ~66 ft frontage on Clarence St (to E0, ~180 ft deep. ~0.27 acres. ~1100 sq ft ranch construction home. Residential land use code 401. Located in the . House was built in 1920. One bathroom Three bedroom. Unfortunately this house is in very poor condition. The roof has failed allowing water damage throughout the home. Ceilings have caved in and there is mold growing on most of the interior. Stone foundation is settling and is in very poor shape. The floors in the home are very uneven and feel soft. The kitchen floors in particular were bad. Felt like they were going to cave in. Animal damaged throughout. There is personal property and debris all throughout the home. There is a shed and "tree fort" in the back yard that are both in poor shape. Wood post foundations. The home is likely a total loss and should be torn down. This is a nice area with well maintained homes. Would be a nice spot to rebuild. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 66; 63; 36; 34; 32; 5; 22 (see key for full text) Summer Tax Due: \$1,858.04	208 CLARENCE ST HOLLY	\$12,437.96
5518	Parcel ID: J 08-12-335-027; Legal Description: T4N, R9E, SEC 12 SUNNY BEACH COUNTRY CLUB SUB LOT 17 BLK 10 Comments: ~30 ft frontage on N Eston (to E), ~120 ft deep. Residential land use code 402. Located in the Clarkston Community School District. No observed structures. Sits between two houses on Eston Rd. Open grassy lot with a few trees. There is a mature tree in the middle of the lot that doesn't look very healthy. There is a drainage ditch along the road and there is not a driveway entrance. Basically a side yard. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a fresh build. May be too small to build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Summer Tax Due: \$27.59	N ESTON RD CLARKSTON	\$1,460.19

5520	<p>Parcel ID: O 09-01-138-025; Legal Description: T4N, R10E, SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 1 LOT 2 BLK 23 Comments: ~30 ft frontage on Johnson Dr, ~100 ft deep. Residential land use code 402. Located in the Lake Orion Community School District. Bordered to the north by a canal, which appears to flow to nearby Long Lake. No observed structures. Wet land indicators. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a fresh build. May be too small to build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$96.78</p>	JOHNSON DR LAKE ORION	\$2,310.07
5522	<p>Parcel ID: R 06-16-478-010; Legal Description: T4N, R7E, SEC 16 SUPERVISOR'S PLAT NO 5 PART OF LOT 4 BEG AT NE COR LOT 30, TH N 08-53-20 W 50.62 FT, TH S 88-26-30 E 99 FT, TH S 08-53-20 E 40 FT, TH WLY TO BEG Comments: ~99 ft frontage on Big School Lot Lake Rd (to N), ~40 ft deep m/l. Residential land use code 402. Located in the Holly Area School District. Across the street from Big School Lot Lake. Wet Land Indicators. This lot would be difficult to build on with it being so wet. Thick vegetation throughout. Located on a dead end road. Minimal traffic. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$213.92</p>	S BIG SCHOOL LOT LAKE RD HOLLY	\$3,445.66
5523	<p>Parcel ID: S 25-33-355-009; Legal Description: T1N, R11E, SEC 33 FOREST GROVE SUB LOT 84 Comments: ~45 ft frontage on Parkside Blvd (to W), ~102 ft deep. Vacant land, flat and grassy. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$224.82</p>	21080 PARKSIDE BLVD FERNDALE	\$3,171.96
5524	<p>Parcel ID: TH 24-01-132-006; Legal Description: T1N, R10E, SEC 1 REX HUMPHREY'S ECO CITY SUB LOT 515, ALSO W 20 FT OF LOT 516 Comments: ~60 ft frontage on Buckingham (to N), ~129 ft deep. ~0.18 acres. ~1100 sq ft ranch home, indicated full basement. Central air. Brick exterior. Detached 2-car garage (~460 sq ft) Residential land use code 401. Located in the Birmingham City School District. The home was built in 1953 and has three bedrooms and one bathroom. Brick exterior on the home looks good. Concrete driveway leads to and chain link fenced in back yard with gate. There is a detached two car garage behind the home. Shingled roof on the garage looks fair. Garage doors are a bit uneven but work fine. Older lift up style door. Metal siding on the garage needs some minor repairs. Some debris piled up behind the garage. Grassy front and back yard with some mature trees that provide ample shade. Some of the windows on the home are broken. Gas meter and electric meter are still hooked up. The interior of the home is in good shape as well. Nearly the whole house has been cleaned out except one room in the basement that is full of personal property and debris. Older breaker panel in the basement. Plenty of storage space. Furnace and water heater still present. Fireplace in living room. Unable to determine if foundation is poured or block but it looks generally solid except for a few cracks in the basement. There is moisture getting into the basement along some of the windows. Cracks visible. This house could be considered move in ready to some people. It will likely require some repairs and renovations but its in good shape. Located in a neighborhood with well maintained homes. Looks like a nice spot to live. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$4,342.61</p>	17153 BUCKINGHAM AVE BEVERLY HILLS	\$21,664.62

