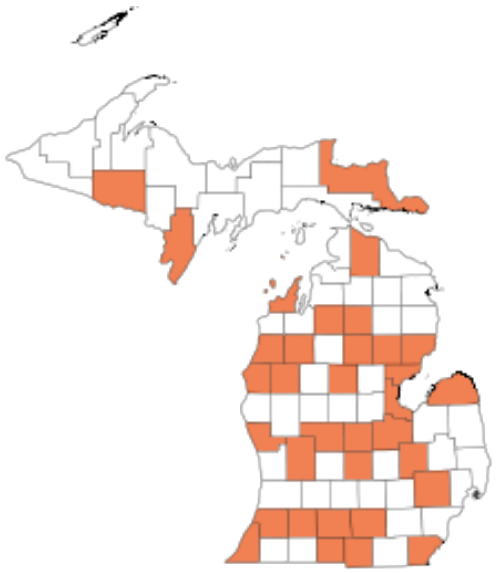
Public Land Auction

Minimum Bid Re-Offer Auction

September 25th, 2026

Arenac, Bay, Berrien, Branch, Calhoun, Cheboygan, Chippewa, Clare, Clinton, Crawford, Genesee, Gratiot, Hillsdale, Huron, Iosco, Iron, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Leelanau, Manistee, Mason, Menominee, Monroe, Montcalm, Muskegon, Oakland, Ogemaw, Roscommon, Saginaw, Van Buren, and Wexford 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.

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline**.** While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding 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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-liable 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.

Arenac Re-Offer

Lot #	Lot Information	Address	Min. Bid
619	**Parcel ID:** 020-0-029-001-055-00; **Legal Description:** UNIT 55 SLEEPY OAKS CAMPGROUND CONDO. **Comments:** Near where the river meets the bay. 37' x 56'. Information prior to foreclosure suggests this parcel has a camper trailer with a deck attached. Sleepy Oaks has gated access, and we were not able to obtain entry. Parcel may contain personal property which is NOT included with the sale. More information on the Association can be found in the related links below. **Additional Disclosures:** 21; 68; 16 (see key for full text) **Summer Tax Due:** $172.37	MAIN STREET AU GRES	$2,076.25

Bay Re-Offer

Lot #	Lot Information	Address	Min. Bid
915	**Parcel ID:** 160-022-379-004-00; **Legal Description:** LOT 4 EX ELY 3 FT THRF BLK 6 H J H SCHUTJES SUB. **Comments:** Property is a vacant parcel on 4th Street in Bay City. Property used to have a house on it which was demolished some time ago. Property itself measures~ 0.15 acres and is fenced on three sides in the back. The neighborhood is older homes kept up relatively well. Close to businesses and amenities. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $69.91	2012 4TH ST BAY CITY	$4,479.77
922	**Parcel ID:** 160-032-284-003-00; **Legal Description:** LOT 12 BLK 32 DAGLISH DIV OF PORTSMOUTH & E 1/2 OF VAC ALLEY ADJ THRT. **Comments:** Property is a cute little one and a half story home on the corner of Taylor and 28th St. Shingle roof, and what appears to be a poured foundation (Covered by stack stone). Home is in okay condition, but the inside of the home needs quite a bit of work and updates. Just generally rough conditions with nothing standing out as incredibly concerning. Not too much trash, but probably a small dumpster's worth. The basement smells very wet, and there are signs of heavy water, and one could safely assume damage. The floor has been cut up and removed in sections of the basement. Kind of a weird setup when you have to go through the bathroom to get to the upstairs, which is where the bedrooms are located. This one definitely needs some hard work and some elbow grease, but could potentially be restored. The neighborhood is nice, and homes in the area are kept up relatively well. Close to the river, parks, and lots of businesses. **Additional Disclosures:** 34; 21; 32 (see key for full text) **Summer Tax Due:** $1,233.07	300 TAYLOR ST BAY CITY	$4,300.26
925	**Parcel ID:** 160-033-391-010-00; **Legal Description:** LOT 5 BLK 5 JOHNSON & LEWIS 2ND ADD TO BC. **Comments:** Property is a vacant lot on the corner of Cass Avenue and Frazier Street. Looks like there was a house here at one time that was demolished. Lot itself measures ~0.11 acres and is flat. Houses in the vicinity are older single-family homes, many of them updated. The neighborhood is in good shape, and the property is located near multiple businesses, restaurants, and parks. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $115.04	1121 CASS AVE BAY CITY	$7,973.12

Berrien Re-Offer

Lot #	Lot Information	Address	Min. Bid
1147	**Parcel ID:** 14-0023-0024-24-1; **Legal Description:** COM 660'E OF NW COR FRL SEC 23 T7S R17W TH E 721'TH S 0 DEG28'E 271' TH E 734.2'TO HWY C/L TH S21DEG W ON C/L 162'TH W 675.1'TH S 0 DEG 28'E 182.1'TH W 721'TH N 0 DEG28'W 604.1'TO POB. UNRE SUR. **Comments:** Approximately 12.44 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 182 feet of road frontage along Pucker St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House built in 1970. Four bedroom one bathroom. There is also an outbuilding behind the home that is in very poor shape. The roof has collapsed and there are trees growing all around the foundation. This is an obsolete building. The house however appears to be in fair shape from the exterior inspection only. The interior of the home is unknown. The roof appears to be the the only major issue from the exterior inspection. One portion of the roof has been painted white. Possibly a water proofing? Or just trying to keep that portion of the roof cooler? The rest of the shingled roof looks fine. Poured concrete foundation looks solid. Metal siding was in good shape. Paved driveway leads to an attached two car garage. Multiple vehicles and motorcycles on the property. There were multiple dogs and many goats. There were two large goat pens behind the home. Chickens as well. There is a good amount of debris and personal property around the home but it is mostly kept in groups. Property is being maintained. This property has a ton of potential. House appears to be in decent shape and there's a good chunk of land to play around with. We don't see these to often. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 45; 6; 33 (see key for full text) **Summer Tax Due:** $903.88	1914 PUCKER ST NILES	$11,088.77
1214	**Parcel ID:** 54-2970-0010-00-7; **Legal Description:** LOT 10 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR. **Comments:** Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. Shared driveway entrance. Some trees on the North section. Flat terrain. There is some debris near the adjacent neighbors garage. Nice little lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $136.41	793 E HIGH ST BENTON HARBOR	$1,133.57
1222	**Parcel ID:** 54-8550-0020-00-5; **Legal Description:** LOT 20 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Concrete Driveway entrance along the road. There is a concrete alley to the South. Most of the lot is open and grassy but there is a section on the South side that has thick vegetation. Adjacent neighbor has been maintaining the lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $214.39	774 E HIGH ST BENTON HARBOR	$1,317.98

Branch Re-Offer

Lot #	Lot Information	Address	Min. Bid
1311	**Parcel ID:** 304-000-000-126-00; **Legal Description:** 4 RDS E & W BY 12 RDS N & S IN NW COR OF LOT 179 EXC SLY 6 RDS THEREOF. SEC 16 T6S R6W. **Comments:** Approximately 0.15 acres. Located in the Coldwater Community School District. Approximately 66 feet of road frontage along W Chicago and ~99 feet along S Polk St. No observed structures. Flat ground. Nice open grassy lot. A couple trees along the side walk but mostly open. 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) **Summer Tax Due:** $306.94	281 W CHICAGO ST COLDWATER	$1,708.06

