






MI - Thumb Area 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
HURON									
	5-8-12	Daily	\$20,240	Price Reduction	262-179656	224 FIFTH ST N HARBOR BEACH, MI 48441	1930 LBP	3 / 1.1 1,505	UK
<i>Special Comments</i>									
Disclosures: Evidence of a mold-like substance and water infiltration, take appropriate action, Foundation has typical settlement cracks, Electrical system needs repair, Furnace needs repair, Repairs exceed \$5,000. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-9-12	5-18-12	\$63,000	New Listing	262-186745	3897 SAND ROAD PORT AUSTIN, MI 48467	1954 LBP	3 / 2 1,836	\$3,850 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Damaged fascia and cracked siding on detached garage. Repairs: Repair cracks in walls and ceilings, Replace missing steps on side porch, Abate mold-like substance in the basement, Inspect and repair foundation, .									
LAPEER									
	5-3-12	Daily	\$57,750	Price Reduction	262-148220	764 MAPLE DR COLUMBIAVILLE, MI 48421	1972 LBP	3 / 1 1,570	\$550 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Repairs: Repair plumbing, .									
	4-21-12	Daily	\$65,000	New Listing	262-159494	5464 SUTTON ROAD DRYDEN, MI 48428	1978	4 / 2 1,271	\$1,100 IE
<i>Special Comments</i>									
Disclosures: There was a special assessment of \$1.00 charged to the property by the local community, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense. Repairs: Repair plumbing system, .									
	4-13-12	Daily	\$70,000	New Listing	262-170158	1775 DALEY ROAD LAPEER, MI 48446	1972 LBP	4 / 1.1 1,613	\$3,850 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: Replace roof, Repair plumbing system, Replace missing floor coverings, .									

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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SAINT CLAIR									
	5-5-12	Daily	\$30,000	New Listing	261-881740	491 SUNSET STREET ALGONAC, MI 48001	1953 LBP	3 / 2 1,316	UK
<i>Special Comments</i>									
Disclosures: Evidence of defective paint, Evidence of mold-like substance, take appropriate action, Structural repairs required, Roof needs repair; replace gutters and downspouts, HVAC 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.									
	5-15-12	Daily	\$15,960	Price Reduction	261-908457	3262 RABIDUE RD CLYDE, MI 48049	1964 LBP	3 / 1 1,762	UK
<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, Repairs exceed \$5,000, Evidence of defective paint, Furnace needs replacement, Plumbing system needs repair, Evidence of water infiltration, Property does not have adequate crawlspace access. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-27-12	Daily	\$15,000	New Listing	261-882408	7082 PHILLIPS RD CLYDE, MI 48049	1980	2 / 1 938	UI
<i>Special Comments</i>									
Disclosures: Evidence of mold-like substance, take appropriate action, Roof is near the end of its useful life, replacement is recommended, Furnace needs replacement, 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.									
	4-28-12	Daily	\$70,000	New Listing	261-890156	8496 DIXIE HIGHWAY FAIR HAVEN, MI 48023	1996	2 / 1 1,116	\$2,475 IE
<i>Special Comments</i>									
Disclosures: Property located within a special flood hazard area, flood insurance is required. Repairs: Repair loose deck rails-safety hazard, Repair damaged drywall in lower level, Replace missing elbow and extension on downspout, Repair open line in basement, .									
	5-12-12	Daily	\$85,000	Relist	261-904292	1331 ALLEN RD KIMBALL, MI 48074	2003	3 / 2 1,210	\$935 IE
<i>Special Comments</i>									
Repairs: Repair plumbing system, Re-install gas meter, Replace exterior duplex electrical cover plates, .									