5525	<p>Parcel ID: U 07-28-101-019; Legal Description: T4N, R8E, SEC 28 & 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 1512 CLARKSTON WOODS UNIT 20 L 27965 P 230 2-13-03 FR 012 Comments: ~150 ft of winding frontage on Scenic Valley. The website domain for Clarkston Woods appears to be inactive. A facebook page inactive since 2013 can be found here: https://www.facebook.com/ClarkstonWoods/. Residential land use code 402. Located in the Clarkston Community School District. Ground slopes up from the road and levels out a bit. There is also a slight depression/gully. Open grassy space with some trees to the South. Large stone work runs along the roadside as a somewhat retaining wall. Beautiful area to build. Neighborhood is full of above average homes that are well maintained. There is a section of beach dedicated to the residents of Clarkston Woods. Lake Access. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Across the street from Auction Lot # 5526. Additional Disclosures: 68; 37 (see key for full text) Summer Tax Due: \$2,030.86</p>	11999 SCENIC VLY DAVISBURG	\$14,835.29
5526	<p>Parcel ID: U 07-28-102-021; Legal Description: T4N, R8E, SEC 28 & 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 1512 CLARKSTON WOODS UNIT 9 L 27965 P 230 2-13-03 FR 101-012 Comments: ~150 ft of winding frontage on Scenic Valley. The website domain for Clarkston Woods appears to be inactive. A facebook page inactive since 2013 can be found here: https://www.facebook.com/ClarkstonWoods/. Residential land use code 402. Located in the Clarkston Community School District. Ground slopes down from the road fairly sharply. The lot is terrain challenged but it would be worth it to grade a section for development. This is a wooded lot with young and mature trees. Some areas with thick vegetation but mostly walkable. Beautiful area to build. Neighborhood is full of above average homes that are well maintained. There is a section of beach dedicated to the residents of Clarkston Woods. Lake Access. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Across the street from Auction Lot # 5525. Additional Disclosures: 68; 37; 49 (see key for full text) Summer Tax Due: \$2,265.28</p>	11978 SCENIC VLY DAVISBURG	\$16,304.35
5528	<p>Parcel ID: W 13-25-404-022; Legal Description: T3N, R9E, SEC 25 SUPERVISORS PLAT NO 7 LOTS 46 & S 2 FT OF LOT 47 Comments: ~47 ft frontage on Carpenter Ct (to W), ~130 ft deep. ~0.14 acres. Bungalow house. ~570 sq ft footprint, ~850 sq ft living area. Full basement indicated. This house was built in 1939. Three bedrooms one bathroom. This house has been sitting for some time. There is a note on the front door indicating the water was shut off due to excessive use and the property being vacant. Multiple abandoned vehicles on the property. Located on side street from a main road. Nice spot with low traffic. Block foundation may have issues. There are loose components, animal borrows, and the house feels off. Handicap accessible ramp on the front entrance. Over grown vegetation surrounds the home. Vinyl siding is in decent shape. Shingled roof is older but appears to be in decent shape. The house is full of debris and personal property. The floors feel very uneven and the wood planks are bowing and popping in some places. There is water damage in the kitchen, second story, and in the basement. Possible frozen pipes. The shingled roof looks good but its possibly its roof related. Did not access the basement do due to rotten wood steps and mold. Unsanitary. Small grassy back yard with some trees that offer ample shade. Gas and electric meter are still hooked up. This house is nearly 90 years old and has water damage. The structure does not feel solid during walk through. This building is going to require extensive repairs and renovations. This parcel is more suited for someone with the means and resources to rehab damaged homes. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 32; 35; 22; 21; 66; 34 (see key for full text) Summer Tax Due: \$950.44</p>	59 CARPENTER CT WATERFORD	\$14,193.23
5529	<p>Parcel ID: W 13-28-326-017; Legal Description: T3N, R9E, SEC 28 ELIZABETH SHORES S 1/2 OF LOT 297, ALSO LOTS 298 & 299 4-24-89 FROM 016 Comments: ~100 ft frontage on Hillson Dr, ~120 ft deep. mapping suggest Hillson Dr is unconstructed in front of this parcel. Access from the north may be blocked by parked cars. It is unknown if this portion of the road is vacated. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$776.93</p>	HILL DR WATERFORD	\$5,791.17