Calhoun Re-Offer

Lot #	Lot Information	Address	Min. Bid
1408	**Parcel ID:** 06-127-027-00; **Legal Description:** CLARENCE TWP SEC 27 T1S-R4W PART OF SE 1/4 OF SEC 27 COMM AT THE S 1/4 POST OF SEC. 27 TH N 88 DEG 57' 27" E 715.45 FT . TH N 01 DEG 02' 33" 175 FT TH S 88 DEG 57' 27" W 306.85 FT TO TH CENT LI. OF 27 1/2 MI. RD. TH N- WLY ALG CENT. LI. OF RD. 106.69 FT ALG. ALG SAID CENT. L - ALG THE ARK OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.50 FT. A ND A DELTA ANGLE OF N 13 DEG 56' 09" AND A CORD BEARING OF N 15 DEG 56' 39" 106. 66 FT TH N 13 DEG 28' 35" W 276.48 FT ALG CENT. LI. TH N 71 DEG 15' 56" E 424.83 FT TH N 00 DEG 06' 39" E 358.87 FT TH S84 DEG 21' 12" W 256.35 FT TH N 00 DEG 11' 37" W 113.78 FT. TH S 89 DEG 05' 54" W 238.02 FT TO CENT LI OF 27 1/2 MI. RD AND P.O.B. TH N 89 DEG 05' 54" E 151 FT TH S 03 DEG 40' 40" E 87 FT TH S 89 DEG 05' 54"W 151.5 FT TO THE CENT LI OF 27 1/5 MILE RD TH N EL IN THE CENT LI OF RD. 87 FT TO P.O.B. .30 AC. M/L. **Comments:** Please Note: Part of the garage and driveway encroach on the neighbor's property. The neighbor is aware of this encroachment and may require some action to be taken by the new buyer. Please see the survey which is linked in the Related Documents section below this description. We sold this property in 2022 and it's back! This is likely due to the encroachments. Additionally, this parcel may not conform to current zoning ordinances. Please do your due diligence. This house sits on approximately 0.30 acres of land. The house is in overall poor shape. There were "Health Notices" posted on the house stating it was unfit for human habitation without the building being rehabilitated. Block foundation looked solid from what was visible except near the entry way were the stone pathway has been sinking causing some of the cinder block to crack and become loose. Electric and gas meters are still hooked up but are not active. Wood siding was in fair shape and the shingled roof didn't look bad either. There were some small pools of water in the basement. the wood flooring on the main floor was buckling and popping up in multiple locations. Debris and garbage inside and outside of the home. Graffiti and vandalism has taken place. Three bedroom one bathroom. Furnace and water heater still present. Older style fuse box. Well and pressure tank in the basement. This may be where the water in the basement has come from. Attached two car garage. Gravel driveway with a gate that looks to have been recently constructed. This house will need repairs and to get up to code with the Health Notice Posting. **Additional Disclosures:** 19; 34; 66; 39; 21 (see key for full text) **Summer Tax Due:** $823.17	19166 27 1/2 MILE ROAD ALBION	$12,219.48
1422	**Parcel ID:** 18-970-136-00; **Legal Description:** PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 136 EXC N 3 FT OF E 60 FT THEREOFVERONA PARK ADD. **Comments:** Assessor card states 0.18 acres but calculated acres shows 0.09 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. Approximately ~30 feet of road frontage along Sharon Ave and extends ~132 feet. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a sandy dirt section where the house once stood. Flat terrain. Partially fenced in by the adjacent neighbors fencing. Driveway entrance along the road. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $40.58	147 SHARON BATTLE CREEK	$3,869.87

Cheboygan Re-Offer

Lot #	Lot Information	Address	Min. Bid
1703	**Parcel ID:** 054-N33-004-005-00; **Legal Description:** PLAT OF E NELSON'S ADDITION TO THE VILLAGE OF CHEBOYGAN, LOT 5, BLK 4. (SEC 31, T38N,R1W). 322/538;438/255;441/190;441/246;470/760;1427/262;1436/193 **Comments:** Not a bad house, at least from exterior views. The wood siding and trim needs some paint, but the structure and roof look solid. Looks like the older, main part of the house has a Michigan basement and the garage may be on a more modern block foundation. Nearby houses are in good condition. This would make a decent rehab project for someone. This one was OCCUPIED on one of our two visits so please consider it as such. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $1,779.70	413 HORNE ST CHEBOYGAN	$9,997.78

Chippewa Re-Offer

Lot #	Lot Information	Address	Min. Bid
1811	**Parcel ID:** 051-138-005-00; **Legal Description:** SEC 11 T47N R1W ALGONQUIN SUBD OF SW 1/4 OF NE 1/4 LOT 5 TO 6 BLK 1. **Comments:** We call these "dog houses". Why ? Because they're really "ruff". This home was still in the process of being vacated when we were by in early June. Please consider this OCCUPIED and respect their privacy. We didn't get to inspect the interior, but we assume it needs a lot of work. The exterior has extensive decay in soffits and eaves. Broken windows. The roof has been replaced, but it was put over structure that should have been repaired first. Forward section of home is faux log siding. This is a few miles west of the Soo. Parking and general access is from the rear off an alley accessed from the north. **Additional Disclosures:** 21; 33; 5; 6 (see key for full text) **Summer Tax Due:** $1,149.78	1811 OAK ST SAULT SAINTE MARIE	$6,551.95

Clare Re-Offer

Lot #	Lot Information	Address	Min. Bid
1931	**Parcel ID:** 007-190-053-00; **Legal Description:** T19N R4W SEC 12 5420 MOHAWK DR LOT 53 CRANBERRY HEIGHTS SUB. PLAT OF. **Comments:** Located roughly 1000 ft south of Cranberry lake in a rural-residential subdivision. Parcel dimensions are approx. 60' x 120' (~0.17 acres), fronting Mohawk Dr (to N). We were not able to visit this parcel after foreclosure, but prior information indicates there is a shabby cabin on the parcel with a ~780 sq ft footprint. Interested bidders should contact the local planning and zoning department to verify details such as building requirements, 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; 81 (see key for full text) **Summer Tax Due:** $219.46	5420 MOHAWK DR, HARRISON	$10,339.74

Clinton Re-Offer

Lot #	Lot Information	Address	Min. Bid
2003	**Parcel ID:** 050-110-000-017-00; **Legal Description:** LOT 17 AUTO PARK SUB. SEC 33 T5NR2W. **Comments:** Property is only the face, front, of the home and the foundation remaining. Not sure if there was a fire or a demolition that was never completed. Property is fenced in with neighboring yard. Could be a good lot, houses in the area are kept up relatively well and home was in a good location. May be able to rebuild here, would have to look into it. Right now you just have yourself the beginnings of a swimming pool! **Additional Disclosures:** 50; 36 (see key for full text) **Summer Tax Due:** $1,121.71	553 E SHERIDAN RD LANSING	$4,738.47

Crawford Re-Offer

Lot #	Lot Information	Address	Min. Bid
7524	**Parcel ID:** 064-280-000-003-00;**Legal Description:** LOT 3 ELL-DEW. **Comments:** ~140 ft frontage on Deerheart Valley Rd (to W), ~300 ft deep. ~0.98 acres. Vacant, wooded, unimproved land. Generally flat. Property corners appear to be staked. Adjacent to Auction Lot 7523. Northeast of Roscommon. Nice looking area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $22.21	ROSCOMMON MI	$722.89

