















## MI - Central Michigan HUD Photo List -

	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
<b>CLINTON</b>									
	4-26-12	Daily	<b>\$53,000</b>	New Listing	263-414216	209 N KNOWLTON ST <b>ELSIE, MI 48831</b>	1950 LBP	3 / 2.1 2,028	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Roof is near the end of its useful life, replacement is recommended, Plumbing system needs repair. Replace missing sink and vanity in 2nd floor bath, Evidence of defective paint (front porch, foundation exterior, 2nd floor back bedroom, trim around garage doors), .									
		Daily	<b>\$75,000</b>	New Listing	263-435908	5922 ROUND LK RD <b>LAINGSBURG, MI 48848</b>	1952 LBP	3 / 1 1,531	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of water infiltration, Property does not have adequate crawlspace access, Plumbing system needs repair, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Property located within a special flood hazard area, flood insurance is required, .									
	4-17-12	Daily	<b>\$27,000</b>	New Listing	263-415372	407 E STATE ST <b>SAINT JOHNS, MI 48879</b>	1900 LBP	4 / 1 1,849	\$3,080 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Repair tub surround in bathroom, Repair rear portion of damaged roof, Repair plumbing system, Remediate mold-like substance in basement. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-27-12	Daily	<b>\$27,000</b>	New Listing	263-348441	509 S. CLINTON AVE <b>SAINT JOHNS, MI 48879</b>	1900 LBP	3 / 1 1,412	\$2,750 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> REPAIR PORCH WINDOW, REPAIR LEANING AT FRONT PORCH, REPAIR PLUMBING SYSTEM. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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<b>GRATIOT</b>									
		Daily		ERROR	263-433766	6637 MAPLE ST RIVERDALE, MI 48877	1906 LBP	3 / 1 1,243	
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Roof is near the end of its useful life, replacement is recommended. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-11-12	Daily	<b>\$44,000</b>	New Listing	263-415737	7083 N LUMBERJACK RD RIVERDALE, MI 48877	1954 LBP	2 / 1 1,064	\$3,300 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Repair plumbing, Secure meter box, Replace old line to meter, Finish floors on 2nd floor, .									
<b>IONIA</b>									
	4-19-12	Daily	<b>\$15,000</b>	Relist	263-394900	808 RIVERSIDE ST BELDING, MI 48809	1900 LBP	3 / 1 1,092	\$2,420 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair plumbing; replace missing toilet, Replace thermostat, Install flooring in living room, dining room and bedroom #3. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
		Daily	<b>\$65,100</b>	New Listing	263-411156	8897 BLISS RD LAKE ODESSA, MI 48849	1964 LBP	3 / 1 1,406	UK
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Plumbing system needs repair; toilet shut-off valve, Evidence of water infiltration. Dampness in basement; roof drains defective, .									
	5-10-12	Daily	<b>\$38,000</b>	New Listing	263-461200	5930 BLISS RD SARANAC, MI 48881	1989	3 / 2 1,400	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Manufactured home, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Property does not have adequate crawlspace access, Plumbing system needs repair. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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<b>ISABELLA</b>									
	4-27-12	Daily	<b>\$65,000</b>	New Listing	263-410015	2980 MONROE RD <b>BLANCHARD, MI 49310</b>	1990	3 / 1 1,344	\$440 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense. <b>Repairs:</b> REPLACE MISSING HANDRAILS, .									
	5-11-12	Daily	<b>\$66,880</b>	Price Reduction	263-329045	551 SOUTH WISE ROAD <b>MOUNT PLEASANT, MI 48858</b>	1997	3 / 2 1,512	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Manufactured home, Replace broken windows and damaged walls; install gutters and downspouts, Plumbing system needs repair (crawl space and utility room ); property install sump pump, Replace missing well pressure tank, Install and fill propane tank, Repairs exceed \$5,000, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, .									
	4-18-12	Daily	<b>\$22,000</b>	New Listing	263-403989	5339 S WISE RD <b>SHEPHERD, MI 48883</b>	1986	2 / 2 952	\$4,070 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Manufactured home, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Evidence of defective paint. <b>Repairs:</b> LEVEL DIRT PILES AND FILL HOLES IN YARD, REPLACE DAMAGED AND MISSING FLOOR COVERINGS, REPAIR DAMAGED PLUMBING, REPLACE MISSING TOILETS, CONNECT HOME TO MAIN POWER POLE. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
<b>MECOSTA</b>									
	4-19-12	Daily	<b>\$27,000</b>	New Listing	263-398730	4303 15 MILE ROAD <b>BARRYTON, MI 49305</b>	1998	3 / 2 1,456	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Manufactured home, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Property located within a special flood hazard area, flood insurance is required, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of water infiltration. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-4-12	Daily	<b>\$60,000</b>	New Listing	263-445945	3830 PFEIFFER CT <b>MORLEY, MI 49336</b>	1999	2 / 1 1,008	\$440 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. <b>Repairs:</b> Install (1) missing light fixture and one or more switchplate covers, .									

**Daily - Available to O/O & Investors**

Lottery - Available for Govt., GNND and Non-Profit




Provided by: BLB Resources, Inc. (248) 356-4711 | Information deemed reliable but not guaranteed.

Buyer to verify all information. \*Availability, subject to daily sales. \*\*Lead-Based Paint Addendum.

For more property details and to place bids, please visit [www.HudHomestore.com](http://www.HudHomestore.com)



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<b>MONTCALM</b>									
	5-8-12	5-17-12	<b>\$35,000</b>	New Listing	263-400296	120 SOUTH BOWER ST <b>GREENVILLE, MI 48838</b>	1948 LBP	3 / 1 1,192	\$550 IE
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint. <b>Repairs:</b> Repalce missing floor covering. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-18-12	Daily	<b>\$34,000</b>	New Listing	263-416308	6426 GROW RD <b>SHERIDAN, MI 48884</b>	1910 LBP	3 / 1 1,462	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Roof is near the end of its useful life, replacement is recommended, Evidence of mold-like substance, take appropriate action. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-3-12	Daily	<b>\$20,240</b>	Price Reduction	263-406325	8051 N FERRIS RD <b>SIX LAKES, MI 48886</b>	1973 LBP	2 / 1 768	UI
<i>Special Comments</i>									
<b>Disclosures:</b> Evidence of defective paint, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Replace missing floor covering, Structural and foundation repairs required, Plumbing system needs repair, Electrical system needs repair, Repairs exceed \$5,000. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-8-12	5-17-12	<b>\$13,000</b>	New Listing	263-424103	411 W WALNUT ST <b>STANTON, MI 48888</b>	1930 LBP	3 / 1 1,398	\$2,805 IE
<i>Special Comments</i>									
<b>Repairs:</b> Repair/replace damaged/missing siding, Replace missing exterior window trim, Repair furnace, Replace missing interior trim/wallboard; exposed wiring, Replace missing gutter downspout, Repair damaged ductwork. <b>Misc.:</b> Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									