5530	Parcel ID: W 13-29-126-011; Legal Description: T3N, R9E, SEC 29 DOYON SUB LOT 14 Comments: ~62 ft frontage on Doyon Dr N, at the Doyon Ct bend. Located in the Waterford School District. Residential Land Use Code: 402. Located on a cul-de-sac that was never finished. Densely wooded with thick vegetation. Some wet land indicators to the West. This is a great opportunity for an adjacent land owner looking to increase their property size or could be the site of a new build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$102.36	DOYON DR N WATERFORD	\$1,019.98
5531	Parcel ID: W 13-33-352-006; Legal Description: T3N, R9E, SEC 33 SUPERVISOR'S PLAT OF COOLEY LAKE ROAD FARMS LOT 1, EXC THAT PART TAKEN FOR HWY BEG AT NE LOT COR, TH S 57-25-00 W 25 FT, TH S 60-54-00 E 23.72 FT, TH N 00-47-00 E 25 FT TO BEG Comments: At the Cooley and Hiller Rd intersection. ~140 ft frontage on Cooley Lake Rd (to NW), ~202 on Hiller Rd (to E). Electric utility runs through the parcel near and parallel to Hiller Rd. Northeast corner has a traffic light. Zoned Commercial 202. At the Cooley and Hiller Rd intersection. Open grassy lot. Would be a great spot for a billboard or small business. The utility lines may cause an issue with the location of a building but the property goes back deeper into the wooded section. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$1,284.60	5803 COOLEY LAKE RD WATERFORD	\$8,181.72
5533	Parcel ID: X 18-05-156-019; Legal Description: T2N, R9E, SEC 5 UNION-SCOTCH LAKE SUB NO 1 LOT 355 Comments: ~68 ft frontage on Cross Lake Dr 9to N), ~172 ft deep m/l. ~40 ft frontage on Cross Lake. Located in the Waterford School District. Residential Land Use Code: 402. Wooded lot that slopes down from the road. Easily traversable. Vegetation is not too thick once you enter from the road. there is a small trail on the lot but does not look like it gets any human use. Small amount of debris. There is a good section of dry land but it quickly turns to wetland vegetation and then hits the Cross lake. Would be a cool spot to develop but there will be some logistics that will need to be ironed out. Properties in the area are above average and well maintained. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$106.63	CROSS LAKE DR WEST BLOOMFIELD	\$2,609.37
5536	Parcel ID: X 18-29-203-034; Legal Description: T2N, R9E, SEC 29 PLEASANT LAKE HIGHLANDS LOTS 24 TO 30 INCL BLK 19 ALSO LOTS 1 TO 8 INCL OF 'SUPERVISOR'S PLAT NO 10' 5/15/89 FR 013 TO 027 INCL Comments: Irregular shaped parcel with multiple points of road frontage. ~170 ft frontage on Brockhurst Blvd (to S), ~125 ft on Stanhope St (to W), and ~175 ft on Irene (to E). Residential land use code 402. Located in the Walsted Lake Consolidated School District. Located in an upscale neighborhood near Pleasant Lake. This lot is mostly march land. Slopes down from the road. Standing water on a good portion. There are some dry spots but this looks like an area where the neighborhood drains into. Some debris along the road. Metal tubing for drainage. Wooded. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$1,156.24	BROCKHURST BLVD & STANHOPE ST WEST BLOOMFIELD	\$4,447.99
5537	Parcel ID: X 18-29-204-049; Legal Description: T2N, R9E, SEC 29 PLEASANT LAKE HIGHLANDS LOTS 32 TO 36 INCL BLK 18 7-05-88 FR 026 TO 030 INCL Comments: ~100 ft x ~120 ft. Platted road appears to be unconstructed. A canal/drain runs through/along the north boundary of this parcel. Portions of this parcel may be wet/mucky. Additional Disclosures: 8; 41 (see key for full text) Summer Tax Due: \$1,088.24	EDWARD PLACE WEST BLOOMFIELD	\$6,793.00