Genesee Re-Offer

Lot #	Lot Information	Address	Min. Bid
8232	**Parcel ID:** 11-27-577-009; **Legal Description:** LOT 52 HILLCREST GOLFVIEW NO 1 SEC 27 T8N R7E **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $345.27	4445 N HILLCREST CIR, FLINT	$9,965.56
8263	**Parcel ID:** 15-24-502-096; **Legal Description:** LOT 239 HIDDEN PONDS NO 2 (07) FR 1524100009 **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $4,487.89	1610 BAYPOINTE CIR, GRAND BLANC	$22,174.80
8271	**Parcel ID:** 40-01-226-014; **Legal Description:** HILLCREST LOT 126 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $463.46	433 E DEWEY ST, FLINT	$2,093.21
8285	**Parcel ID:** 40-02-327-044; **Legal Description:** MODERN HOUSING CORPORATION ADDITION NO. 4 LOT 18, BLK 113 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $2,015.95	2201 BROWNELL BLVD, FLINT	$2,713.33
8290	**Parcel ID:** 40-11-111-004; **Legal Description:** CIVIC MANOR NO. 1 LOT 478 EXC WLY 8 FT AND WLY 12 FT OF LOT 479 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $1,200.08	2945 WOLCOTT ST, FLINT	$3,364.93
8325	**Parcel ID:** 40-23-154-007; **Legal Description:** CHEVROLET SUBDIVISION LOT 781 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $1,562.15	3217 HERRICK ST, FLINT	$5,472.87
8348	**Parcel ID:** 41-05-202-010; **Legal Description:** LOT 265 COLUMBIA HEIGHTS; ALSO A CONTIG UNPLATTED PARCEL BEING PART OF NE 1/4 OF SEC 5, T7N, R7E, DESC AS: BEG AT NE COR OF LOT 265 COLUMBIA HEIGHTS; TH NLY ALG ELY LINE OF SD LOT EXT NLY 50 FT; TH WLY = TO NLY LINE OF SD LOT, 80 FT; TH SLY 50 FT TO NWLY COR OF SD LOT; TH ELY ALG NLY LINE OF SD LOT TO BEG. **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $880.82	2013 THOM ST, FLINT	$3,623.23
8373	**Parcel ID:** 41-20-107-004; **Legal Description:** ELM PARK SUBDIVISION LOT 221 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $783.74	2213 CROCKER AVE, FLINT	$3,385.91
8377	**Parcel ID:** 46-25-153-018; **Legal Description:** HARTRIDGE LOT 161 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $1,048.25	630 W RUTH AVE, FLINT	$2,995.44
8385	**Parcel ID:** 46-25-208-032; **Legal Description:** ARDMORE LOT 532 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $660.83	357 E FOSS AVE, FLINT	$2,838.22
8386	**Parcel ID:** 46-25-409-028; **Legal Description:** SUBURBAN GARDENS LOT 645 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $578.11	241 SHERMAN AVE, FLINT	$2,520.56
8400	**Parcel ID:** 46-35-429-037; **Legal Description:** DONNELLY ADDITION LOT 293 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $682.09	4021 DONNELLY ST, FLINT	$2,980.25
8406	**Parcel ID:** 46-36-103-010; **Legal Description:** BOULEVARD HEIGHTS LOT 36 AND WLY 10 FT OF LOT 37, BLK 17 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $557.10	613 W MARENGO AVE, FLINT	$3,260.58
8420	**Parcel ID:** 46-36-430-005; **Legal Description:** PASADENA LOT 137 **Additional Disclosures:** 81; 23 (see key for full text) **Summer Tax Due:** $783.30	620 DAMON ST, FLINT	$3,308.87

8443	**Parcel ID:** 59-03-100-006; **Legal Description:** A PARCEL OF LAND BEG S 1 DEG 41 MIN 30 SEC W 703.36 FT FROM NW COR OF SEC TH S 88 DEG 12 MIN 45 SEC E 1210.76 FT TH S 3 DEG 13 MIN W 229.73 FT TH N 87 DEG 57 MIN 11 SEC W 1204.67 FT TH N 1 DEG 41 MIN 30 SEC E 224.18 FT TO PL OF BEG SEC 3 T7N R7E 6.29 A (82) FR 5900001139 **Comments:** There is conflicting information as to whether this parcel is zoned residential or commercial. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 23; 42; 19 (see key for full text) **Summer Tax Due:** $17,176.85	2444 N CENTER RD, BURTON	$10,769.78
9998263	**Parcel ID:** 15-24-502-096; **Legal Description:** LOT 239 HIDDEN PONDS NO 2 (07) FR 1524100009 **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** TBA	1610 BAYPOINTE CIR, GRAND BLANC	$22,174.80
9998348	**Parcel ID:** 41-05-202-010; **Legal Description:** LOT 265 COLUMBIA HEIGHTS; ALSO A CONTIG UNPLATTED PARCEL BEING PART OF NE 1/4 OF SEC 5, T7N, R7E, DESC AS: BEG AT NE COR OF LOT 265 COLUMBIA HEIGHTS; TH NLY ALG ELY LINE OF SD LOT EXT NLY 50 FT; TH WLY = TO NLY LINE OF SD LOT, 80 FT; TH SLY 50 FT TO NWLY COR OF SD LOT; TH ELY ALG NLY LINE OF SD LOT TO BEG. **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** TBA	2013 THOM ST, FLINT	$3,623.23
9998377	**Parcel ID:** 46-25-153-018; **Legal Description:** HARTRIDGE LOT 161 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** TBA	630 W RUTH AVE, FLINT	$2,995.44
9998386	**Parcel ID:** 46-25-409-028; **Legal Description:** SUBURBAN GARDENS LOT 645 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** TBA	241 SHERMAN AVE, FLINT	$2,520.56
9998406	**Parcel ID:** 46-36-103-010; **Legal Description:** BOULEVARD HEIGHTS LOT 36 AND WLY 10 FT OF LOT 37, BLK 17 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** TBA	613 W MARENGO AVE, FLINT	$3,260.58
9998420	**Parcel ID:** 46-36-430-005; **Legal Description:** PASADENA LOT 137 **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** TBA	620 DAMON ST, FLINT	$3,308.87

Gratiot Re-Offer

Lot #	Lot Information	Address	Min. Bid
2602	**Parcel ID:** 05-220-078-00; **Legal Description:** CD L 917 P 1353 SD L 899 P 1293 POMPEII LOT 78 EX S 44 FT & ALL OF LOT 79. FULTON TWP., GRATIOT COUNTY. **Comments:** Things are rough all over at this one. Lots of rotting wood, cracked foundation, tree fallen and chopped up in the front yard, collapsing roof in areas of the house, mold and mildew situation going on inside, weak floors in lots of areas, sanitation is horrendous. All that said this place is probably condemned or should be. That's the bad, the good news is the lot size is very nice in the village. L shaped and measuring 0.43 acres. Lot dimensions are roughly 66 feet by 166 feet. The roof is decent in some spots but that's about the only decent thing I can find. The layout is very old fashioned interesting style. Conditions very bad I did not make it through the entire house or find the basement . Lots of closed blocked doors . But this place needs a full gut and then you can go from there. The garage outback is in bad shape as well. Metal roof seems to be holding up but just overall bad conditions. Nice neighborhood and close to a church and right in the village so that's a plus as far as community. Could be the right buy for the right person. **Additional Disclosures:** 66; 34; 21; 32; 5 (see key for full text) **Summer Tax Due:** $328.22	115 W BURTON ST POMPEII	$20,103.08
2611	**Parcel ID:** 53-750-064-00; **Legal Description:** WD L 485 P 1156 E. W. SMITH'S ADDITION LOT 6 BLOCK 6. **Comments:** Property is an old commercial building (Carburetor repair shop) on the corner of Gratiot and Union Street. Right across the street from Public Works department and middle school. Lot measures roughly 70 feet by one 130 feet and building takes up roughly half of the lot. The other half is open grassy yard on the corner. Building is a block built structure with lots of updates needed, but these structures are usually pretty solid. I'm guessing that's what you would be left with is a block shell because if it's wood on here it's rotting, rotted or ready to rot! Roof looks to be in pretty rough shape one area has failed and there is a large hole that's open to the elements. Neighborhood is clean and nice and houses are kept up well. Could be a great business opportunity for the right purchaser. I can see an auto mechanic shop here, resale shop, Multiple business opportunities once restored. I personally think restoration is possible but there is a lot of cracking in the block so you would have to do your due diligence. 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:** 36; 5; 21; 33; 13 (see key for full text) **Summer Tax Due:** $144.48	403 N UNION ST SAINT LOUIS	$6,760.15

Hillsdale Re-Offer

Lot #	Lot Information	Address	Min. Bid
2715	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 14 135 001 020; **Legal Description:** W1/2 LOT 26 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Comments:** Bundle consisting of 2 tax foreclosed properties. Combined ~0.25 acres. Located in the Reading Community School District. Approximately 90 feet of road frontage along Fort Wayne St. Property is triangular in shape. House has ~4544 Sq St. This is an interesting one. This appears to be an older house that was converted into some type of store. There is a storefront style area near the front entrance. With a counter for the shop keep. Most of the building has been cleared out but there is still a great deal of personal property and debris all throughout. The building was unsecure during the post foreclosure visit and it appears the building has been vandalized and harvested. There is animal damage in the building. Small access area for the basement with fairly recent block work. The block foundation looks pretty solid around the building but there are some cracks. Looks like there was a well and pressure tank in the basement as well but was harvested as well as electrical panels and wiring. The second story area is open and would be good for storage. Incomplete construction all throughout. A lot of rooms are down to studs. Some areas look water damaged with some mold forming. Possible roof leaks. The large pole barn to the East is attached to this building and they partially share a roof. They don't share a wall but there is a hallway the connects to two buildings. The pole barn is full of debris and looks like it may have housed animals at one point. Lots of individual holding areas. This is a massive property that is going to take a good amount of effort to get it back into good usable condition. Large pole barn also included in this. There a ton of potential here but it's going to take some TLC so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 32; 48; 63; 47; 66; 21; 50; 39 (see key for full text) *(2 of 2)* **Parcel ID:** 14 135 001 043; **Legal Description:** LOT 40 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Summer Tax Due:** $632.86	FORT WAYNE ST MONTGOMERY; N MICHIGAN ST MONTGOMERY	$5,555.20

