

Public Land Auction

Lapeer, Macomb DNR, Saint Clair, Sanilac

August 11th, 2022

Lapeer, Lapeer (Dnr), Macomb (Dnr), Saint Clair (Dnr), Saint Clair, and Sanilac Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2022 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

Monroe, Washtenaw DNR 8/2/2022	Hillsdale, Jackson 8/3/2022	Bay, Gladwin Huron (DNR only), Tuscola 8/4/2022
Arenac*, Iosco*, Ogemaw 8/5/2022	Lapeer*, Macomb (DNR only) Saint Clair*, Sanilac* 8/11/2022	Oakland 8/12/2022
Barry, Kalamazoo Saint Joseph* 8/16/2022	Branch, Calhoun 8/17/2022	Berrien*, Cass, Van Buren* 8/18/2022
Clare, Lake*, Osceola 8/23/2022	Gratiot, Isabella, Mecosta Montcalm 8/24/2022	Clinton, Livingston Shiawassee 8/25/2022
Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac (DNR Only), Schoolcraft) 8/26/2022	Western Upper Peninsula (Baraga, Dickinson*, Gogebic*, Houghton*, Iron*, Keweenaw, Marquette*, Menominee, Ontonagon*) 8/30/2022	Antrim*, Charlevoix*, Otsego 8/31/2022
Crawford, Kalkaska Missaukee, Roscommon* 9/1/2022	Alcona*, Alpena* Montmorency, Oscoda 9/6/2022	Cheboygan, Emmet* Presque Isle 9/7/2022
Mason*, Muskegon Newaygo (DNR Only) Oceana* 9/8/2022	Benzie, Grand Traverse* Leelanau, Manistee, Wexford 9/9/2022	Allegan, Ionia, Kent, Ottawa 9/13/2022
Saginaw 9/14/2022	Genesee 9/15/2022	Round 1 Re-Offer Auction 9/28/2022

No Reserve Auction

10/28/2022

Important Information Regarding Rules and Regulations

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

- Lapeer
- Saint Clair
- Sanilac

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Lapeer (DNR)
- Macomb (DNR)
- Saint Clair (DNR)

Michigan DNR Land Sales Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Lapeer

Lot #	Lot Information	Address	Min. Bid	Sold For
3600	<p>Parcel ID: 006-020-162-00; Legal Description: SEC 20 T9N R10E COM 1025 FEET W OF NE COR OF N 1/2 OF SE 1/4 TH W 75 FEET TH S 60 FT TH E 75 FT TH N 60 FT TO BEG, LOTS 136 & 137. A PART OF GOV. LOT 1. LEGAL CORRECTED FOR 2015 ROLL NDH Comments: This building sits on approximately 0.10 acres of land. Unfortunately the structure is in very poor condition and is slated to be demolished. You are not bidding on a house. Consider this a vacant lot. Third party reports possible underground tank. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Ust - Underground Tanks; Dangerous Building; Dnvi; Summer Tax Due: \$251.68</p>	193 FONDAH DRIVE COLUMBIAVILLE;	\$9182.00	
3601	<p>Parcel ID: 017-003-007-00; Legal Description: SEC 3 T8N R9E THE E 252 FEET OF S 172 FEET OF THE S 80A OF NE FRL 1/4. 1 A. Comments: This house sits on approximately 1.05 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Small gazebo close to the road. Partially wooded. Owner said the current resident would be out of the house soon. Former owners live in the house directly in front of this home. The gravel driveway used to get to the property appears to be on the adjacent owners land. However there is road access on Klam Road. Electric meter was still hooked up and appeared active. Vinyl siding looked ok with a few small areas that need repair. Shingled roof looked fair as well. The house is very small. Thick vegetation growing up around the home. Debris around the home. Could not determine the foundation however it looked to be slab on grade. The garage next to the home is in fair/poor shape. Sliding garage door. The former owners were nice during my visit. Occupied; Dnvi; Summer Tax Due: \$225.07</p>	3741 KLAM RD COLUMBIAVILLE;	\$8619.00	

3602	<p>Parcel ID: 017-029-017-00; Legal Description: SEC 29 T8N R9E N 1/2 OF NW 1/4 OF NW 1/4 EX S 350 FT OFN 629 FT OF W 633 FT THEREOF & THE N 110 FT OF THE S 1/2 OF NW 1/4 OF NW 1/4 EX THE W 837 FT THEREOF. 16.22 A.</p> <p>Comments: These buildings sit on approximately 16.22 acres of land. Was able to access the property by using a two track road that appears to be on an adjacent property owners land. Possible easement. There is ~260 feet of road frontage on N Elba Road as well. It appears that the house is still occupied. No one was home at the time of last visit but there were fresh tire tracks leading to the house. It looks like the residents are cleaning things out. Please use caution and be respectful if visiting this property in person. There is a metal dumpster near the driveway. Multiple trash bags piled up on the side of the home. Foundation appears solid but difficult to determine due to thick vegetation around the home. The house is tucked back into the woods. Attached two car garage. There are multiple vehicles parked on the property as well as a couple travel trailers.. The house appears to be in fair shape. Some damage to the roof fascia. Partial cement driveway. Shingled roof looked ok. Vinyl siding in fair shape as well. Window ac units. Could not find electric meter or gas meter. Large wooden deck on the side of the home overlooking large grass fields. It looks like there were once horses or other animals on the property at one point in time. There are multiple fenced in pens all over the open grassy area. There is a ton of potential for this property. Beautiful landscape. Saw a large Buck run across the field when I showed up. Great hunting property. Don't miss out on this great piece of land. Occupied; Dnvi;</p> <p>Summer Tax Due: \$754.83</p>	1970 N ELBA RD LAPEER;	\$15703.00	
3603	<p>Parcel ID: 017-580-086-00; Legal Description: SKINNER LAKE SUB LOTS 86 & 87. EA LOT APPROX. 40 FEET WATER FRONTAGE - ALL LOT DEPTHS VARY</p> <p>Comments: This house sits on approximately 2.30 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Small house. Dirt driveway leads to a gravel parking area in front of the home. Two vehicles, two boats, travel trailer and a flat trailer parked on the property. Large open grassy lawn runs down all the way to the water. Shingled roof looked ok. Wood siding looked to be in fair shape. Difficult to determine foundation due to over grown vegetation and the siding running all the way to the ground. Most likely block. Small shed behind the home. Electric and gas meter were still hooked up and appear active. AC unit on side of home. Nice sized property. This lot has a ton of potential. 40 feet of water frontage. Great property. Occupied;</p> <p>Summer Tax Due: \$816.33</p>	3985 SKINNER LAKE RD LAPEER;	\$23010.00	
3604	<p>Parcel ID: 018-021-007-00; Legal Description: SEC 21 T10N-R10E PART OF THE NW 1/4 OF THE NW 1/4 DES AS BEG AT A POINT ON THE N SEC LINE THAT IS E 1070.10 FT FROMTHE NW COR OF SAID SEC; TH CONTINUING ALONG SAID N SEC LINE E 261.00 FT; TH S 00-48-00 W 472.45 FT; TH W 261.00 FT; TH N 00-48-00 E 472.45 FT TO THE POB. 2.83 ACRES. Comments: This lot is approximately 2.83 acres of land. There is a pond on the South portion of the property. Partially wooded. Open area on the North section of the property. Tall grass. There is an old electric box on a post but the meter has been removed. Metal clothes dryer posts. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding.</p> <p>Summer Tax Due: \$57.58</p>	1136 MILLINGTON RD MAYVILLE;	\$5964.00	
3605	<p>Parcel ID: 041-522-004-02; Legal Description: T6N R12E VILLAGE OF ALMONT COM AT THE SW COR SEC 22 T6N R12E TH N 2461.97 FT ALONG THE W SEC LINE AND N 89-12-40 E 329.74 FT TO POB; TH N 89-53-46 E 363.75 FT; TH N 00-48-51 E 102.96 FT; TH S 89-26-50 W 365.10 FT; TH S 0-04-10 W 100.09 FT TO THE POB. LANDLOCKED .84 ACRE (0.85 ACRES). Comments: This property is approximately 0.83 acres of land. We could not gain access to this property without crossing over an adjacent property owners land. It's possible there is an easement onto the property but it is unknown. Please do your research before bidding on this property. Sits behind a group of houses. This would be a good purchase for one of the neighboring property owners looking to increase their property size. Appears to have some debris on the land judging from the aerial images. Power, gas, and water are in the area.</p> <p>Summer Tax Due: \$31.38</p>	N MAIN ST (HOWLAND) ALMONT;	\$5128.00	