5539	<p>Parcel ID: Y 12-17-151-005; Legal Description: T3N, R8E, SEC 17 RAYWOOD RIDGE LOT 2 Comments: Irregular shaped parcel with ~96 ft frontage on Raywood Ridge (to S). ~100 ft deep, with additional frontage on Old Log Trl. Residential land use code 402. Located in the Huron Valley School District. Across the street from Grass lake. This parcel appears to be utilized for parking of cars and boats. There is a boat (not included in sale) and other debris parked on the lot. A couple large trees have fallen over and still remain. Parcel is terrain challenged. Slopes drastically from West to East and there is a depression in the middle of the lot as well. This is a beautiful area with well maintained properties throughout. After grading the lot it would be a nice spot. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 49 (see key for full text) Summer Tax Due: \$394.49</p>	HOPE AVE & RAYWOOD RDG WHITE LAKE	\$3,758.12
5540	<p>Parcel ID: 28 25-36-154-009; Legal Description: T1N, R11E, SEC 36 HAZEL PARK SUB OF PART OF NINE-OAKLAND SUB'N NO. 1 LOT 299 Comments: ~40 ft frontage on E Jarvis (to N), ~111 ft deep. ~40 ft frontage on E Jarvis (to N), ~111 ft deep. This is a vacant parcel with no observed structures. but does not appear to be occupied. Flat, grassy parcel with chain link fencing on three sides, and a paved driveway apron. This appears to be the only lot on the block without a house. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$829.11</p>	604 E JARVIS AVE HAZEL PARK	\$22,045.13
5541	<p>Parcel ID: 44 25-24-301-023; Legal Description: T1N, R11E, SEC 24 OAKLAWN SUB LOT 74 Comments: ~40 ft frontage on E Harwood (to S), ~108 ft deep. ~930 sq ft Single story rambler. Full basement indicated. ~400 sq ft Detached garage. Residential land use code 401. Located in the Madison Public School District. Built in 1964 with three bedrooms and one bathroom. Unfortunately this house has been sitting closed up for many years and mold has ravaged a good portion. The basement was very wet and covered in mold floor to ceiling. Animal damage throughout. It looks like multiple cats were being neglected in the home. There is personal property and debris all throughout the home and its covered in mildew. There are a lot of good things about this property but the interior is trashed. Concrete driveway leads to a detached two car garage. The back yard is chain link fenced in with a gate along the driveway. Mix of aluminum and brick siding looks good but could use a fresh coat of paint. Small grassy front and back yard. Two electric meters are hooked up. Gas meter still hooked up. Shingled roof looks good on both structures but the garage has some tree limbs rubbing against the back side which need to be trimmed. Block foundation looks solid. This house is going to require a massive mold remediation project. Third party stated the house been vacant for 10+ years. The water damage has likely spread to many areas of the home. This parcel is best suited for someone in the renovation industry with the means to rehab homes. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 63; 32; 35; 21; 66 (see key for full text) Summer Tax Due: \$1,793.31</p>	107 E HARWOOD AVE MADISON HEIGHTS	\$34,080.72
5542	<p>Parcel ID: 64 14-20-309-056; Legal Description: T3N, R10E, SEC 20 BALDWIN-DIXIE HILLS LOTS 20 & 21 Comments: ~86 ft frontage on Legrande (to N), ~115 on Euclid Ave (to W). ~86 ft frontage on Legrande (to N), ~115 on Euclid Ave (to W). Land is slightly elevated from the roadside, and generally flat and grassy. Paved driveway apron on Legrande. This is a large parcel for this area, and seems ripe for development. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$106.40</p>	179 LEGRANDE AVE PONTIAC	\$7,307.82