Huron Re-Offer

Lot #	Lot Information	Address	Min. Bid
2923	**Parcel ID:** 51-061-005-00; **Legal Description:** LOT 5 BLK 1 PARK'S 1ST ADD CITY OF BAD AXE, MICH. **Comments:** Approximately 0.28 acres. Located in the Bad Axe Public School District. Residential Land Use Code: 401. Unfortunately the roof on the garage has collapsed and it does not seem structural sound. The house appears to be in fair shape but needs some work. Block foundation looks solid from the exterior. Vinyl siding is in decent shape. Section of stone work on the front of the home is in decent shape. Wood porch on rear of home is old and sagging. The shingles on the home are different then what the garage has and are in better shape. Some of the gutters need to be repaired. Gas meter and electric meter still hooked up. Partial gravel and concrete driveway. The concrete portion is cracked and old. Three bedroom one bathroom. Two bedrooms on the main floor and one on the second story. There was some water damage in the kitchen and one of the bedrooms. After walking the main floor it became apparent the house has a flea infestation and the walk through was cut short. This house appears to have been cleared out. Mix of carpet and wood floors. This house is unsanitary and will need to be bug bombed and cleaned. There are baseball and Softball diamonds behind the property to the North. Nice large grassy back yard with trees scattered. Small shed next to the garage. A few piles of debris by the garage as well. City utilities. The house needs some work but there is potential here. Located on a road with well maintained properties. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 66 (see key for full text) **Summer Tax Due:** $295.69	117 PARK AVENUE BAD AXE	$2,981.68
9992923	**Parcel ID:** 51-061-005-00; **Legal Description:** LOT 5 BLK 1 PARK'S 1ST ADD CITY OF BAD AXE, MICH. **Comments:** Approximately 0.28 acres. Located in the Bad Axe Public School District. Residential Land Use Code: 401. Unfortunately the roof on the garage has collapsed and it does not seem structural sound. The house appears to be in fair shape but needs some work. Block foundation looks solid from the exterior. Vinyl siding is in decent shape. Section of stone work on the front of the home is in decent shape. Wood porch on rear of home is old and sagging. The shingles on the home are different then what the garage has and are in better shape. Some of the gutters need to be repaired. Gas meter and electric meter still hooked up. Partial gravel and concrete driveway. The concrete portion is cracked and old. Three bedroom one bathroom. Two bedrooms on the main floor and one on the second story. There was some water damage in the kitchen and one of the bedrooms. After walking the main floor it became apparent the house has a flea infestation and the walk through was cut short. This house appears to have been cleared out. Mix of carpet and wood floors. This house is unsanitary and will need to be bug bombed and cleaned. There are baseball and Softball diamonds behind the property to the North. Nice large grassy back yard with trees scattered. Small shed next to the garage. A few piles of debris by the garage as well. City utilities. The house needs some work but there is potential here. Located on a road with well maintained properties. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 66 (see key for full text) **Summer Tax Due:** TBA	117 PARK AVENUE BAD AXE	$2,981.68

Iosco Re-Offer

Lot #	Lot Information	Address	Min. Bid
3105	**Parcel ID:** 021-A30-000-108-00; **Legal Description:** AUSABLE POINT BEACH NO. 2, LOT 108 **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~100 ft frontage on M23 (to N), ~790 ft deep m/l. ~1.83 acres. A gravel driveway with a trailered boat sits near the roadside. That leads across a paved pedestrian pathway. The interior of the parcel is generally wooded, and appears to be utilized as a permanent campsite. A tow behind camper trailer is surrounded by all manner of knick knacks, with a shed just behind. Little in the way of details could be discerned regarding utilities. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41; 6; 21 (see key for full text) **Summer Tax Due:** $431.98	2180 N US23 OSCODA	$2,954.50
3116	**Parcel ID:** 064-J50-000-062-00; **Legal Description:** JORDANVILLE SUB LOT 62 **Comments:** ~66 ft frontage on Iroquois (to E), ~132 ft deep. ~0.20 acres. Featuring an ugly 70's mobile home. Yard is fenced in chain link, and generally flat and grassy. Some minor sheds in the rear. Some poured areas in the yard, likely for another mobile home or tow behind trailer. Some disturbed soil near the mobile home may indicate some septic issues. Well pit is full of trash. Interior of the mobile home reflects the exterior. On the plus side, it's fairly empty. Floors look like they have lots of pet urine stains. Some spots on the floor feel ready to poke through. Some rot inside near where the exterior is ripped open. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 32; 5; 63; 72 (see key for full text) **Summer Tax Due:** $344.16	6481 IROQUOIS ST OSCODA	$1,830.17

Iron Re-Offer

Lot #	Lot Information	Address	Min. Bid
3200	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 003-505-002-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA(NOW HEMTITE TWP) LOTS 1, 2,3,4,& 5 BLK 5 (115 OAKLAND) **Comments:** There is an older two story wood frame home here, that was still reportedly occupied when we were through here in early June. Information from the County Treasurer indicates that the occupants have vacated as of September. Numerous other buildings on the parcels also, most collapsed, or collapsing. There are three adjoining parcels being sold as one sale unit here. It is difficult to know the exact boundaries, but they are generally covered in equipment, campers, boats, vehicles, scrap and just general "man stuff". We assume that the former owner will be back for some of this as it is of value. But if you buy this you can certainly expect to inherit a large cleanup project. The house appeared to be structurally sound, but because of the occupancy we were not able to inspect it in detail. This is 8 platted lots in the village of Amasa. Aerial overhead imagery indicates a road intersects the south-east parcel. **Additional Disclosures:** 21; 33; 22; 30 (see key for full text) *(2 of 3)* **Parcel ID:** 003-506-001-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA LOT 1 BLK 6. *(3 of 3)* **Parcel ID:** 003-506-004-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA LOT 4 BLK 6. **Summer Tax Due:** $150.95	115 OAKLAND AMASA; ;	$8,289.30
3203	**Parcel ID:** 004-021-011-00; **Legal Description:** SEC 21 T43N R35W S 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4. 5 A. **Comments:** 5 acre parcel on the east side of Gibbs City Road, north of US 2. The property has 165' feet on the road and runs 1320' feet deep. Dense brush at the road. Includes both banks of the Iron River and the riparian rights underneath. Topographical maps indicated a structure here, and by golly there IS one ! But she's pretty rough and is now just a raccoon ranch. **Additional Disclosures:** 34; 36; 5 (see key for full text) **Summer Tax Due:** $275.62	Gibbs City Road	$1,932.48

Jackson Re-Offer

Lot #	Lot Information	Address	Min. Bid
3351	**Parcel ID:** 165-15-19-451-009-01; **Legal Description:** LOTS 23, 24 BLOCK 17 WOLF WILDWOOD SPLIT FROM 165-15-19-451-009-00 PER EQ JUNE09 **Comments:** Property is a vacant parcel of land on Fairmont Ave. Parcel is only 50 feet by 50 feet, likely unbuildable. That doesn't mean it doesn't have value! It's 50 foot by 50 foot square and it's close to Wolf Lake in a nice Little Lake neighborhood. Could be good for the right person! **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $4.77	FAIRMOUNT AVE VACANT JACKSON	$604.50
3364	**Parcel ID:** 4-082800000; **Legal Description:** LOT 9 WRIGHT H CALKIN'S ALTERATION LOTS 31 TO 41 INCL CHITTOCK'S ADD **Comments:** Property is a two story home with heavy fire damage, aluminum siding, black foundation and a garage that is collapsed to say the least. Half the siding is ripped off of the back by vandals. Boarded up and heavy fire damage upstairs. Not sure about restoration on this one but the lot has to be worth something! lots of real estate activity in the area and nice houses. Area looks to be under revitalization. Can't say this one is not restorable They built homes well back then and all of the lines look straight as far as structure. The roof is a long shot as far as fixing. That doesn't mean it can't be replaced and if the foundation is solid (Which it is as far as I can see with my own eyes) and if the walls are solid I could see restoration being possible. This one is a toss up It could go in your favor! **Additional Disclosures:** 33; 46; 11; 66; 31 (see key for full text) **Summer Tax Due:** $770.84	1200 CHITTOCK AVE JACKSON	$8,359.19