3606	Parcel ID: 046-304-006-00; Legal Description: SEC 4 T9N R11E VILLAGE OF NORTH BRANCH COM ON N LINE OF HURON ST 400 FT E OF E LINE OF EAST ST, TH N 240 FT TO S LINE OF MILL ST, TH E 120 FT TO E VILLAGE LIMITS, TH S 240 FT TO N LINE OF HURON ST, TH W 120 FT TO BEG. Comments: This vacant lot is approximately 0.66 acres of land. Sits on the corner of Huron Street and Lydia Boulevard. Open grassy lot with a few trees that run along the West property line. Level ground. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$396.26	HURON ST NORTH BRANCH;	\$8458.00	
3607	Parcel ID: L20-51-600-040-00; Legal Description: CITY OF LAPEER ORIGINAL PLAT NW 1/4 LOT 3, BLK 33 ALSO COM SE COR LOT 3 TH E TO W LN OF FOX ST; TH N'LY ON W LN OF FOX ST TO E LN OF LOT 3; TH S ON E LN OF LOT 3 TO BEG (L=1 P=73 SEC 5, T7N-R10E) Comments: This vacant lot is approximately 0.11 acres of land. It appears there was a building on this property at one point in time but it has since been removed. The SEV does not accurately reflect the current value of the property. There is road access on both N Calhoun Street and Biddle Street. Driveway entrance on Biddle St. A few trees but mostly open and grassy. There was a boat and trailer parked on the property which is not part of the sale. Tires were flat so I believe its been sitting there for a long time. A few small bits of old cement foundation. Sev Not Accurate; Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$1,248.61	724 N CALHOUN ST LAPEER;	\$34358.00	
3608	Parcel ID: L20-59-601-040-00; Legal Description: CITY OF LAPEER ORIGINAL PLAT NW 1/4 N 8.50 FT OF LOT 6 & S 33 FT OF LOT 7, BLOCK 52 (L=1 P=73 SEC 5, T7N-R10E) Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Former owner was upset about losing property. Please use caution and be respectful if visiting this property in person. Street parking only. Vinyl siding in good shape other than a few spots that need re-adjusting. Poured concrete back porch area. Shingled roof looked to be in good shape as well. Roofed over front porch. Chain link fenced in back yard. Block foundation looked solid. New looking windows. Gas and electric meter were still hooked up and appear active. Nice property. Occupied; Dnvi; Summer Tax Due: \$605.16	511 N MADISON ST LAPEER;	\$7054.00	
3609	Parcel ID: 008-480-065-00; Legal Description: T7N R9E SUPERVISOR'S PLAT OF TINKER'S LANDING RECORDED IN L1 P64 OF LAPEER COUNTY PLATS LOTS 65 & 66. Comments: This vacant lot is approximately 0.18 acres of land. Wooded lot with thick vegetation throughout. Small trail runs through the property. Level ground. Just North of Nepessing Lake. Near the Lapeer Country Club. Would be a nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$35.89	WASHINGTON DR LAPEER;	\$7638.00	

Lapeer (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
99096	<p>Parcel ID: 010-030-012-00; Legal Description: The S 170 ft of N 340 ft of W1/2 of NW frl 1/4 Comments: The subject property is zoned AR Agricultural-Residential and consist of vacant land within Hadley Township. The property is located about 3.5 miles east of Goodrich, MI. More specifically the property is located north of the Green Road and Washburn Road intersection on the east side of Washburn Road. The property has 170 ft. of frontage on Washburn Road. Three adjacent private landowners surround the parcel. The parcel has flat to rolling relief with somewhat poorly drained sandy-loam soils. The western part of the property does have some wetter muck soils. Hadley Township zoning requires a minimum of 5 acres with 300 feet of width. Based on these restrictions the subject does not meet local zoning to build without an approved variance. Property dimensions are 170' (north-south) X ~900' (east-west). Approx 3.5 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>	Washburn Rd;	\$24500.00	

Macomb (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
99119	<p>Parcel ID: 08-14-07-276-002; Legal Description: Supervisors Plat of Bliss Farms Estates 21-25: Part of Lot 9 desc as foll: Beg at NE cor Lot 9 th NWLY to the NW cor Lot 9 th S 6.0 ft alg W line Lot 9 th SELY to pt of beg Comments: The subject parcel is zoned General Industrial and consists of a ~6 ft X ~280 ft. strip of land in the City of Roseville MI. The property is located north of the Common Road and M-97 intersection between two private landowners. The western edge of the parcel fronts a railroad corridor. There is no road access to the property (i.e. landlocked). The property does not meet local zoning to build due to its narrow width. 0.03 Acres Dnr Aa; Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Summer Tax Due: TBA</p>	Off M-97;	\$300.00	
99120	<p>Parcel ID: 08-14-08-477-001; Legal Description: Gratiot Elm Park Little Farms: Lot 83 excluding S 50.0 ft Comments: The subject parcel is zoned R1 ~½ One Family Residential and consists of a 15 ft X 181 ft. strip of land in the City of Roseville MI. The property is located at the SE corner of Eastland Street and Park Street. The property is a thin strip of property along the south side of Eastland Street and appears to be being used by the residential neighbor adjacent to the south. There is a cement driveway that runs through the middle of the property and connects to Eastland Avenue. Cement porch area from the neighboring house is in the middle of the lot. Partial chain link fence from adjacent house. Encroachment issues. This property would be a good purchase for the adjacent land owners that have their property built on this lot. The property does not meet local zoning to build due to its narrow width. 0.06 Acres Dnr Aa; Vul - Vacant Urban Lot; Encroachments; Sideyard Parcel; Personal Property; Summer Tax Due: TBA</p>	Eastland St;	\$5625.00	
99121	<p>Parcel ID: 08-14-19-478-011; Legal Description: Assessors Plat No. 4 Village of Roseville: Lot 101 Comments: The subject parcel is zoned R1 ~½ One Family Residential and consists of a 9 ft X 50 ft. strip of land in the City of Roseville MI. The property is located northeast of the Dodge Street and 10 Mile Road intersection. The property is a thin strip of land behind an apartment complex on 10 Mile Road. The property does not meet local zoning to build due to its narrow width. 0.01 Acres. This appears to be a section of a cement side walk. A portion of a 4 foot block wall separating the apartment parking lot from a house located behind it. It looks like a portion of this lot goes onto the fenced off lawn on the adjacent owners property. Encroachment issues. Dnr Aa; Unbuildable Lands / Too Small; Encroachments; Summer Tax Due: TBA</p>	Off 10 Mile Rd;	\$850.00	
99122	<p>Parcel ID: 08-14-09-327-053; Legal Description: Waldron Park Subdivision: All that part of W 20.0 ft of Lot 92 & E 20.0 ft of Lot 93 that lies W of a line desc as beg at a pt on E & W 1/4 line 183.78 ft S 87d 52m W from cen post Sec 9 th S 01d 53m 11s E 600.0 ft to pt of ending Comments: The subject parcel is zoned R1 ~½ One Family Residential and consists of a ~40 ft X ~134 ft. strip of land in the City of Roseville MI. The property is located at the NE corner of the Waldon Road and Beaconsfield Street intersection. The property is a thin strip of property that is currently an open grassy area between Beaconsfield Street and a private residence. The property does not meet local zoning to build due to its narrow width. 0.12 Acres. This would be a good purchase for one of the adjacent property owners looking to increase their property size. Dnr Aa; Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Summer Tax Due: TBA</p>	Beaconsfield St;	\$550.00	

