










MI - Northern 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
ALPENA									
	4-19-12	Daily	\$60,000	New Listing	262-167402	1500 W NAYLOR RD ALPENA, MI 49707	1996	4 / 2 2,052	UI
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, Manufactured home, Safety hazard on deck needs repair, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
BENZIE									
	4-28-12	Daily	\$97,000	New Listing	263-320390	4685 MAPLEWOOD DR LAKE ANN, MI 49650	1997	3 / 1 864	\$550 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Remediate mold-like substance, .									
CLARE									
	4-28-12	Daily	\$50,000	New Listing	263-352979	9721 MEADOW LANE FARWELL, MI 48622	1980	3 / 2 1,344	\$2,530 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well or septic repair will be the buyer's expense. Repairs: Repair flooring to eliminate trip hazard, Repair step from garage to house - trip hazard, Replace missing deck railing-safety hazard, Remove damaged ceiling drywall - safety hazard, Repair damaged gutter, Replace missing/damaged shingles, Repair well head, .									
	4-4-12	Daily	\$41,000	New Listing	263-345537	2240 WILLARD ST. HARRISON, MI 48625	1997	3 / 2 1,674	\$413 IE
<i>Special Comments</i>									
Disclosures: Manufactured home, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Replace missing register covers, Replace missing downspouts. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-9-12	5-18-12	\$12,320	Price Reduction	263-298296	4072 JANET DRIVE HARRISON, MI 48625	1960 LBP	2 / 1 932	\$1,265 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Evidence of defective paint. Repairs: Replace well cover, Replace damaged fascia at roof line, Repair plumbing. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									








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EMMET									
		Daily	\$111,500	New Listing	263-409461	2815 PINE BOUGH LN ALANSON, MI 49706	1999	3 / 2 1,396	UK
		<i>Special Comments</i> Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Roof is near the end of its useful life, replacement is recommended, HOA Association fee of \$210 Annually, .							
	5-2-12	Daily	\$57,000	New Listing	263-365790	4421 US 31 ALANSON, MI 49706	1969 LBP	4 / 1.1 1,152	\$743 IE
		<i>Special Comments</i> Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Repair gutter, Inspect/repair roof due to prior leak on living room ceiling, Repair shower plumbing, Install GFI in baths and kitchen, .							
GLADWIN									
	5-4-12	Daily	\$25,000	New Listing	262-162267	730 N ARCADE STREET GLADWIN, MI 48624	1950 LBP	3 / 1 1,060	UK
		<i>Special Comments</i> Disclosures: Evidence of mold-like substance, take appropriate action, Structural repairs required, Evidence of water infiltration, Roof needs repair, Plumbing system needs repair, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.							
GRAND TRAVERSE									
	5-11-12	Daily	\$43,000	New Listing	263-342308	819 GLADEWOOD AVE TRAVERSE CITY, MI 49686	1988	3 / 2 1,452	UK
		<i>Special Comments</i> Disclosures: Manufactured home, Property is connected to a septic system. Any required septic repairs will be the buyer's expense, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Furnace needs replacement, .							

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IOSCO									
	4-17-12	Daily	\$35,000	New Listing	262-185522	206 7TH AVE TAWAS CITY, MI 48763	1920 LBP	4 / 2 2,113	UI
<i>Special Comments</i>									
Disclosures: Roof needs repair; possible active leak, Evidence of water infiltration in the crawlspace, Evidence of defective paint, Structural repairs required, Plumbing system needs repair, Electrical system needs repair, Thermostat needs replacement, HVAC needs repair. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
KALKASKA									
	4-16-12	Daily	\$35,000	New Listing	263-384680	9632 MANLEY RD NW ALDEN, MI 49612	1989	3 / 2 1,104	UI
<i>Special Comments</i>									
Disclosures: Manufactured home, Roof needs repair, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Recommend structural engineer check foundation. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-8-12	5-17-12	\$24,640	Price Reduction	263-379963	9233 NE COVERT RD MANCELONA, MI 49659	2000	3 / 2 1,188	\$2,475 IE
<i>Special Comments</i>									
Disclosures: Manufactured home, Property is connected to a well and septic systems. Repairs: Repair flooring, Repair plumbing, Install kitchen vent. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-26-12	Daily	\$47,000	New Listing	263-373465	5219 BOARDMAN RD SW SOUTH BOARDMAN, MI 49680	1975 LBP	4 / 2 1,658	\$1,650 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Evidence of defective paint. Repairs: Install railing and steps on deck, Install carpet over subfloor in the living room, Mitigate mold-like substance in laundry and behind hot water heater, .									
	4-24-12	Daily	\$12,000	Relist	263-375562	2362 HALL ROAD SW SOUTH BOARDMAN, MI 49680	1995	3 / 2 1,280	UI
<i>Special Comments</i>									
Disclosures: Manufactured home, Replace missing floor covering, Furnace needs replacement, Electrical system needs repair, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Repairs exceed \$5,000. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

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MASON									
	4-25-12	Daily	\$72,000	New Listing	263-444741	704 6TH ST LUDINGTON, MI 49431	1900 LBP	3 / 2 1,592	\$330 IE
	<i>Special Comments</i> Repairs: Repair damaged wall/exposed wiring, Replace missing section of siding, .								
OGEMAW									
	4-26-12	Daily	\$65,000	New Listing	262-160860	1695 SENSABAUGH RD LUPTON, MI 48635	2000	3 / 2 1,647	\$2,566 IE
	<i>Special Comments</i> Disclosures: Manufactured home, Property is connected to a well and septic systems. Any inspections and/or repairs at buyers expense. . Repairs: See repair attachment, .								
ROSCOMMON									
	4-14-12	Daily	\$39,000	New Listing	263-386385	6456 DOVE TAIL HOUGHTON LAKE, MI 48629	2002	3 / 2 1,647	\$990 IE
	<i>Special Comments</i> Disclosures: Manufactured home, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Cover partially exposed sub-floor in master bath, Cover sub-floor in master bedroom, Install step outside doorwall in dining room. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.								
	4-3-12	Daily	\$27,000	New Listing	263-393946	4950 TOWER HILL RD HOUGHTON LAKE, MI 48629	2005	3 / 2 1,188	\$2,090 IE
	<i>Special Comments</i> Disclosures: Manufactured home, Property is connected to a septic system. Repairs: Replace missing downspouts, Repair plumbing, Replace missing thermostat, Replace missing propane tank. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.								
	4-16-12	Daily	\$78,000	New Listing	263-411320	90 FERNWOOD TRL PRUDENVILLE, MI 48651	1993	3 / 2 1,782	UI
	<i>Special Comments</i> Disclosures: Manufactured home, Evidence of a mold-like substance and water infiltration, take appropriate action, Roof needs repair. Unable to locate water infiltration, Property is connected to a well and septic systems, .								

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



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WEXFORD									
	5-10-12	Daily	\$39,000	New Listing	263-468455	224 E CASS ST CADILLAC , MI 49601	1920 LBP	4 / 2.1 2,586	UK
<p><i>Special Comments</i></p> <p>Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of water infiltration, Evidence of defective paint. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.</p>									