5543	<p>Parcel ID: 64 14-21-306-001; Legal Description: T3N, R10E, SEC 21 MODERN HOUSING CORP OAKLAND PARK NO. 1 BLOCK 14, LOT 1 Comments: ~43 ft frontage on Marquette St (to W), ~141 ft on Nelson St (to N). This parcel is elevated from the roadside. Land is generally flat and grassy, with numerous mature trees. A large trailered boat (not included in sale) appears to have been sitting there for some time. This parcel is nearby to lots of large parks and recreation areas. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 21; 23 (see key for full text)</p> <p>Summer Tax Due: \$79.63</p>	60 MARQUETTE ST PONTIAC	\$2,394.11
5545	<p>Parcel ID: 64 14-29-328-008; Legal Description: T3N, R10E, SEC 29 SANDERSON AND JOHNSTON'S ADDITION LOT 182, ALSO 1/2 VAC ALLEYS ADJ TO SAME 9-27-89 CORR Comments: ~0.24 acres. Two story home; ~1160 sq ft footprint, ~1850 sq ft total living area. Full basement indicated. Residential land use code 401. Asbestos siding possible. ~430 sq ft detached single car garage. Unfortunately this house is in poor condition. Built in 1920. The stone foundation has many loose components and the floors on the main level feel uneven like there is settling. The shingled roof is missing many panels and there is rot along the soffit/fascia areas. Evidence of animal damage inside the home. The house is full of debris and personal property. Heavy smell of ammonia in the home. Three bedrooms and one bathroom on the second story and one bathroom on the main floor. Some of the ceilings on the main floor have collapsed. There is water damage on the main and second story most likely from roof leakage. There is an addition on the back of the home that has block foundation. The block has cracks along the mortar. Paved driveway leads to a garage that looks to be a total loss. Roof has caved in and the walls are next. Small grassy back yard with some trees. Electric meter still hooked up. Did not locate gas meter but gas is at the street. Furnace and water heater still present. Some of the pvc water lines are broken. Freeze damage possible. With the water damage and foundation issues this house is going to take some work to get it back into good living condition. This parcel is suited for someone with the means and resources to rehab damaged buildings. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 35; 63; 34; 5; 21; 32 (see key for full text)</p> <p>Summer Tax Due: \$737.76</p>	133 NORTON PONTIAC	\$22,835.05
5547	<p>Parcel ID: 72 25-06-426-022; Legal Description: T1N, R11E, SEC 6 NORTH PARK ON WOODWARD LOT 19 Comments: This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. ~50 ft frontage on Normandy (to N), ~145 ft deep. ~0.17 acres. Home is Bungalow style construction with ~760 sq ft footprint, ~980 sq ft total living area. Full basement indicated. Central AC. ~280 sq ft Detached 1 car garage. Residential land use code 401. Located in the Royal Oak City School District. Built in 1949. Two bedroom one bathroom. Personal property near the garage and on the interior. Concrete driveway leads to a one car garage that appears to be in good shape. Slab foundation looks good where visible. Good amount of overgrowth around the garage. Bikes and other debris piled up in the overgrown back yard. The home appears to be in good condition from the exterior inspection only. Interior condition is unknown. Block foundation looked solid but a couple blocks had minor cracks around the mortar. Shingled roof looks nice but there are some tree limbs/leaves rubbing against the back side. Gutters are full and need to be cleaned out. There is some visible damage on the chimney cap. Vinyl siding looks good. This property is located in a nice looking neighborhood with well maintained homes. There's a lot of potential here. The house is old but looks nice from the exterior. It will likely require repairs and renovations so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 6; 21; 45; 33 (see key for full text)</p> <p>Summer Tax Due: \$3,040.58</p>	3517 NORMANDY RD ROYAL OAK	\$36,725.17
5548	<p>Parcel ID: D 03-21-433-032; Legal Description: T5N, R9E, SEC 21 PERRY LAKE HEIGHTS LOT 37 BLK 16 Comments: ~25 ft x ~115 ft. Road access to this parcel is on a seasonal road. Flat ground and wooded. Residential land use code 402. No observed structures. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 40 (see key for full text)</p> <p>Summer Tax Due: \$135.33</p>	FAIRVIEW RD ORTONVILLE	\$4,414.01