Saint Clair

Lot #	Lot Information	Address	Min. Bid	Sold For
5800	<p>Parcel ID: 01-107-0030-010; Legal Description: PART OF LOT 30 DESC AS: BEG N 56D 11M 40S W 18.50' FROM SE COR OF LOT 30, TH N 01D 41M 15S E 14.56', TH S 11D 27M 00S W 13.34', TH S 56D 11M 40S E 2.67' TO BEG ALGONAC ASSESSORS PLAT AS RECORDED IN LIBER 49 OF PLATS PG 8-9 ST CLAIR COUNTY REGISTER OF DEEDS SEC 10 T2N R16E Comments: Please note: Due to the extremely limited use of this land, bids will only be accepted from adjacent owners. Very small piece of land in front of a house. The lot is approximately <0.01 acres. This property is too small to build on. This would be a good purchase for one of the adjacent land owners looking to increase their property size. Looks like it is very close to one of the neighbors fences. A portion looks to be a gravel drive that heads back to one of the neighbors garages. Sideyard Parcel; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$5.18</p>	SMITH ST ALGONAC;	\$500.00	
5801	<p>Parcel ID: 01-159-0009-000; Legal Description: SE 1/2 LOTS 82 & 83 POINT DU CHENE Comments: This house sits on approximately 0.12 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Nice custom brick driveway runs along the side of the home and leads to a detached one car garage. Partially fenced in back yard looks nice. Everything has been well kept and taken care of. There is a brick patio that connects the house to the garage. The siding and shingled roof on the garage are in good shape. Double porch on the front of the home on the first and second floor. The vinyl siding on the home looks good. Block foundation looks solid. The shingled roof looks good as well. Gas and electric still hooked up and appear active. This home is in great condition. We don't see these very typically. Close to the St Clair River. Occupied; Drv;</p> <p>Summer Tax Due: \$3,136.28</p>	312 CONLEY AVE ALGONAC;	\$15100.00	
5802	<p>Parcel ID: 02-475-0325-000; Legal Description: S1/2 OF LOT 16 EX THE N 10 FT THEREOF ALSO N 1/2 OF LOT 17 BLK 29 MAP OF THE VILL OF MARINE T3N R16E SEC 01 Comments: This house sits on approximately 0.20 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Wide cement driveway leads to a detached two car garage. Block foundation looks solid. Aluminum siding is in fair shape. Shingled roof appears to be in good shape as well. No major damage seen. Fenced in back yard. The garages shingled roof is bowing slightly in the middle but looks to be in good shape. Vinyl siding on the garage looks good. The property is in overall good shape. We don't see to many in this condition. Nice neighborhood. Boat and vehicle parked in the driveway. Occupied; Drv;</p> <p>Summer Tax Due: \$2,199.62</p>	147 S ELIZABETH ST MARINE CITY;	\$8800.00	
5803	<p>This lot is a "bundle" comprised of 5 parcels</p> <p><i>(1 of 5)</i> Parcel ID: 03-766-0078-000; Legal Description: LOTS 1 TO 8 INC BLK 22 SUBD C VILLAGE OF MARYSVILLE Comments: This lot is a bundle of 5 properties consisting of approximately 0.34, 0.79, 0.96, 1.40, and 2.34 acres. Four of these properties are grouped up near the West end of 17th Street. The road was not fully constructed but it does have legal road access. There is a creek/drainage ditch that separates 17th street from the property. Wet land indicators. The fifth property is located farther North and has road frontage near the Meijer Gas Station. There are wet land indicators on this area as well. Large trees and thick vegetation. All of the individual lots are forested. Nice spot to build if. Please contact the local governmental unit about zoning. Please do your research before bidding.</p> <p><i>(2 of 5)</i> Parcel ID: 03-766-0080-000; Legal Description: LOTS 10 TO 15 INC BLK 22 SUBD C VILLAGE OF MARYSVILLE</p> <p><i>(3 of 5)</i> Parcel ID: 03-766-0081-000; Legal Description: LOT 16 BLK 22 SUBD C VILLAGE OF MARYSVILLE</p> <p><i>(4 of 5)</i> Parcel ID: 03-766-0086-000; Legal Description: LOTS 23 TO 30 INC BLK 22 SUBD C VILLAGE OF MARYSVILLE</p> <p><i>(5 of 5)</i> Parcel ID: 03-766-0089-000; Legal Description: LOTS 1 TO 5 INC BLK 25 SUBD C VILLAGE OF MARYSVILLE</p> <p>Summer Tax Due: \$610.28</p>	TENNESSE AVE UNDEV RD MARYSVILLE; TENNESSE AVE UNDEV RD MARYSVILLE; TENNESSE AVE UNDEV RD MARYSVILLE; ST CLAIR BLVD MARYSVILLE; TENNESSEE AVE UNDEV RD MARYSVILLE;	\$5100.00	

5808	Parcel ID: 06-136-0007-000; Legal Description: LOT 7 ASSESSOR'S LAPEER AVENUE PLAT & W 1/2 OF THAT PART OF VACATED ALLEY ADJOINING, LYING BET N LINE OF LOT 3 EDWARD F. PERCIVAL'S LAPEER AVE. PLAT EXT WLY & NLY LINE OF LAPEER AVENUE. Comments: This house sits on approximately 0.21 acres of land. There is access to the garage through an alley behind the home. Brick foundation on home looks generally solid but there are areas that are cracking and need minor repairs. Vinyl siding on home in fair shape. Shingled roof looks to be in fair shape as well. The interior of the home is in poor shape. The last residents were very rough with the home. The kitchen is in shambles. Two bathroom three bedroom. Both bathrooms are unsanitary. There are piles of garbage throughout the house. Many flies. Most of the windows and doors have been boarded shut. The water heater in the basement has been cut from the water lines. The furnace is still present but the panel is open unknown if still working. The 100 amp breaker box is still present as well but most of the breakers have been removed and the cover has been taken off. The Electric meter on the outside of the house is still present but does not have any power. Gas meter has been removed. Mix of wood and carpet floors. There was an uninhabitable notice posted to the outside of the home. This house will need a major cleaning and some repairs will need to be done before the house is in good living condition. Be prepared. Vandalism; Sanitation Issues And Garbage; Boarded; Summer Tax Due: \$1,660.16	1419 LAPEER AVE PORT HURON;	\$9800.00	
5809	Parcel ID: 06-267-0018-000; Legal Description: LOT 27 INCL S 1/2 VAC ALLEY ADJ BOYCE PLAT Comments: Please note: Due to the extremely limited use of this land and encroachment issues, bids will only be accepted from adjacent owners. This vacant lot is approximately 0.14 acres of land. It sits on the corner of 19th Street and Pine Street. Open grassy lot with a couple trees. Driveway entrance on 19th Street. Was told by third party that the lot is too small to build. Please contact the local governmental unit about zoning. Please do your research before bidding. The adjacent property has a garage and it appears to be partially on this lot. Encroachment problems be aware. Vul - Vacant Urban Lot; Encroachments; Sideyard Parcel; Summer Tax Due: \$147.10	1900 VACANT LOT PINE ST PORT HURON;	\$2050.00	
5810	Parcel ID: 06-298-0189-000; Legal Description: S 35 FT OF E 70 FT LOT 5 BLK 22 BUTLER PLAT Comments: This vacant lot is approximately 0.06 acres of land. Across the street from community business parking lots. Some trees and vegetation along the South and West portions. Mostly an open grassy lot. Driveway entrance at road. Vul - Vacant Urban Lot; Summer Tax Due: \$64.91	600 VACANT LOT SUPERIOR ST 62 PORT HURON;	\$2250.00	
5811	Parcel ID: 06-366-0253-000; Legal Description: N 25.40 FT LOT 5 & N 25.40 FT OF W 30 FT LOT 6 BLK 91 ADDITION TO THE CITY OF PORT HURON, BEING A SUBDIVISION OF A PORTION OF FORT GRATIOT MILITARY RESERVATION. Comments: This vacant lot is approximately 0.05 acres of land. Corner lot with road access on Glenwood Avenue and Stone Street. It appears there was a building on this property at one point in time but it has since been removed. The SEV does not accurately reflect the current value of the property. Open dirt lot that is currently being used as parking by adjacent residents. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$76.45	812 STONE ST PORT HURON;	\$7700.00	
5812	Parcel ID: 06-635-0057-000; Legal Description: LOTS 13 & 14 BLK 4 INCL S 1/2 VAC ALLEY ADJ SANBORN'S TENTH STREET PLAT Comments: This vacant lot is approximately 0.30 acres of land. Corner lot with road access on Cedar Street and 11th Street. It appears there was a building on this property at one point in time but it has since been removed. The SEV does not accurately reflect the current value of the property. Open grassy lot with a few large trees. Level ground. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$154.10	1103 CEDAR ST PORT HURON;	\$7900.00	
5813	Parcel ID: 06-743-0506-000; Legal Description: E 15 FT OF S 100 FT LOT 9 & W 35 FT OF S 100 FT LOT 10 BLK 37 WHITE PLAT Comments: This vacant lot is approximately 0.11 acres of land. Open grassy lot. Drive way entrance with partial two track gravel driveway. It runs to the back of the property where there is a partial cement pad foundation. Partial cement sidewalk near the road. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Small amount of debris near the old foundation. Nothing difficult to clean up. Vul - Vacant Urban Lot; Summer Tax Due: \$111.78	733 UNION ST PORT HURON;	\$1500.00	