Kalamazoo Re-Offer

Lot #	Lot Information	Address	Min. Bid
8131	**Parcel ID:** 06-26-202-002; **Legal Description:** 22816 REVISED PLAT OF HAYS PARK N 40 FT OF S 80 FT OF LOT 627 **Comments:** Approximately 0.05 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Recently cleared vacant lot. Due to the removal of the building the State Equalized Value (SEV) may not accurately reflect the current condition or market value. Across the street from commercial building. Adjacent to commercial building to the North. Driveway entrance at roadside. This parcel may offer an excellent opportunity for new construction. 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; 42 (see key for full text) **Summer Tax Due:** $15,583.15	1810 FULFORD ST KALAMAZOO	$60,530.09
8144	**Parcel ID:** 15-14-300-007; **Legal Description:** SEC 13-4-10 COM AT SW COR OF SW 1/4 SW 1/4 TH E 208.75 FT TH N 417.5 FT TH W 208.75 TH S 417.5 FT TO BEG **Comments:** Approximately 2.00 acres. Located in the Vicksburg Community School District. Residential Land Use Code: 401. Approximately 208 feet of road frontage along E W Ave and ~417 feet along S 32nd St. Recently cleared vacant lot. The well from the former structure here has been abandoned and is no longer useable. The septic has been capped and was not caved in. Due to the removal of the building the State Equalized Value (SEV) may not accurately reflect the current condition or market value. Nice large lot with plenty of mature tall trees. Corner lot so there is access on both S 32nd St and E W Ave. Flat ground. 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 (see key for full text) **Summer Tax Due:** $3,256.69	13993 S 32ND ST VICKSBURG	$47,811.89

Kalkaska Re-Offer

Lot #	Lot Information	Address	Min. Bid
3507	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 041-160-038-02; **Legal Description:** PART OF SW 1/4 OF NW 1/4 SEC 16 T27N-R7W DESC AS COM 792 FT E OF W 1/4 COR TH N ALG THE E'LY ROW LI OF ESSEX ST 364 FT TO THE POB TH CONT N 572.45 FT TO THE E'LY ROW LI OF GR & I RR TH N 30 DEG 32' E 1054.05 FT TH S 1844.36 FT TO THE E/W 1/4 LI OF SD SEC TH W 133.36 FT TH N 233 FT TH W 100 FT TH N 70 FT TH W 188 FT M/L TH N 50 FT TH W 100 FT TO POB EXC: PARCEL 041-160-051-00 DESC AS PART OF THE SW 1/4 OF NW 1/4 OF SD SEC 16 COM 1122 FT E & 274.5 FT N OF 1/4 POST ON W SIDE OF SD SEC TH RUNNING N 247.5 FT TH E 99 FT TH S 247.5 FT TH W 99 FT TO THE POB CRIPPEN'S ADDITION **Comments:** This property is a bundle of 2 tax parcels located in Kalkaska, just northeast of Dresden and US-131. The larger parcel is an approximately 13.5-acre, very oddly shaped tract bordered by a railroad line to the northwest. It has approximately 134 feet of frontage on E. Dresden Road and may have additional frontage from N. Essex. The parcel apparently includes the entirety of a separate 0.5-acre residential parcel within its boundaries, and there is likely an easement involved. Situated on the property is a large commercial structure of approximately 12,000 square feet, evidently used as a commercial marijuana facility. The building appears to be no more than 7 years old and is in great repair. Infrastructure associated with its prior use appears to remain in place. It would appear that all plants have been removed, while virtually everything else has been left behind. There is ample electrical service available. Interested bidders should evaluate what may be required to reconfigure the facility for another use. An image of the building layout can be found in the photos. There was evidently some intent to construct two additional identical structures on the site, and portions of that site work appear to have commenced. Also included in this bundle is an adjacent vacant parcel of approximately 0.12 acres (roughly 50' x 100'). The parcel is generally flat and consists primarily of gravel. Interested bidders should contact the local unit of government regarding possible development, camping, zoning, or other use restrictions, including minimum square footage requirements, utility availability, and similar considerations. **Additional Disclosures:** 21; 30 (see key for full text) *(2 of 2)* **Parcel ID:** 041-160-046-00; **Legal Description:** PART OF SW 1/4 OF NW 1/4 COM 789 1/2 FT E AND 314 FT N OF 1/4 POST TH N 50 FT TH E 100 FT TH S 50 FT TH W 100 FT TO BEG SEC 16 T27N-R7W CRIPPEN'S ADDITION **Summer Tax Due:** $31,925.88	319 E DRESDEN ST KALKASKA; 112 N ESSEX ST KALKASKA	$71,500.00

Kent Re-Offer

Lot #	Lot Information	Address	Min. Bid
3622	**Parcel ID:** 41-17-02-327-017; **Legal Description:** LOT 15. WENDLER PLAT **Comments:** Approximately 0.11 acres. Located in the Godfrey-Lee Public School District. Residential Land Use Code: 401. Built in 1942 with three bedrooms and one bathroom. Both entrances have been boarded up. Unfortunately this house has a failing roof and its likely there is water damage. Its a shame because overall the exterior doesn't look too bad. Appears to be poured concrete foundation and there weren't any glaring issues from the exterior inspection. The vinyl siding is in decent shape. Nice concrete driveway runs along the side of the home and leads to a chain link fenced in back yard. There are double gates along the driveway next to the home. There is a concrete perimeter around the back yard that has a downward slope. Small shed in poor shape behind the home. Small grassy front lawn with sidewalk. A couple small trees. It looks like the home had a AC unit but was removed. Gas meter still hooked up. Electric meter has been removed. House appears to be full of personal property and debris. With the house being over 80 years old it'll likely require repairs and renovations. The failing roof doesn't help so be prepared for some work. This is going to be a fixer upper. Located in a nice neighborhood with well maintained property. Across the street from Lee Middle and High School. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 46; 21; 5 (see key for full text) **Summer Tax Due:** $3,163.46	1708 JUDD AVE SW WYOMING	$21,410.94

Lake Re-Offer

Lot #	Lot Information	Address	Min. Bid
3808	**Parcel ID:** 10-600-044-00; **Legal Description:** LOT 44 EASTGATE PARK. **Comments:** ~50' x 150'. Some camper trailers and other misc stuff are indicated to be on the parcel from information prior to the foreclosure. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 21 (see key for full text) **Summer Tax Due:** $1.41		$818.00
3811	**Parcel ID:** 11-322-001-00; **Legal Description:** LOTS 1 & 2 BLK 22 LAKELAND ACRES #1. **Comments:** ~60 ft frontage on W Charles St (to N), ~100 ft frontage on Grant (to W). Between Bush and Little Star Lakes. Enclosed mobile home. 1000 gal septic, 50 ft well. Please note the parcel dimensions and the map; you might believe the backyard is much larger than it truly is, otherwise. This old mobile home is in better shape than it looks. Some signs of vandalism. Floor at the rear door is soft. Interior has a good layer of dust throughout. Some critter has been chewing up insulation in a bedroom. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 63; 47; 21 (see key for full text) **Summer Tax Due:** $114.17	1891 W CHARLES ST	$2,275.00
3903	**Parcel ID:** 43-111-005-00; **Legal Description:** LOT 5 BLK 11 VILLAGE OF LUTHER. **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~0.2 acres. ~66 ft frontage on Luther St (to E), ~132 ft deep. Adjacent to the Church of Christ. ~1000 sq ft house on crawlspace. 1000 gal septic, 150 ft well. Due to occupancy, there was no opportunity to gather many details. Lots of personal property and debris around the structure. Multiple vehicles. The steel roof on the structure appears to be on the newer end, and the siding on the structure is incomplete. Utilities were on at the time of visit. There may have been a dog tied up in the backyard. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21; 33; 6 (see key for full text) **Summer Tax Due:** $266.25	305 LUTHER ST (VL) LUTHER	$2,758.00