5549	<p>Parcel ID: W 13-12-431-026; Legal Description: T3N, R9E, SEC 12 PART OF SE 1/4 BEG AT PT DIST S 02-04-30 E 1597.88 FT & N 84-45-00 W 326.31 FT FROM E 1/4 COR, TH N 84-45-00 W 85.35 FT, TH S 05-34-20 W 127.75 FT, TH S 19-41-40 W 200.93 FT, TH S 72-30-00 E 60.77 FT, TH N 24-48-30 E 232.41 FT, TH N 04-45-46 E 116.26 FT TO BEG 0.59 A</p> <p>Comments: Irregular shaped parcel. ~60 ft frontage on W Walton Blvd (to S), ~335 ft deep m/l. ~0.59 acres. Upper Silver Lake to the south, on the other side of the road. Just outside of Pontiac City limits. Bungalow style construction, ~2110 sq ft footprint and ~2500 sq ft total living area. Central AC. Full basement indicated. Attached four-car garage (~980 sq ft). This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple vehicles were parked on the property. The house appears to be in fair/good condition but there are some areas that are concerning. On the rear of the home there is a section of the block foundation that is settling. The section is under a small addition off the main building but there are foundation issues that need to be addressed. There are sections of poured foundation as well as block. Other than that the building appears to be in great shape. Property was well maintained on post foreclosure visit. Shared gravel driveway leads to an attached two car garage. Assessor states it is a four car garage so its possible its a deep garage. There is a nice brick patio off the side of the garage. Vinyl siding looks good. Shingled roof is in good shape. Good sized front and back yard. There is a one car garage/shed in the back yard. It appears to be post foundation but there is a cement sidewalk slab along the side of it. Handful of trees. Electric and gas meters are still connected and appear active. Interior condition is unknown but the exterior of the home is in decent shape. There's a lot of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Irregular shaped parcel. ~60 ft frontage on W Walton Blvd (to S), ~335 ft deep m/l. ~0.59 acres. Upper Silver Lake to the south, on the other side of the road. Just outside of Pontiac City limits. Bungalow style construction, ~2110 sq ft footprint and ~2500 sq ft total living area. Central AC. Full basement indicated. Attached four-car garage (~980 sq ft). This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple vehicles were parked on the property. The house appears to be in fair/good condition but there are some areas that are concerning. On the rear of the home there is a section of the block foundation that is settling. The section is under a small addition off the main building but there are foundation issues that need to be addressed. There are sections of poured foundation as well as block. Other than that the building appears to be in great shape. Property was well maintained on post foreclosure visit. Shared gravel driveway leads to an attached two car garage. Assessor states it is a four car garage so its possible its a deep garage. There is a nice brick patio off the side of the garage. Vinyl siding looks good. Shingled roof is in good shape. Good sized front and back yard. There is a one car garage/shed in the back yard. It appears to be post foundation but there is a cement sidewalk slab along the side of it. Handful of trees. Electric and gas meters are still connected and appear active. Interior condition is unknown but the exterior of the home is in decent shape. There's a lot of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. There is a structure located on this parcel which is believed to be occupied. We believe the parcel is occupied based upon the following indicators: . Additional Disclosures: 34; 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,678.80</p>	2130 W WALTON BLVD WATERFORD	\$23,535.52
5550	<p>Parcel ID: 64 14-33-132-015; Legal Description: T3N, R10E, SEC 33 ASSESSOR'S PLAT NO. 136 LOT 46 Comments: ~60 ft frontage on Willard St (to S), ~80 ft on S Paddock (to E). ~0.11 acres. Two story house, ~670 sq ft footprint, ~1280 sq ft total living area. Central AC. Full basement indicated. ~360 sq ft detached 2 car garage. Driveway entrance along S Paddock St. Residential land use code 401. Located in the Pontiac City School District. House was built in 1910 with three bedrooms and one bathroom. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The home appears to be in below average shape. Its difficult to get an idea of the condition due to the overgrowth. Much of the house is covered in bushes, trees, and vines. Could not locate gas and electric meter. The back porch is inaccessible. Block foundation looks solid where visible but there is so much overgrowth its undetermined. Could be trees growing against the foundation. Shingled roof is older and needs some repairs. There are some slight sags along the roof line. There is a paved driveway along S Paddock that leads to a detached garage. There are two vehicles parked in the drive. The garage does not look to be in good shape. The home appears to be full of personal property and debris. With the house being over a century old it's likely it will require repairs and renovations. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$618.71</p>	91 WILLARD ST PONTIAC	\$10,362.86