5814	Parcel ID: 07-049-0214-000; Legal Description: N18' OF W 5' OF E 60' OF S 1/2 OF LOT 5 BLK 11 MAP OF ST CLAIR Comments: Please note: Due to the extremely limited use of this land, bids will only be accepted from adjacent owners. This vacant lot is approximately <0.01 acres of land and sits in the middle of a group of houses and the Saint Clair Church of Christ. There does not appear to be access to this property. This would be a good purchase for one of the adjacent land owners looking to increase their property size. Summer Tax Due: \$13.93	CASS ST LANDLOCKED SAINT CLAIR;	\$500.00	
5815	Parcel ID: 08-600-0050-500; Legal Description: LOTS 2 & 3 BLOCK 5 ORCHARD HILL ADDITION TO VILLAGE OF BROCKWAY CENTRE Comments: This house sits on approximately 0.49 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Cement driveway leads to an attached one car garage. Vehicle parked in the driveway. Gas and electric meter are hooked up and appear to be active. Shingled roof looks good. Vinyl siding in good shape as well. Block foundation is appears solid. Mix of chain link and privacy fenced in back yard. Dirt drive way on the side of the home leads to a large storage garage with two garage doors. Large poured cement foundation provides additional parking. Small shed in the back yard with block foundation. The property is in overall good shape. We don't see these to often. Occupied; Drnvi; Summer Tax Due: \$1,441.36	308 LINCOLN ST YALE;	\$17800.00	
5816	This lot is a "bundle" comprised of 4 parcels (1 of 4) Parcel ID: 10-250-0021-000; Legal Description: LOT 10 BLK 2 DUNRENTIN HGTS SEC 11 T8N R14E Comments: This lot is a bundle of 4 properties consisting of approximately 0.54, 0.56, 0.57, and 0.57 acres of land. We could not gain access to this lot without crossing over adjacent land owners properties. It's possible there is an easement onto the properties but it is unknown. Please do your research before bidding. Sits between farmland and a group of houses. This would be a good purchase for one of the adjacent land owner which would allow access to the land. Appears to be forested. (2 of 4) Parcel ID: 10-250-0022-000; Legal Description: LOT 11 BLK 2 DUNRENTIN HGTS SEC 11 T8N R14E (3 of 4) Parcel ID: 10-250-0025-000; Legal Description: LOT 14 BLK 2 DUNRENTIN HGTS SEC 11 T8N R14E (4 of 4) Parcel ID: 10-250-0026-000; Legal Description: LOT 15 BLK 2 DUNRENTIN HGTS SEC 11 T8N R14E Summer Tax Due: \$46.16	LA SALLE ST BROCKWAY; LA SALLE ST BROCKWAY; LA SALLE ST BROCKWAY; LA SALLE ST BROCKWAY;	\$2400.00	
5820	Parcel ID: 11-019-3005-000; Legal Description: E342.63' OF SW 1/4 OF SE 1/4 LYING S OF BURTC ROAD EXC BEG AT NW COR OF ABV DESC,TH E'LY ALG C/L OF ROAD 70',TH S 144',TH W 65',TH N TO BEG & EXC THAT PART LYING E OF A LINE, BEG NO^4'W 11.35' & S89^1'W 1524.13' FROM SE SEC COR,TH N 690.64' SECTION 19 T8N R17E 1.85 A Comments: This lot is approximately 1.74 acres of land. Mostly wooded. There is a small shed/building on the North section of the property near the road. There is a two track road on the property that leads to the adjacent owners building. Not positive if this lies on their land or this lot. Difficult to determine. This would be a great property for one of the adjacent land owners. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$128.61	BURTC RD;	\$1200.00	
5821	Parcel ID: 14-442-0084-000; Legal Description: PART OF LOT 251, BEG S 0 DEG 14 MIN E 80.73 FT FROM ITS NELY COR, TH S 0 DEG 14 MIN E 80 FT TH S 89 DEG 46 MIN W 167.35 FT, TH N 7 DEG 06 MIN E 80.66 FT, TH N 89 DEG 46 MIN E 157.06 FT TO BEG SUP ROY T GILBERTS PLAT NO 2 FRAC SECS 8, 9 & 10 T2N R16E. Comments: This vacant lot is approximately 0.36 acres of land. Partially wooded. A portion of the property is being used a parking area for adjacent land owners. This area is stone gravel. Small open grassy area in the woods. There is a basket ball hoop put up in one of the trees. Some slight debris. Being used to store a boat trailer. There were vehicles parked in the property on last visit. Tall trees and thick vegetation on the wooded section. Personal Property; Encroachments; Summer Tax Due: \$390.38	NOOK RD;	\$4200.00	