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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	4-25-12	Daily	\$23,000	New Listing	261-599867	3582 MYRTLE RD LAKEPORT, MI 48059	1972 LBP	3 / 2 1,305	UI
<i>Special Comments</i>									
Disclosures: Manufactured home, Evidence of mold-like substance, take appropriate action, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Estimated remaining economic life is below 30 years. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	4-27-12	Daily	\$109,000	New Listing	261-964217	13707 NORMAN RD LYNN, MI 48097	1981	3 / 2 1,576	\$2,585 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: Cover exposed sub-floor in dining room and hall, Repair rear roof damage, Replace missing switch and duplex cover plates, Replace thermostat, .									
	4-27-12	Daily	\$82,000	New Listing	261-953151	115 HARBOR VIEW DR MARYSVILLE, MI 48040	2004	3 / 2 1,176	\$1,100 IE
<i>Special Comments</i>									
Repairs: Repair damaged siding on carport, Repair plumbing leak in the basement, .									
	5-5-12	Daily	\$54,000	New Listing	261-851905	811 INDIANA AVE MARYSVILLE, MI 48040	1986	3 / 1 1,024	IN
<i>Special Comments</i>									
Disclosures: Evidence of defective paint, Roof needs repair; damaged shingle/gutter trim, Roof needs repair; missing downspout extensions, .									
	4-18-12	Daily	\$70,000	New Listing	261-855954	3175 MAPLE ST PORT HURON, MI 48060	1961 LBP	3 / 2 1,704	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of defective paint, Evidence of mold-like substance, take appropriate action, .									

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	4-17-12	Daily	\$60,000	New Listing	261-894285	2620 15TH AVE PORT HURON, MI 48060	1950 LBP	3 / 1 1,350	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, .									
	4-20-12	Daily	\$21,000	New Listing	261-949936	1308 CHURCH ST PORT HURON, MI 48060	1913 LBP	2 / 1 1,010	UK
<i>Special Comments</i>									
Disclosures: Roof is near the end of its useful life, replacement is recommended, Replace missing floor covering, Plumbing system needs repair, Roof is near the end of its useful life, replacement is recommended, Furnace needs repair/replacement, 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.									
	5-7-12	Daily	\$60,000	New Listing	261-918814	7149 JORDAN RD. YALE, MI 48097	1975 LBP	5 / 3.1 3,064	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of defective paint, Property is connected to a well and septic systems. Any repairs and/or inspections at the buyers expense. . .									
SANILAC									
	5-10-12	5-19-12	\$18,000	New Listing	262-165827	149 DAVIS ST CROSWELL, MI 48422	1940 LBP	2 / 1 625	IN
<i>Special Comments</i>									
Disclosures: Evidence of defective paint on garage side door and frame. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-9-12	Daily	\$9,680	Price Reduction	262-162846	6469 LYONS AVE PALMS, MI 48465	1920 LBP	3 / 1 1,589	UI
<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, Roof is near the end of its useful life, replacement is recommended, Evidence of water infiltration, Plumbing system needs repair, Repairs exceed \$5,000. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									



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	4-17-12	Daily	\$50,000	New Listing	262-170124	30 WASHINGTON ST SANDUSKY, MI 48471	1920 LBP	3 / 1 1,561	UI
<i>Special Comments</i>									
Disclosures: Property does not have adequate crawlspace access, Evidence of defective paint, Property is connected to a well and septic systems. Any required well or septic repairs will be the buyer's expense, .									
	5-8-12	Daily	\$11,000	New Listing	262-168064	900 W COOPER RD SANDUSKY, MI 48471	1975 LBP	4 / 1.1 1,344	UK
<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, Evidence of defective paint, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of mold-like substance, take appropriate action, Water heater needs replacement. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									

TUSCOLA

		Daily	\$40,000	Relist	262-171462	5960 TREND ST MAYVILLE, MI 48744	1935 LBP	3 / 1 1,586	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Evidence of defective paint, Roof needs repair, Foundation needs repairs. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-2-12	Daily	\$20,000	New Listing	262-141229	10005 MILLIMAN RD MILLINGTON, MI 48746	1980	3 / 1 1,199	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Property is connected to a well and septic systems. Any required well and septic repairs will be the buyers expense, Gutters and downspout missing, Plumbing system needs repair, Furnace needs repair, Propane tank has been removed. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-11-12	5-20-12	\$30,000	New Listing	262-142897	127 GOODRICH ST VASSAR, MI 48768	1910 LBP	4 / 2 1,950	\$3,410 IE
<i>Special Comments</i>									
Disclosures: Evidence of defective paint. Repairs: Repair furnace, Repair water heater, Replace floor coverings in several rooms, Repair leaks in the plumbing system, Replace missing siding, Repair wall damage throughout the home. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									