Leelanau Re-Offer

Lot #	Lot Information	Address	Min. Bid
4100	**Parcel ID:** 004-005-004-00; **Legal Description:** PRT NE 1/4 COM @ E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89D 59' 50" W 1157.01 FT TO POB TH CONT N 89D 59' 59" W 175 FT TH N 00D 10' 05" W 335 FT TH S 89D 59' 50" E 175 FT TH S 00D 10' 05" E TO POB SEC 5 T28N R11W 1.345 AC **Comments:** An undeveloped 1.3 acre parcel of wooded property in growing Elmwood Township north west of Traverse City. A neighbor states that it has no means of legal access. We do note that it is on a private road, and we do not see any specific deeded access rights in the current title documents. However there are numerous other parcels here on the same road that seem to have similar circumstances and there has been no apparent barrier to their use. So you may wish to investigate that claim. The parcel is a former township dump site, and is listed on the Michigan Part 201 registry of contamination as Facility ID 45000019 , and there is some past controversy over part of the parcel having been the site of DDT contamination in the 1970s which could limit your ability to build here. The parcel is on the right/west side of the road, and has a cleared site at the center of the parcel. The southern/rear part of the site is beautifully wooded and sits about five feet below road grade. This parcel may be subject to deed restrictions and association fees for maintenance of the private road. Do your homework on this one prior to bidding. Very nice homes in this quiet, scenic setting. **Additional Disclosures:** 13 (see key for full text) **Summer Tax Due:** $49.16	(Off) Northern Sites Drive (PVT)	$589.48

Manistee Re-Offer

Lot #	Lot Information	Address	Min. Bid
4415	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 37-200-081-00; **Legal Description:** VILLAGE OF EAST LAKE R.G. PETERS ADDITION LOT 124, EXC S 15 FT BLOCK N. **Comments:** Older one story wood frame home on a corner lot in the quiet village of East Lake. A second parcel to the north contains a detached garage. It is difficult to determine if this parcel is still occupied. We believe we saw lights on inside the home, even though it appears unkept and overgrown. We did not enter it because of this possible occupancy. There is substantial deferred maintenance. The roof has missing shingles and either already is ... or is going to leak before long inside. We noted a couple of broken windows. Large village parcel. A total of three platted lots here. **Additional Disclosures:** 33; 21; 6 (see key for full text) *(2 of 2)* **Parcel ID:** 37-250-014-00; **Legal Description:** VILLAGE OF EAST LAKE SUPERVISOR'S PLAT OF SHRIGLEY'S ADD LOTS 5 & 6 BLOCK 4. [[SALE(85) 3455 1713 (05) 850 1960 1456 (06) 3994 1979 **Summer Tax Due:** $955.67	157 THIRD ST EASTLAKE; EASTLAKE	$6,630.81
4417	**Parcel ID:** 38-541-703-39; **Legal Description:** VILLAGE OF KALEVA RENGO ADDITION LOTS 19 & 20 EXC W 20 FT OF LOT 19 BLOCK 3 **Comments:** Double lot on a quiet side street in Kaleva in central Manistee County. Beautifully wooded in large pines and maples. Level, dry land with well drained soils. **Summer Tax Due:** $71.55	BROOK AVE KALEVA	$1,075.51

Mason Re-Offer

Lot #	Lot Information	Address	Min. Bid
4608	**Parcel ID:** 005-003-006-10; **Legal Description:** N 208 FT OF S 473 FT OF E 236 FT OF SE 1/4 OF SW 1/4. SEC 3 T20N R16W 1.13 A M/L **Comments:** Doublewide or modular home on 1.13 acres. Measures 208' x 236' roughly in size. Parcel is on a shared driveway and sits back a couple hundred feet from Hoague Road. This property was not occupied when we were there, but there are signs that it remains under the possession of the former owner. House has missing siding in the front and there are signs of roof issues on the rear east corner. One and a half car attached garage connected by a breezeway / utility room. It is probable that this house will need some work inside based on the exterior indicators. **Additional Disclosures:** 17; 33; 6; 21; 50 (see key for full text) **Summer Tax Due:** $340.00	2788 E HOAGUE RD FREE SOIL	$4,977.87
4618	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 051-311-001-00; **Legal Description:** RESSEGUIE'S ADDITION ENTIRE BLOCK 11. **Comments:** IMPORTANT NOTE: The City of Ludington has recently enacted ZONING CHANGES that affect this property. Future use and redevelopment will be subject to the newly enacted Housing Incentive Overlay District adopted by the City. The applicable ordinance is linked below in the 'Related Documents' section and outlines the requirements and criteria for the Housing Incentive Overlay. Interested bidders should review this ordinance thoroughly prior to placing a bid. PLEASE CONTACT THE CITY OF LUDINGTON FOR ANY ADDITIONAL INFORMATION REGARDING THESE ZONING CHANGES. This is a 30's/40's era grade school building with several additions of different periods. It is in a great Ludington neighborhood. It was closed by the school district within the last decade or so, and sold to a third party developer, who has since abandoned it. The building is structurally sound, but has been vandalized in the form of broken windows (boarded now) and some graffiti inside. Otherwise, the building is in generally solid condition. It is clear that this property was well maintained until the district sold it. There are electrical upgrades dated 2007 and other obvious infrastructure improvements that are not old. We did not see any roof issues transmitting to the inside other than one small leak in a central atrium. We found and are attaching floor plan maps. We include many photographs but did not attempt to document every room as it would just be redundant. Things that we DID see: Barrier free design. Up to date HVAC. Network ethernet infrastructure appears intact. What we did NOT see: Any overt signs of asbestos, including in the original two story portion of the building (general observations). Roof leaks. Broken or vandalized fixtures. Boilers (removed). It also has a very minimal kitchen and no room specified as a cafeteria. The lunch ladies of yore would have been distressed by lack of a place to make the mystery meat. Maybe they had it all Door-dashed ? The potential for this property is substantial. You'll want to check with the zoning people, but it would make an impressive corporate campus, private educational facility or various forms of housing or nursing care. Again ... zoning and community buy-in are important here. We did notice that the boilers have been removed. . The overall synopsis is thus: This is a well maintained, solid, modern infrastructure building that has a myriad of uses. This sale includes two parcels, which incorporates the playground and parking area across the street to the south of the building. **Additional Disclosures:** 69 (see key for full text) *(2 of 2)* **Parcel ID:** 051-314-001-00; **Legal Description:** RESSEGUIE'S ADDITION ENTIRE BLOCK 14 AND ORIGINAL PLAT THAT PART OF BLOCK 64 LYING N OF ALLEY AKA LOTS 6 THRU 10 OF BLK 64 **Summer Tax Due:** $16,398.52	507 E FOSTER ST LUDINGTON; 504 E FOSTER ST LUDINGTON	$28,561.41

Menominee Re-Offer

Lot #	Lot Information	Address	Min. Bid
4808	**Parcel ID:** 052-050-107-00; **Legal Description:** LOTS 107 & 108 ORIGINAL PLAT OF VILLAGE OF STEPHENSON. **Comments:** Older wood frame home in Stephenson. Reportedly OCCUPIED at the time of our visit in early June, so we did not get to view it in detail. Quite a collection of debris in the driveway and yard. The roof looks extremely poor (one of the worst we've seen this trip) and there are cupped and missing shingle. we can't imagine that the inside is dry, but it's possible. A tree is laying on the house at the rear. Wood exterior in need of attention as there is some decay evident that needs touch up. **Additional Disclosures:** 6; 21; 33; 5 (see key for full text) **Summer Tax Due:** $283.18	W631 ROBERT ST STEPHENSON	$3,068.54