5822	Parcel ID: 14-631-0114-000; Legal Description: LOT 127 ASSESSORS PLAT NO. 1 OF HARSENS ISLAND PC LOT 5. Comments: Please note: Due to the extremely limited use of this land, bids will only be accepted from adjacent owners. This vacant lot is approximately 1.13 acres of land. Nearly all of this lot is swamp land or open water. It's likely impossible or extremely difficult to build anything on this land. Please contact the local governmental unit about zoning. Please do your research before bidding. There is power and gas in the area but we did not see anything near this property. Swamp Lot; Summer Tax Due: \$19.52	GOLF COURSE RD;	\$500.00	
5824	Parcel ID: 20-009-2006-000; Legal Description: BEG ON W LINE OF US-25, 100 FT HWY, S 23 DEG 55' E 599.2 FT FROM INT/SEC WITH N SECTION LINE, TH W PARALLEL WITH N SECTION LINE 680.52 FT, TH S 0 DEG 17' E 91.41 FT, TH E PARALLEL WITH N LINE 720.61 FT TO W LINE OF HWY, TH N 23 DEG 55' W ON W LINE 100 FT TO BEG. FRAC SECTION 9 T7N R17E 1.47 A Comments: This vacant lot is approximately 1.47 acres of land. Wooded lot that's grassy and open underneath trees. There are two sheds on the property that are being used by the adjacent property owners. The shed look to be in fair shape. Nice property overall. Could be a nice spot to build but the neighbors are still using this land. Please contact the local governmental unit about zoning. Please do your research before bidding. Dnvi; Summer Tax Due: \$239.04	LAKESHORE RD FORT GRATIOT;	\$3100.00	
5825	Parcel ID: 28-172-0024-000; Legal Description: LOT 21, EXC SWLY 55 FT THEREOF. HORACE GALPINS SUBD OF LOT 8 OF THE BONHOMME TRACT Comments: This house sits on approximately 0.49 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Privacy fenced in back yard. Cement driveway leads to an attached one car garage. Shingled roof looks to be in fair shape. Block foundation looked solid. Aluminum siding is in fair shape. There is a section of brick siding on the front of the home There was a vehicle and boat parked in the driveway. There was an animal pen with goats in the back yard. Electric meter still hooked up and looked to be active. Gas meter had been removed. The house looks to be in overall fair/good shape. Occupied; Dnvi; Summer Tax Due: \$1,303.94	2069 HENRY ST PORT HURON;	\$9800.00	
5826	Parcel ID: 28-772-0020-000; Legal Description: E 41.33' OF LOTS 11 & 12 BLK 75 SUPERVISOR'S WHITE PLAT AS RECORDED IN LIBER 28 OF PLATS PAGE 1, ST CLAIR COUNTY REGISTER OF DEEDS Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot with a some shrubs near the road. Level ground. Nice little spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$18.80	DIXON ST PORT HURON;	\$1000.00	
5827	Parcel ID: 30-100-0052-010; Legal Description: LOT 50 EXC WEST 36' AND WEST 18' OF LOT 49 BLUE RIVER GARDENS SUBDIVISION Comments: This vacant lot is approximately 0.22 acres of land. Mostly open and grassy. There is a drainage ditch that runs along the East side of the property. The property look to run up to the privacy fence on the adjacent property to the West. There is a drainpipe near the road creating a driveway entrance. Nice neighborhood. Wetland Indicators; Summer Tax Due: \$89.64	4069 VIOLET AVE VACANT SAINT CLAIR;	\$1000.00	

Saint Clair (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
99166	Parcel ID: 74-06-401-0032-000; Legal Description: Gordon's Subdivision: Block 188: E 2 feet of Lot 14 Comments: Road access on the north side of Francis Street and the back alley between Francis and Gordon Streets coming off of 13th Street - Parcel is only 2' wide. Currently a fenced area between two private landowners. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. 0.004 Acres Dnr Aa; Encroachments; Unbuildable Lands / Too Small; Summer Tax Due: TBA	Francis St;	\$300.00	
99167	Parcel ID: 74-06-743-0141-100; Legal Description: White Plat - Block 12: S 52 ft of E 3 ft of Lot 2 Comments: Small strip of vacant land tucked between two residential homes. Located SW of the White Street and 9th Street intersection. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. Property dimensions are 3' X 52'. 0.003 Acres Dnr Aa; Unbuildable Lands / Too Small; Summer Tax Due: TBA	Off 9th St;	\$300.00	
99168	Parcel ID: 74-06-743-1206-000; Legal Description: White Plat - Block 132: East 1 ft of W 11 ft of Lot 6 Comments: Property Dimensions 1' X ~100'; Currently a cement driveway between two residential homes. Located SE of the 12th Street and Griswold Street intersection. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. 0.002 Acres. The North part of the property is a shared driveway and the South portion is grassy. Dnr Aa; Unbuildable Lands / Too Small; Summer Tax Due: TBA	Griswold St;	\$300.00	
99169	Parcel ID: 74-06-743-0395-000; Legal Description: White Plat - Block 30: N 8.65' of Lot 14 Comments: Located SE of the 8th Street and Division Street intersection. Parcel is only 8.65' wide and sits between two residential homes on the south side of a two-track. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. 0.01 Acres. One of the adjacent property owners has a driveway and fence built on this property. Encroachment issues. This would be a good purchase for the neighboring property owners. Dnr Aa; Encroachments; Sideyard Parcel; Summer Tax Due: TBA	8th St;	\$300.00	
99170	Parcel ID: No Tax-Id Assigned (G); Legal Description: Assessor's VanNess and Moak Plat #2: Outlot A North 39 ft of South 353 ft of East 120 ft of Comments: Frontage on the west side of 30th Street near the Little Street intersection Property is 39' (north-south) X 120' (east-west) There isn't a tax parcel number assigned to the property - currently within the City of Port Huron parcel 74-06-186-0059-000. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. 0.1 Acres. Partially wooded to the West. Open and grassy near the road. Difficult to determine the exact location of property. Please do your research before bidding. Dnr Aa; Summer Tax Due: TBA	30th St;	\$3000.00	
99171	Parcel ID: 74-06-761-0043-100; Legal Description: James H. White's Subdivision: S 8 inches Lot 5 Blk 8 Incl N 1/2 vac alley adj Comments: Very thin parcel (only 8) with frontage on 17th Street (SW of the Water Street intersection). Parcel is located between two residential homes. Zoned R1- Residential and is too small meet local zoning to build as a standalone parcel. 0.001 Acres Dnr Aa; Unbuildable Lands / Too Small; Summer Tax Due: TBA	17th St;	\$300.00	