Oakland DNR

Lot #	Lot Information	Address	Min. Bid
10089	<p>Parcel ID: 50-22-02-355-003; Legal Description: Chapman Walled Lake Subdivision: Lot 115 Comments: The subject property is ~0.02 acre in size and is located on the southeastern shore of Walled Lake. The parcel has frontage on E Lake Drive east of the Endwell Street intersection about 2 miles north of downtown Novi MI. The property has lot dimensions of 30 feet (lake and road frontage) X 40 feet and is comprised of poorly drained sandy loam soil. The parcel is adjacent to 2 private landowners and is zoned within the R-4: One-Family Residential which requires a minimum of 10000 sq feet (0.23 acre) and 80 ft. of width to meet local zoning to build. The subject property is likely too small and narrow to be approved as a standalone parcel for building purposes. Interested buyers are encouraged to contact the City of Novi regarding zoning inquiries. Additional Disclosures: 75; 42; 9 (see key for full text) Summer Tax Due: TBA</p>		\$101,000.00
10090	<p>Parcel ID: 52-25-29-227-013; Legal Description: Palmer Woods Manor Subdivision: West 2 feet of Lot 87 Comments: Parcel has frontage on Dartmouth Ave. (only 2 ft) between two residential houses east of the Manistee St. intersection. Property Dimensions are 2' (east-west) X 120' (north-south). Additional Disclosures: 75; 9; 42 (see key for full text) Summer Tax Due: TBA</p>		\$500.00
10091	<p>Parcel ID: 14-33-182-005; Legal Description: Ferry Addition to the City of Pontiac Michigan: S 90 ft of Lot 57 and W 6 ft. of S 90 ft. of Lot 58 Comments: Two adjacent landowners (County Treasurer and a Church). On the NE corner of S Paddock and Elm Streets. Property Dimensions: 90' (north-south) X 46' (east-west). ~4000 sq ft. Additional Disclosures: 75; 23; 42 (see key for full text) Summer Tax Due: TBA</p>		\$4,000.00
10092	<p>Parcel ID: 06-22-302-020; Legal Description: Blue Water Pointe Subdivision: Lot 1 Comments: The subject property is ~0.25 of an acre in size and is located south of the W Rose Center Road and Milford Road intersection about 4.5 miles south of Holly MI. The property has 135 foot of frontage on the north side of Buckhorn Lake and is comprised of well drained loamy sand soil with 6 to 12% slopes. The subject property has legal road access to W Rose Center Road which today curves toward the north when intersecting with Milford Road. The wooden area between the actual road and the parcel is a platted road dedicated to the public. There is a guardrail in this area which may prohibit the construction of a driveway to W Rose Center Road. Interested parties should contact the Oakland County Road Commission regarding the guardrail. The subject property is adjacent to 2 private landowners and is zoned within the R-1B Single Family Residential District. Interested buyers are encouraged to contact the Rose Township regarding building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 8; 75; 42 (see key for full text) Summer Tax Due: TBA</p>		\$20,500.00
10093	<p>Parcel ID: 06-21-427-005; Legal Description: Blue Water Pointe Subdivision: Lot 27 Comments: The subject property is ~0.2 of an acre in size and is located along Buckhorn Lake Road south of the Blue Water Drive intersection about 4.5 miles south of Holly MI. The property has 70 foot of frontage on the west side of Buckhorn Lake and is comprised of poorly drained silty clay loam soil with 0 to 2% slopes. The subject property has legal road access along the east side of Buckhorn Lake Road. The parcel is adjacent to 2 private landowners and is zoned within the R-1B Single Family Residential District. Interested buyers are encouraged to contact Rose Township regarding zoning inquiries. The subject is considerably marshy near the lakeshore. The driest part of the parcel is in the NW corner of the property near Buckhorn Lake Road. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Additional Disclosures: 41; 75; 42 (see key for full text) Summer Tax Due: TBA</p>		\$10,500.00