Monroe Re-Offer

Lot #	Lot Information	Address	Min. Bid
5001	**Parcel ID:** 02 101 032 00; **Legal Description:** SEC 1 FRL T9S R7E 7.1988 ACRES COM @ A PT WHICH IS N 23D 35M E 794.3 FT FR INTER OF C/L OF DIXIE HWY US 25 WITH MICH-OHIO STATE LI AS A POB TH N 23D 35M E 218.46 FT TH N 64D 25M W 628.11 FT TH S 20D 12M 30S W 915.46 FT TH S 65D 39M E 122 FT TH N 26D 07M E 363 FT TH N 66D 13M E 293 FT TH S 55D 23M E 188.27 FT TH N 23D 35M E 154.9 FT TH S 66D 25M E 53 FT TO P O B **Comments:** Property is OCCUPIED so pictures were limited to the road. Please respect their privacy. Large house with attached garage and multiple outbuildings. Nothing glaring from the outside can be seen from the road. Houses in the area are well kept. Pending the condition of the inside, this could be a great opportunity for the right buyer! House sits on ~7 acres. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $1,127.68	6259 S DIXIE ERIE	$8,890.46

Montcalm Re-Offer

Lot #	Lot Information	Address	Min. Bid
5110	**Parcel ID:** 016-400-005-00; **Legal Description:** LOT 5 MOORE'S RAINBOW LAKE LOTS. **Comments:** Property is a beautiful lakefront lot on Johnson Rd. Rainbow Lake frontage (roughly 65 feet) With a nice beach and beautiful view! Beach needs to be cleaned up a little bit but the sand is nice and soft. Lot slopes down from the road to the lake quite a bit. Would probably need some terrain work fill ect. to build. Looks like there was some type of structure here before. Houses all around are in excellent shape and kept up very well. With 65 foot of frontage and running roughly 230 feet deep, lot measures approximately 0.33 acres. Keep your eye on this this is going to be a nice one! **Summer Tax Due:** $401.42		$5,572.34

Muskegon Re-Offer

Lot #	Lot Information	Address	Min. Bid
5322	**Parcel ID:** 24-185-110-0006-00; **Legal Description:** CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOTS 6 & 7 BLK 110 **Comments:** Property is a single story home on Elwood. Looks to be in relatively good condition. Property somewhat OCCUPIED. Please respect their privacy. Not a ton of personal belongings. Due to occupancy, no interior pictures are available. Home looks to be in relatively good shape with lots of updates . Fenced in yard is nice and newer siding and windows. The only thing that really stands out is the amount of moss growth on the north side of the house on the roof. Definitely needs washed off and might need new shingles. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $201.54	1704 ELWOOD ST MUSKEGON	$4,060.19

Oakland Re-Offer

Lot #	Lot Information	Address	Min. Bid
5405	**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:** 2 3 (see key for full text) **Summer Tax Due:** $1,389.20	455 W EVELYN AVE HAZEL PARK	$4,279.01
5411	**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 appear to have had 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:** $1,779.83	26026 PALMER BLVD MADISON HEIGHTS	$10,554.13
5488	**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; 33; 18 (see key for full text) **Summer Tax Due:** $6,324.38	534 FRANKLIN RD PONTIAC	$125,271.89

5493	**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:** 30; 23 (see key for full text) **Summer Tax Due:** $13,001.67	W 12 MILE RD SOUTHFIELD	$75,789.80
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; 5; 63; 36; 34; 32; 22 (see key for full text) **Summer Tax Due:** $1,876.35	208 CLARENCE ST HOLLY	$12,437.96
5524	**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. Please Note: Since our last visit we have been told that the side door to this property was broken and is now boarded. Upon a quick visual inspection there did not appear to be any other damage or theft at that time. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $4,385.60	17153 BUCKINGHAM AVE BEVERLY HILLS	$21,664.62

5547	**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:** 33; 45; 21; 6 (see key for full text) **Summer Tax Due:** $3,055.64	3517 NORMANDY RD ROYAL OAK	$36,725.17
9995488	**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) **Summer Tax Due:** TBA	534 FRANKLIN RD PONTIAC	$125,271.89
9995517	**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:** 34; 63; 36; 5; 22; 66; 32 (see key for full text) **Summer Tax Due:** TBA	208 CLARENCE ST HOLLY	$12,437.96

Ogemaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
5710	**Parcel ID:** 010-320-117-00; **Legal Description:** ML-AN 117 19/83 390-298 490-61 3009697 3011784 3046718 3076851 3082504 3077838 3101104 ELMER KNIGHT'S SPORTSMAN'S SUBD LOT 117. **Comments:** ~60 ft frontage on John St (to S), ~140 ft deep. Single Story house with a Big ol tree on it, and other downed trees and limbs around the structure. Some structural damage to trusses in that area is certain. Thought about entering from the rear porch, but that's a mess; water infiltration in that area is more severe, and the ceiling has dropped. Luckily, the rest of the house is in better shape, and better than you would think given the tree. Some broken windows. Mice droppings. Place is somewhat shabby, but does seem like it could be brought to life. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 5; 21; 63 (see key for full text) **Summer Tax Due:** $173.73	2293 JOHN STREET PRESCOTT	$3,047.07

Roscommon Re-Offer

Lot #	Lot Information	Address	Min. Bid
7327	**Parcel ID:** 011-406-003-0000; **Legal Description:** (L-965P-500&L-847P-385&L-542 P-358) 224 L-1051 P-1467 LOT 3 BLK 6 1ST ADD TO HOUGHTON HEIGHTS. **Comments:** ~50 ft frontage on Byron Ave (to N), ~100 ft deep. Single story w/attached garage. 640 sq ft house, 480 sq ft garage. Houghton Lake and the Houghton Lake Heights State Park are under 600 ft to the NW, and you can see them down the road. It's a stretch to say there are lake views from this parcel, but you're certainly aware it's nearby. The house and garage appear to occupy most of the land area. There is an adjacent vacant parcel to the west near the road, which is NOT included in this auction. However, it has some objects poking out of the ground and wear that suggests it was utilized by this parcel in the past. Unsure if there is public sewer/water on this road, but there's certainly a concern that well/septic could be over there. Structure appears to be older with some modern rehab. Vinyl siding all the way around, and a steel roof on the primary structure. Newer windows and doors. Looks like birds have gotten in the soffits. Shingled roof over addition and garage is 3-tab, but appears to be doing the job. Interior appears to be in the middle of a halted remodel. Nothing is complete. This looks like it would be a 2 bed/1 bath configuration when complete. Floors feel wavy and soft, but they might not even be fully fastened. Interior throughout is packed full of flooring, drywall, tools, etc. Garage door is narrow and might be too tight for some larger modern vehicles. The structure might take some work, but this is a great location. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21 (see key for full text) **Summer Tax Due:** $1,300.56	103 BYRON HOUGHTON LAKE HEIG	$10,254.55
7331	**Parcel ID:** 008-882-060-0000; **Legal Description:** L-575 P-372 233 301 BRECKENRIDGE LOT 60 WOODLAND ACRES #2. **Comments:** This parcel should be considered OCCUPIED. Please respect their privacy. East bay Houghton Lake area, north side. ~150 ft frontage on Prospect Dr to the south, ~99 ft on Breckenridge to the E. Pie shaped lot. Generally flat and clear land, with some mature trees giving shade. Structures are an enclosed mobile home and detached garage. Mobile home looks to be a '70s model. It's difficult to ascertain the condition given all of the contents, but the overall impression is poor. Much of the flooring is down to the subfloor. Lots of personal property on the grounds and within the structure. It is our understanding that this parcel is not lived in, but the former owner is monitoring and making periodic visits. It is also understood that the County Treasurer is giving the former owner an opportunity to remove belongings. We can not know if this will occur, and interested buyers might want to consider it will all still be there on the auction date. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 21; 17 (see key for full text) **Summer Tax Due:** $391.84	301 BRECKENRIDGE, HOUGHTON LAKE	$4,126.30