99172	<p>Parcel ID: Part of 74-14-631-0068-000; Legal Description: Assessor's Plat No. 1 of Harsen Island PC Lot 5: All that part of Lots 94 and 95 lying Southeasterly of a line which begins in North line of Lot 96 North 88 degrees 1-1/2 minutes West 70.90 feet from the Northeast corner of Lot 96 and runs South 43 degrees 54 minutes West to South line of Lot 94 being the Old Harsen-Hodgson Line; also all of LOT 96</p> <p>Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land south of N Channel Drive. The subject is located approximately 2.5 miles west of Algonac MI east of the N Channel Drive and Golf Course Road intersection (on Harsens Island ~1/2 ferry required). . The subject does have legal road access and is surrounded by 2 private landowners. It appears that the adjacent landowner to the east constructed a driveway across the subject parcel off N Channel Drive to access their parcel. No easement has been granted to this party. DNR is retaining the adjacent 10-acre parcel to the southeast. Relief on the parcel is relatively flat with seasonally wet soils. The parcel requires ~80 ft of width to meet local zoning to build. A survey and township approval would be needed to see if the subject meets this requirement. 0.4 Acres. Thick vegetation. Wet land indicators visible. Someone has dumped a large amount of cement debris on the gravel drive that enters the property. Handful of large trees. Dnr Aa; Encroachments;</p> <p>Summer Tax Due: TBA</p>	N Channel Dr;	\$2800.00	
99173	<p>Parcel ID: Part of 74-14-631-0089-000 (A); Legal Description: Assessor's Plat No. 1 of Harsen Island PC Lot 5: SW'LY 30' of Lot 101</p> <p>Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land east of Golf Course Road. The subject parcel is located approximately 3 miles west of Algonac MI south of the Cottage Lane and Golf Course Road intersection (on Harsens Island - ferry required). The subject parcel has legal road access and is surrounded by private landowners. The parcel is 30 feet wide and extends back to a canal supplying access to Lake St. Clair. Relief in the area is relatively flat with poorly drained fine sandy loam soils. The township requires 65 ft of width to meet local zoning to build. As a result the parcel does not meet local zoning to build regulations. 0.17 Acres. It was difficult to determine the property lines. There might be a partial stone parking spot with a small trailer and tractor parked on it. Partial gravel driveway. Wetland indicators to the East. Dnr Aa; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: TBA</p>	Golf Course Rd;	\$2500.00	
99174	<p>Parcel ID: Part of 74-14-631-0089-000 (B); Legal Description: Assessor's Plat No. 1 of Harsen Island PC Lot 5: NE'LY 31.85' of SW'LY 315.55' meas on SE lot line of lot 101 ex SE'LY 30' thereof</p> <p>Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land east of Golf Course Road. The subject parcel is located approximately 3 miles west of Algonac MI south of the Cottage Lane and Golf Course Road intersection (on Harsens Island ~1/2 ferry required). The subject parcel has legal road access and is surrounded by private landowners. The parcel is just under 32 feet wide by approx 300 feet long and extends back to a canal supplying access to Lake St. Clair. Relief in the area is relatively flat with poorly drained fine sandy loam soils. The township requires 65 ft of width to meet local zoning to build. As a result the parcel does not meet local zoning to build regulations. ~0.25 acres. Dnr Aa; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: TBA</p>	Golf Course Rd;	\$500.00	
99175	<p>Parcel ID: 74-14-757-0024-000; Legal Description: William LaCroix's Subdn of Part of Lot 2 Claim 7 Harsens Island: N 13' of W 33' of Lot 28</p> <p>Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land north of La Croix Road. The subject parcel is located approximately 5 miles south of Algonac MI northwest of the La Croix Road and S Channel Drive intersection (on Harsens Island ~1/2 ferry required). The subject parcel does have legal road access and is surrounded by two private landowners. The parcel is only 33 feet X 13 feet wide between two private residential homes. Relief in the area is relatively flat with poorly drained fine sandy loam soils. The township requires 65 ft of width to meet local zoning to build. As a result the parcel does not meet local zoning to build regulations. 0.009 Acres. This would be a good purchase for one of the neighboring land owners. Dnr Aa; Dnr Min; Sideyard Parcel; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: TBA</p>	La Croix Rd;	\$300.00	
99176	<p>Parcel ID: 74-14-514-0079-000; Legal Description: Supr Roy T. Gilberts Plat #14: That part of Lot 1226 lying SWLY of a line beg at WLY cor th S 44d 18m 45s E 2009.26 ft to NWLY line of Lot 1225 at a pte 10.29 ft NE of W cor</p> <p>Comments: The subject property is zoned R-1 One Family Residential and does not have road access. The subject is located northwest of S Channel Drive north of the La Croix Road intersection about 5 miles south of Algonac MI (on Harsens Island ~1/2 ferry required). The property consists of a narrow strip (10 ft wide X ~2009 ft long) of forested flat property. The parcel does not meet local zoning to build regulations due to its width. 0.4 Acres Dnr Aa; Dnr Min;</p> <p>Summer Tax Due: TBA</p>	Off S Channel Dr;	\$330.00	

99177	<p>Parcel ID: 74-14-694-0001-000; Legal Description: Sam Gore Plat No 2: Lot 23</p> <p>Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land at the end of Gore Drive. The subject parcel is located approximately 2.5 miles south of Algonac MI on Harsens Island. A 1/2 ferry required. The subject parcel does have legal road access near the dead end - turn-around which may not be constructed all the way to the parcel. The parcel is ~60 feet (platted road) X 150 feet long between a private lot and a canal intersection. The canals supply access to Lake St. Clair. Relief in the area is relatively flat with poorly drained fine sandy loam soils. The township requires 65 ft of width to meet local zoning to build. As a result the parcel does not meet local zoning to build regulations without an approved township variance. Neighboring parcels with residential homes consist of multiple lots to meet zoning to build. A survey is recommended as some of the property maybe have been eroded/sunk into the adjoining canals. 0.21 Acres. Most of this parcel is underwater but there are sections that are above water although there are a lot of wet land indicators. There is a small section of metal fence near the north section of the property. May be a boundary line for the adjacent property. Dnr Aa; Dnr Min; Unbuildable Lands / Too Small; Wetland Indicators;</p> <p>Summer Tax Due: TBA</p>	Gore Dr;	\$10000.00	
99178	<p>Parcel ID: 74-14-060-0015-000; Legal Description: The ELY 41.2 ft of the WLY 123.7 ft of the SLY 528 ft of all that part of PC 309 lying N of State Trunk Line M-29 exc SLY 140 ft. Comments: The subject parcel is zoned R-1 One Family Residential and consists of vacant land near M29. The subject parcel is located approximately 3.5 miles west of Algonac MI east of the M29 and Maynard Drive intersection. The subject parcel does not have legal road access and is surrounded by 4 private landowners (i.e. landlocked). The parcel is ~388 feet long X ~41 feet wide. Relief in the area is relatively flat with poorly drained fine sandy loam soils. The township requires 65 ft of width to meet local zoning to build. As a result the parcel does not meet local zoning to build regulations. 0.36 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>		\$1150.00	
99179	<p>Parcel ID: 74-15-021-4016-000; Legal Description: N 3 acres of E1/2 of the E1/2 of the W1/2 of the SW1/4 of the SW1/4 except E 12 feet thereof Comments: The subject parcel is zoned R-1 Residential Single Family and consists of vacant forested land northeast of the McLain Road and Bryce Road intersection. The subject is located approximately 11.5 miles northwest of Port Huron. Relief on the parcel is relatively flat with fine sandy soils. The subject is adjacent to hundreds of acres of State of MI land via the northern border. DNR will not approve a legal easement for access through these adjacent lands. Three private landowners surround the property to the south east and west. The property does meet local zoning to build which requires 1.5 acres and 150 feet of width. The subject is 792 feet X 153 feet but likely needs road access or an easement to get a building permit. 2.78 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>	Off Bryce Rd;	\$5700.00	
99180	<p>Parcel ID: 74-25-008-1006-000; Legal Description: E 35 rods of that part of NW 1/4 lying N of GTRR right of way Comments: The subject parcel is zoned AG 1/2 Agricultural and consists of vacant forested land SW of the Flinchbaugh Road and Barth Road intersection. The property has approximately 577 feet of frontage on the south side of Flinchbaugh Road. The subject is located approximately 10 miles west of Port Huron off the I-69 - Barth Road exit. The southern property line is the railroad right-of-way. Relief on the parcel is relatively flat with somewhat poorly drained loamy fine sand soils. The property does not meet local zoning to build which requires 10 acres and 330 foot of road frontage. Buyers could request a variance at the township level to see if building on the parcel is an option. 8.5 Acres. Wooded with thick vegetation throughout. Dnr Aa; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: TBA</p>	Flinchbaugh Rd;	\$29000.00	