10094	<p>Parcel ID: 13-27-178-013; Legal Description: Golf View Park Subdivision: Lots 120, 121, 122. Comments: The parcel is ~0.37 of an acre located NE of the Goldner and Dickerson Avenue intersection in southern Waterford Township. The property doesn't appear to have constructed road access (does have legal platted access to Dickerson Avenue). That platted corridor is very wet and likely impassable. The eastern ¾ of the property is comprised of poorly drained ponded muck. Four adjacent private landowners surround the property. The subject property has dimensions of 120' (north-south) X 135' (east-west). Utilities are in the area. Photos are of where Linabury Ave becomes unimproved.</p> <p>Additional Disclosures: 75; 8; 41; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$5,000.00
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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.

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

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

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

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

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.

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

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

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

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

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

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

local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

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

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

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

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

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

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

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.

40: This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1) Not regularly graded; and/or 2) Not snow plowed in winters; and/or 3) Appears subject to fallen trees or other events which have not been addressed by the county road commission.** You should conduct your own research into this issue prior to bidding.

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.**

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.

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.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should

investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

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

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

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

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

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

78: This parcel appears to contain one or more billboards, though this is not guaranteed. In some instances billboards are located on **permanent easements**. Billboards located on permanent easements cannot be removed unless authorized by the billboard owner and generate no income for the property owner. In other instances, billboards may be placed under **land lease agreements** which often generate income and can be terminated depending on the wording of the contract. If you are interested in purchasing this property, you should contact the billboard operator prior to bidding to determine the status of the units located on this parcel.