Saginaw Re-Offer

Lot #	Lot Information	Address	Min. Bid
7738	**Parcel ID:** 10-12-5-32-3427-000; **Legal Description:** LOTS 29 30 & 31 CLAREMONT BEING A SUB OF LOTS 4 5 6 & 7 OF CURTIS & GATES SUB SEC 32 T12N R5E ***DESC CHANGED DUE TO COMB WITH 3426 & 3428 2/5/02 **Comments:** Property is a single story home with a detached garage. Vinyl siding, shingle roof, And I believe a block foundation but not certain. Crawl space open to animals. The roof has some sagging issues. Definitely needs a new roof but I can't visually see any major collapsing. Overall just needs a lot of clean up and lots of cosmetic work. The garage is not terrible but has a slight lean on one side. Nice pine tree with a tire swing but the driveway is in terrible shape. Could be a nice little house like it once was if the right person came along and fixed it up. Close to lots of businesses and amenities. **Additional Disclosures:** 5; 33; 21 (see key for full text) **Summer Tax Due:** $305.88	2238 FARMER ST SAGINAW	$4,629.38
7768	**Parcel ID:** 17-12-1-27-0806-000; **Legal Description:** E 110.5 FT OF S 231 FT OF THAT PART OF W 1/2 OF NE1/4 LYING N OF C&O RR R/W .58 ACRE VILLAGE OF MERRILL SEC 27 T12N R1E **Comments:** This one could be a good flip, rental or whatever your heart desires! Siding needs some work. Newer metal roof looks to be in pretty decent shape. Looks like some animals getting into at least the crawlspace. Did not get a look at the foundation type/condition. Lot is ~0.50 acres. Surrounded by farmland and only a few houses in vicinity. Close to town and businesses. **Additional Disclosures:** 33 (see key for full text) **Summer Tax Due:** $752.56	504 SHANNON RD MERRILL	$4,871.59
7772	**Parcel ID:** 23-12-4-32-2226-000; **Legal Description:** LOT 76 RIVER FOREST SUBDIVISION NO 3 SEC 32 T12N R4E **Comments:** Two story house with attached garage, currently OCCUPIED, pictures limited to street view. House looks pretty good, roof is dirty but in good shape. Nice neighborhood with well kept houses and good sized yards. Could be a great starter home or flip. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,538.65	1170 RIVER FOREST SAGINAW	$11,213.33
7882	**Parcel ID:** 91-30-0-14-8000-000; **Legal Description:** LOT 70,RE-PLAT OF ENTIRE LOTS 1-2-7-8-13-20-21 27 TO 35-38 TO 40 & PART OF LOTS 3 TO 6-9 TO 11,14-19-22-23-26-36 & 37 OF BAUMANS ADDITION **Comments:** The property is a single story brick home with what looks to have some slight fire damage. Can't see the roof too well but looks like it has a tiny bit of sagging. Home is built solid so I wouldn't be concerned about the walls and foundation they seem to look good. Heavily overgrown and hard to get around back but nothing structurally over concerning. Not sure how much fire damage is inside but I could see a little bit above the front window. This one might need some work but it could be a good investment the neighborhood is nice and houses are kept up well. Close to schools and lots of businesses. **Additional Disclosures:** 46; 11; 33; 5 (see key for full text) **Summer Tax Due:** $923.43	2320 N CLINTON SAGINAW	$3,623.64
7924	**Parcel ID:** 91-90-0-96-5000-000; **Legal Description:** LOT 10,BLK.99,SAGINAW IMPROVEMENT COMPANYS ADDITION F **Comments:** One story house with detached garage, currently OCCUPIED, pictures limited to street view due to occupancy. Looks to be in relatively decent shape, roof looks surprisingly good. Convenience store across the street. Might be a good rental property. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $785.16	810 S WHEELER SAGINAW	$5,052.29
7930	**Parcel ID:** 91-90-1-81-2000-000; **Legal Description:** LOT 17,EXC.ELY.53.2 FT.,LOT 18, EXC.ELY.53.2 FT.,LOT 19,EXC. ELY.53.2 FT. BLK.44,SAGINAW IMPROVEMENT COMPANYS ADDITION K ALSO N 1/2 OF ADJ VACATED ALLEY. **Comments:** Single story brick house with detached garage, currently OCCUPIED, pictures limited to street view. House looks to be in decent shape. Block built garage looks solid, yard looks nice. Pretty good neighborhood kept up relatively well. Overall looks to be a good investment for someone. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $2,014.24	1939 W MICHIGAN SAGINAW	$9,514.92

Van Buren Re-Offer

Lot #	Lot Information	Address	Min. Bid
6922	**Parcel ID:** 80-40-541-010-00; **Legal Description:** 1048 33-1-15 527-283 979-235 1504-111 1714-602 1743-829/30 1745-104 1746-660 *** LOT 10. BLOCK 10 VILLAGE OF BREEDSVILLE. **Comments:** Approximately 0.36 acres. Located in the Bangor Public School District. Residential Land Use Code: 401. No observed structures. Land consists of partially wooded wetlands and a good chunk of dry flat ground. The South portion of the property runs along the South Branch Black River. Driveway entrance along the road leads to a flat section that looks to have been a parking area at one time. There are the metal blockades to prevent drivers from going into the wetlands. Adjacent to Lot# 6921 to the North. This property may have been the parking lot for the building on LOT#6921. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $167.90	S PINE ST GRAND JUNCTION	$2,613.23
6923	**Parcel ID:** 80-43-040-025-00; **Legal Description:** 488 19-4-14 917-936 973-889 * LOT 21 BLOCK 2 ORIGINAL PLAT OF DECATUR **Comments:** Approximately 0.25 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple large dogs. Please use extra caution. This property has been abused. There is a lot of debris and other evidence that the home has been mistreated and will likely need many repairs. Broken side entrance. Large dog cage out front with Germen Shepard that wasn't happy I was there. Small shed behind the home with a lot of personal property and debris. The land is open with dirt and grass sections with a few trees. This property is going to require a good amount of work so please do your due diligence and be prepared before placing a bid. LOT# 6924 is adjacent to the East. **Additional Disclosures:** 6; 33; 45; 21 (see key for full text) **Summer Tax Due:** $1,120.55	303 CLARK ST DECATUR	$11,313.29

Wexford Re-Offer

Lot #	Lot Information	Address	Min. Bid
7003	**Parcel ID:** 10-091-00-019-00; **Legal Description:** LOT 19, BLK 248 SMITH & ERNST ADDN, CITY OF CADILLAC **Comments:** Older single-wide mobile home on a platted lot in Cadillac. This one is well used and will likely need a good deal of work to make merchantable. The exterior of the property has been recently cleaned up by the city. There are several vehicles parked to the north of this that we believe belong to the neighbors. Still has the tongue if you want to haul it off, however you probably can't put another one there under current zoning. Check zoning for your intended use. **Additional Disclosures:** 17; 33; 21 (see key for full text) **Summer Tax Due:** $286.19	918 SUNDBERG ST CADILLAC	$1,904.58
7018	**Parcel ID:** MN-M-DV-032; **Legal Description:** LOT 32 MANTON DEVELOPMENT ASSOCIATION ADDITION CITY OF MANTON **Comments:** Small one bedroom wood frame home in Manton. Last owner was part-way through a remodel when she passed away and the estate has let it go. Newer windows and drywall needs finishing and trim. Updated high efficiency natural gas forced air heat. Full basement has minor repair visible. Detached one car garage seems generally straight and sound. Roof is older but no visible leaks. Finish the remodel and score ! **Additional Disclosures:** 50 (see key for full text) **Summer Tax Due:** $536.48	110 E ELM ST MANTON	$5,530.94
9997003	**Parcel ID:** 10-091-00-019-00; **Legal Description:** LOT 19, BLK 248 SMITH & ERNST ADDN, CITY OF CADILLAC **Comments:** Older single-wide mobile home on a platted lot in Cadillac. This one is well used and will likely need a good deal of work to make merchantable. The exterior of the property has been recently cleaned up by the city. There are several vehicles parked to the north of this that we believe belong to the neighbors. Still has the tongue if you want to haul it off, however you probably can't put another one there under current zoning. Check zoning for your intended use. **Additional Disclosures:** 17; 33; 21 (see key for full text) **Summer Tax Due:** TBA	918 SUNDBERG ST CADILLAC	$1,904.58

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.

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

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

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

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

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

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

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

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.

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

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

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

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

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

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

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

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

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

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.***

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

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluated it or consult with the local health department for additional information.

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