99181	<p>Parcel ID: 74-25-005-2031-000; Legal Description: That part of the E 92 feet of W 248 feet of S 633 feet of N 2181 feet of W1/2 of the W1/2 of the NE fractional 1/4 lying northerly of the I-69 highway ROW Comments: The subject parcel is zoned AG "Agricultural and consists of vacant forested land south of the Lapeer Road and Taylor Drive intersection. Saint Clair County records indicate there is a 20-foot easement (i.e. Taylor Drive "dirt" that extends to I-69 from Lapeer Road. DNR does not have a copy of this easement and does not know if it is a legal means to access the subject property. The easement currently is not constructed all the way to the subject parcel (e.g. stops about 60 feet to the north near the home of an adjacent landowner). The subject is located approximately 10 miles west of Port Huron off the I-69 - Barth Road exit. Relief on the parcel is relatively flat with fine sandy soils. The property does not meet local zoning to build which requires 10 acres and 330 foot of road frontage. The southern part of the property is adjacent to the I-69 ROW. According to MDOT ROW maps the DNR issued a Special Use Permit to allow MDOT to construct the highway across the south part of the property. Property dimensions are 633' (north-south) X 92' (east-west). 1.2 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>	Off Lapeer Rd;	\$2200.00	
99182	<p>Parcel ID: 74-25-005-2030-000; Legal Description: S 633 feet of N 2181 feet of W1/2 of the W1/2 of the NE fractional 1/4 except W 268 feet thereof also except that part lying within the I-69 ROW Comments: The subject parcel is zoned AG "Agricultural and consists of vacant forested land south of the Lapeer Road and Taylor Drive intersection. Saint Clair County records indicate there is a 20-foot easement (i.e. Taylor Drive "dirt" that extends to I-69 from Lapeer Road. DNR does not have a copy of this easement and does not know if it is a legal means to access the subject property. The easement currently is not constructed all the way to the subject parcel (e.g. stops about 60 feet to the north near the home of an adjacent landowner). The subject is located approximately 10 miles west of Port Huron off the I-69 - Barth Road exit. Relief on the parcel is relatively flat with fine sandy soils. The property does not meet local zoning to build which requires 10 acres and 330 foot of road frontage. The southern part of the property is adjacent to the I-69 ROW. According to MDOT ROW maps the DNR issued a Special Use Permit to allow MDOT to construct the highway across the south part of the property. Property dimensions are 633' (north-south) X 392' (east-west). 4.2 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>	Off Lapeer Rd;	\$7900.00	
99183	<p>Parcel ID: 74-02-150-0017-000; Legal Description: Amended Plat of R.B. Baird's Addn #2 - All that part of Lot 23 Blk 5 lying E of W City Limits Comments: The subject parcel is zoned R-1A One-Family Residential and consists of a ~10 ft X ~67 ft. strip of land on Bruce Street in Marine City MI. The property is located on the south side of Bruce Street east of the Elizabeth Street intersection (at the city limit border). The property is currently being used as a driveway for an adjacent residential home. It is unknown if the adjacent structure is encroaching the subject parcel (Buyer Beware). The property does not meet local zoning to build due to its narrow width and small acreage (requires ~0.17 acres and 60 foot of road frontage). 0.01 Acres. Multiple vehicles parked on the property on last visit. Some debris. Dnr Aa; Unbuildable Lands / Too Small; Personal Property;</p> <p>Summer Tax Due: TBA</p>	Bruce St;	\$850.00	
99194	<p>Parcel ID: 74-30-550-0120-000; Legal Description: Park Plat Subdivision - Lots 155 to 161 Inc excluding I-94 r/w Comments: The subject parcel is zoned CR "Commercial Recreational and consists of a ~10 ft X 280 ft. strip of land adjacent to the I-94 ROW near St. Clair MI. The property is located east of the I-94 ROW southwest of the Range Road and 16th Street intersection. The property is a wet thin strip between the expressway and a private parcel. The property does not meet local zoning to build due to its narrow width. 0.06 Acres Dnr Aa;</p> <p>Summer Tax Due: TBA</p>	Off I-94;	\$360.00	

Sanilac

Lot #	Lot Information	Address	Min. Bid	Sold For
6700	Parcel ID: 062-200-032-005-00; Legal Description: T14N R16E SEC 8 W 1/2 OF LOTS 5 - 6 BLK 32 ORIGINAL PLAT VILLAGE OF FORESTVILLE Comments: ~0.22 acres of vacant, improved, and clear land. Corner lot, with 60 ft paved road frontage on Cedar Ave, and 160 ft on 4th St. There's a large park right across the street, and the neighborhood seems nice. Near the SE portion, there is an L shape of what appears to be a concrete walkway well hidden in the grass. Vul - Vacant Urban Lot; Summer Tax Due: \$212.95	CEDAR FORESTVILLE MI;	\$4800.00	
6701	Parcel ID: 071-027-400-010-11; Legal Description: T10N R14E SEC 27 COM AT THE S 1/4 COR TH N 2064.20 FT TO POB TH N 125 FT TH E 224.96 FT TH S 125 FT TH W 224.96 FT TO POB 0.646 ACRES M/L Comments: This property was OCCUPIED at the time of visit. ~0.61 acres of clear, flat land, with a few shrubs and pine trees. 170 ft of paved road frontage on Sandusky (M-19), with 220 ft gravel road frontage on Pavilion. Long, gravel driveway with a concrete pad in front of the attached garage. The lawn is large and well kept. There are visible spots of roof damage. The garage door is now plywood and a tarp. The rest of the exterior, including what is visible of the foundation, appears to be in good shape. Personal Property; Occupied; Dnvi; Summer Tax Due: \$817.52	5255 S SANDUSKY PECK MI;	\$8950.00	
6702	Parcel ID: 071-060-005-001-00; Legal Description: T10N R14E SEC 34 LOT 1 & E 1/4 OF LOT 2BLK 5 EXC E 87.50 FT LOT 1 BLK 5 DAWSONS ADD TO VILL OF PECK Comments: .08 acres of flat and clear land with 60 ft of paved road frontage on W Lorraine. Parcel has a panhandle shape, with the handle going towards a baseball diamond to the south. Gravel driveway. Cute neighborhood, and the neighbors seem pleasant. Exterior of the home looks to be in good shape, if in need of some cleaning. The ridge cap on the roof does look a little worn. The inside of the house has been recently vacated. Faint odor of dog. The house is dirty, but with no major visible damage. Some of the hall flooring tiles are out of alignment. There is some also some kind of gooey substance on the window panes. Appliances have been removed. Animal Damaged; Summer Tax Due: \$356.45	67 W LORRAINE PECK MI;	\$4300.00	
6703	Parcel ID: 071-070-002-008-00; Legal Description: T10N R14E SEC 34 LOT 8 BLK 2 N 1/2 LOTS11-14 INCL BLK 2 DUBYS ADDN TO VILL OF PECK EXC W 45 FT OF N 1/2 OF LOT 14 Comments: ~0.54 acres of clear, flat land, with 65 ft paved road frontage on Lorraine St. The parcel is an L shape, with a good portion of the yard to the south. There are some larger trees in the back. Next to a church. The neighborhood seems nice. The house is in rough shape. Many areas of the stone foundation looks to be washing in. Shingles are falling off. Concrete porch stairs are crumbling. It does look to have a newer steel roof, however. The interior of the house has an odor of rot that will make you turn right around. There were only a few pictures able to be taken before the inspector was overwhelmed, but it's safe to assume the rest of the interior looks much the same. What was seen looks to be down to the subfloor, perhaps incomplete. Large sections of wallboards are missing, and the ceiling is also crumbling. Personal Property; Foundation Issues; Sanitation Issues And Garbage; Summer Tax Due: \$351.48	34 LORRAINE PECK MI;	\$2000.00	
6704	Parcel ID: 110-016-100-050-00; Legal Description: T12N R16E SEC 16 2 A IN NW COR OF W 1/2 OF W 1/2 OF NE 1/4 BEG AT NW COR TH E 208 FT S 417 FT W 208 FT N 417 FT TO POB 2.0000 A. Comments: 1.99 acres parcel with 200 ft of gravel road frontage on Day Rd. Lovely, large lot with a balance of cleared and forested land. The home is clearly old. There is no bathroom or any real plumbing inside. Corners of the building have settled. Floorboards on the front deck have rotted out. A corner of the three season porch is slightly unstable. The paint on the exterior is peeling, and some of the boards are rotting. Roof looks to be on its last legs, and there is some water damage inside. There are a few minor outbuildings in disrepair, one of them likely what used to be the outhouse. There's not a lot happening on the inside. A sink, some bunk beds, and a fuse box. Foundation Issues; Roof Issues; Summer Tax Due: \$92.04	DAY CARSONVILLE MI;	\$1700.00	

6705	Parcel ID: 171-120-004-007-00; Legal Description: MAP OF DECKERVILLE LOT COM AT SW COR OF BLK 4 TH E 50 FT N 32 1/2 FT E 16 FT N 50 FT W 66 FT S 82 1/2 FT TO POB Comments: .17 acres of improved land, mostly lawn with a few large shade providing trees. This is a corner lot, with 80 ft of paved road frontage on Pine St, and another 50 ft on Maple. There's a paved shared driveway off Pine. Exterior of the home looks to be in good shape, with the exception of window screens and some exterior glass. The county has been maintaining the yard. Electricity was active at the time of visit. There is a small shed behind the building with a collapsing roof. The interior is fairly filthy. There's a good layer of grime on everything. The floors have clearly experienced some settling, and the outside corners are all sunk a bit. There are some issues with the wall and floorboards, likely from settling. What little can be seen of the foundation appears to look fine, but there is a large portion hidden behind the vinyl siding. Water supply looks to be a combo of pvc and galvanized, as does the outgoing. There are several new appliances sitting in boxes. That, and the lack of circuits at the service box indicate this was an abandoned renovation. Foundation Issues; Incomplete Construction; Summer Tax Due: \$197.35	3460 PINE ST DECKERVILLE MI;	\$4600.00	
6706	Parcel ID: 200-017-300-070-00; Legal Description: T12N R13E SEC 17 COM 544.5 FT N OF SW COR TH E 264 FT N 71.5 FT W 264 FT S 71.5 FT TO POB 0.43 ACRES Comments: This property was OCCUPIED at the time of visit. Single story home on ~0.46 acres with 70 ft of paved road frontage on Wheeler Rd. Gravel driveway access. Land is generally flat and clear, although the rear is extremely overgrown. It's hard to tell what may be hiding on the growth, but there is one vehicle at a minimum. There is a set of storage outbuildings towards the rear of the property. What little can be seen appears in good repair. The house has several spots of significant roof damage, with portions of the underlayment visible. Vinyl siding looks intact, if in need of a cleaning. Minor amounts of debris surrounds the structure. There are signs in place indicating camera surveillance and no trespassing. Roof Issues; Occupied; Dnvi; Personal Property; Summer Tax Due: \$174.49	1592 MAIN SNOVER MI;	\$4700.00	
6707	Parcel ID: 211-110-000-005-00; Legal Description: SA-U 05 T12N R16E SEC 26 & 27 LOT 5 HURON SIERRASUB. Comments: ~0.43 acres vacant, unimproved, wooded land, with 120 ft paved road frontage on M-25. Between Mann Rd and Palos Verde Dr. Adjacent properties are a Pole Barn towards Mann, and a single story home towards Palos Verde. Summer Tax Due: \$37.88	MANN RD PORT SANILAC MI;	\$3900.00	
6708	Parcel ID: 261-070-000-140-00; Legal Description: BLUE WATER BEACH SUB. LOT 140 Comments: ~0.13 acres of flat, clear, improved land. 50 ft of gravel road frontage on Birchtree Rd to the west, and 50 ft on Beechwood to the east. There's a thick tree line on the east side. Association Fees \$90.00 yearly for mowing. The membership present at the September 4, 2021 Semi-Annual membership meeting recognized that the pier protects our bluff, sustains the beautiful beach we enjoy, and adds value to our subdivision. With that in mind, the membership approved the Pier-Repair Proposal to cover up to \$70,000, including construction, permits and a contingency for unforeseen costs, with a special assessment of \$300 in 2022 for each property owner. On September 22 a storm damaged the pier and necessitated emergency repairs, using the \$15,000 contingency. We are hopeful the original Pier-Repair will go smoothly and no further conditions arise which would necessitate more funds. Please visit their website for more info: http://bluewaterbeach.weebly.com/news Association Fees; Summer Tax Due: \$14.81	BIRCH TREE RD LEXINGTON MI;	\$1200.00	
6709	Parcel ID: 261-303-003-935-00; Legal Description: GREAT LAKES BEACH #3 LOTS 3935-3936 NARCISSUS Comments: ~0.09 acres of vacant, flat, clear land. The road appears to be platted, but not yet developed. Summer Tax Due: \$27.40	NARCISSUS LEXINGTON MI;	\$1350.00	
6710	Parcel ID: 261-303-003-937-10; Legal Description: GREAT LAKES BEACH #3 LOTS 3937- 3939 AND LOTS 3952-3953 0.216 ACRES MORE OR LESS Comments: ~0.22 acres of vacant, clear, and flat land. 40 ft of gravel road frontage on Lilac to the south. The north frontage appears to be planned, but undeveloped. Parcel is an odd shape. Summer Tax Due: \$10.26	NARCISSUS LEXINGTON MI;	\$1200.00	
6711	Parcel ID: 261-303-004-023-00; Legal Description: GREAT LAKES BEACH #3 LOTS 4023 TO 4027 INCL. LAKESHORE Comments: ~0.22 acres of vacant, flat, and clear land. 95 ft of gravel road frontage on Violet Rd to the north. To the west appears to be a planned but undeveloped road. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$11.40	SYLVIA LEXINGTON MI;	\$1200.00	

6712	Parcel ID: 261-303-004-046-00; Legal Description: GREAT LAKES BEACH #3 LOTS 4046 TO 4049 NARCISSUS Comments: ~0.29 acres of vacant, flat, and generally clear land, with a few bushes. A road appears to be platted to the south, but undeveloped. There would be 90 ft of road frontage if it were. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$26.00	NARCISSUS LEXINGTON MI;	\$1400.00	
6713	Parcel ID: 261-310-000-099-00; Legal Description: HURONIA HEIGHTS LOT 99 7372 SHOREWARD Comments: Please note: This home sits within the new sewer district of Worth Township. After purchase, this house will be required to be hooked up to the municipal sewer system AT THE OWNER'S EXPENSE prior to being granted occupancy. The estimated cost is \$6,050. Please be aware of this requirement prior to bidding on this house. Property was OCCUPIED at the time of visit. .16 acres of cleared and flat land, with 60 ft of gravel road frontage on Shoreward Dr. Gravel driveway. The rear of the lot is extremely overgrown. Personal property and debris surround the house to the rear. Siding and roof appear to be in generally decent shape, excepting the roof of the rear porch, which looks to be little more than peeling ice barrier and tar paper. There's a little bridge crossing a creek in the back. Cute neighborhood Lake Huron is visible at the end of the road. Cute neighborhood. From the association website: Huronia Heights and its beaches were established in the 1930s as a recreational community. Huronia Heights has a total of 319 homeowners with eight private parks and beaches. Our parks and beaches have beautiful benches and picnic tables overlooking the beautiful Lake Huron. Every property owner is required to pay an annual association fee based. The dues are \$140 a year for property with a house and additional \$10 per lot that is attached. Vacant Property is \$55 per year. The association fee covers Weekly trash removal & Lawn Maintenance for our parks and beaches, as well as easements throughout the community . Personal Property; Dnvi; Occupied; Association Fees; Summer Tax Due: \$270.60	7374 SHOREWARD LEXINGTON MI;	\$5300.00	
6714	Parcel ID: 300-140-003-005-00; Legal Description: R. G. BROWNS DIV. OF BROWN CITY E 20 FT OF LOT 5 BLK 3 Comments: Mixed use building on .08 acres. 20 ft of paved road frontage on Main St. Brick structure with mostly shared walls. Building looks to have been updated recently, and perhaps not completely. Storefront overhang is missing some soffit pieces. A stretch of 2-3 ft of foundation on the east wall towards the south is letting in some daylight. Flat roof looks to be relatively modern as seen from the road. Room for a single car off-street parking in the back. The apartment has a large fenced in patio. The interior has flooring removed. Bathroom and tile work appear to be modern. It's nearly move in ready. The storefront looks like the wiring has been recently updated. There's lots of CCTV locations and wall outlets. Beautiful tin ceiling. Basement is typical of turn of the century buildings, being partially finished, damp, and with lots of cobwebs and dirt. Foundation Issues; Incomplete Construction; Summer Tax Due: \$284.84	4235 MAIN BROWN CITY MI;	\$7000.00	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature	Date	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.