

AUCTION

BANK OWNED PROPERTY

30 Properties Selling By Order of Monroe Bank & Trust
Includes Residential, Commercial, Land & Waterfront Properties



Sale Site: 4th Floor of Monroe Bank & Trust's Headquarters - 10 Washington Street in Downtown Monroe

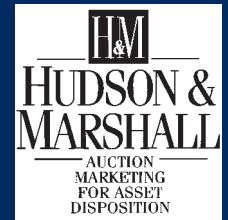


www.hudsonmarshall.com 800.841.9400

Thursday, May 23, 2013 at 7:00 P.M.

Dear Prospective Bidder,
Hudson & Marshall is pleased to have been chosen by Monroe Bank & Trust to offer you these properties at auction. This will be our 8th auction for Monroe Bank & Trust. Previously we have sold and closed over 90% of the properties offered and we are looking forward to another successful sale. Please inspect these properties prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

Best of luck in your bidding: Hudson & Marshall, Inc.



Property 101

**456 North Roessler Street
Monroe, MI 48162**
2 BR/1 BA Single Family Home
784 SF

Description: This 2 BR/1 BA home is in a good neighborhood and has a great floor plan plus a large fenced in yard. Close to all major shopping. Property has a 1 car detached garage with workshop.

Agent Contact: JoAnn Heller, C-21 All Star Realty
734-755-5812, joann@welcometohomemonroe.com



Property 102

**621 West 7th Street
Monroe, MI 48161**
3 BR/1.5 BA Single Family Home
1,224 SF

Description: Nice 3 BR home with great potential featuring 1 BR and a half bath on the main level and 2 BR and a full bath upstairs. The property has a full basement, great back yard with privacy fence, 2 car garage and shed.

Agent Contact: Frank Furnari, Coldwell Banker
734-735-4917, frank.furnari@coldwellbanker.com



Property 103

**1172 Summer Grove Lane
Monroe, MI 48162**
3BR/2 BA Single Family Home
1,428 SF

Description: This home is in move-in condition. The home has a large basement and a 2 car attached garage. Do not miss - MUST SEE home!!!

Agent Contact: Mike Begeman, Howard Hanna Real Estate
734-652-4666, mike@mikebegeman.com



Property 104

**1014 Bashaw Street
Monroe, MI 48161**
1 BR/1 BA Single Family Home with Loft
1,101 SF

Description: Great investment property. Vinyl sided home with 2 car detached garage and large back yard.

Agent Contact: Annette Perna-Taormina, Gerweck Real Estate
734-243-4200, a.taormina@sbcglobal.net



Property 105

**2456 Tenth Street
Monroe, MI 48162**
3BR/2 BA Single Family Home
1,570 SF

Description: This is a nice, spacious ranch home with a large yard. It features an above ground pool, fenced yard and boiler heat. **This home is in move-in condition.**

Agent Contact: Annette Perna-Taormina, Gerweck Real Estate
734-243-4200, a.taormina@sbcglobal.net



Property 106

**17829 Brinson Street
Riverview, MI 48193**
3 BR/1 BA Single Family Home
810 SF

Description: This home has had lots of recent updates including fresh paint, new roof, kitchen cabinets and tile in the kitchen. It has central air, gas furnace, insulated double pane windows and a nice basement. There is a side driveway for off street parking.

Agent Contact: Harry Cassidy, Real Estate Unlimited
313-714-3118, Harry@HarryCassidy.com



Property 107

**13316 Fordline Road
Southgate, MI 48195**
2BR/1 BA Single Family Home
660 SF

Description: This home is on a corner lot and features a fenced rear yard, new roof and vinyl siding. It has a side entrance driveway for off street parking. The full basement has tile floors and is in good condition. Currently rented for \$500/month on a month-to-month lease agreement.

Note: This property is shown by appointment only.

Agent Contact: Harry Cassidy, Real Estate Unlimited
313-714-3118, Harry@HarryCassidy.com



Property 108

**1768 Ford Road
Wyandotte, MI 48192**
Commercial/Retail Building

Description: The subject property is a former hair salon and would be perfect for another salon or different retail/office use. The building is situated on 0.18 acres with 2,760 SF. **A new roof was put on in June 2012 and the warranty is transferable. The warranty is 20 year manufacturer / 10 year company.**

Zoning: Retail/Commercial

Agent Contact: Justin Gaffrey, Signature Associates
248-948-9000, jgaffrey@signatureassociates.com



Property 109

1929 North Monroe Street
Monroe, MI 48162
 Commercial Building with 2 Baths
 1,300 SF

Description: Great location and exposure on North Monroe Street in Frenchtown Township. Building was built for a new home sales office. Building is located in front of an assisted living facility. Built in 1997 and situated on 0.95 acres.

Zoning: C-2, Commercial

Agent Contact: Doc Blanchette, Blanchette Real Estate
 734-289-1935, docblanchette@charter.net



Property 110

313 Stewart Road
Monroe, MI 48162
 Office Condominium
 1,500 SF Unfinished

Description: The last unit available in the Nouveau Centre Condominiums medical complex. The property is conveniently located across from Mercy Memorial Hospital and Monroe Cancer Center. Property also features an unfinished basement. HOA fees are \$165.00/month.

Zoning: C-O, Commercial Office District

Agent Contact: Greg Hornby, Friedman Real Estate Group
 248-324-2000, greg.hornby@freg.com

Selling By Order of the Court Appointed Receiver

Property 111

Oak Park Drive
Saline, MI 48144
 2 Residential Lots

Description: 2 Residential lots in Oak Park Subdivision. The lots require well and septic and are subject to protective covenants.

Lot 40 = 1.2+/- Acres (Oak Park Drive)
 Lot 52 = 1.34+/- Acres (Oak Park Drive)

Oak Park Estates has gorgeous homes that range in size from 2,000+/- SF to over 5,700 SF and were constructed between 1989 and 2011. The neighborhood is in a tranquil community located south of the City of Saline off of Macon Road.

Note: The high auction bid is subject to court approval which could take up to 60 days. Once court approval is received, the purchaser must close on or before 30 days.

Agent Contact: Hudson & Marshall, 800-841-9400
 steveslocumb@bellsouth.net



Property 112

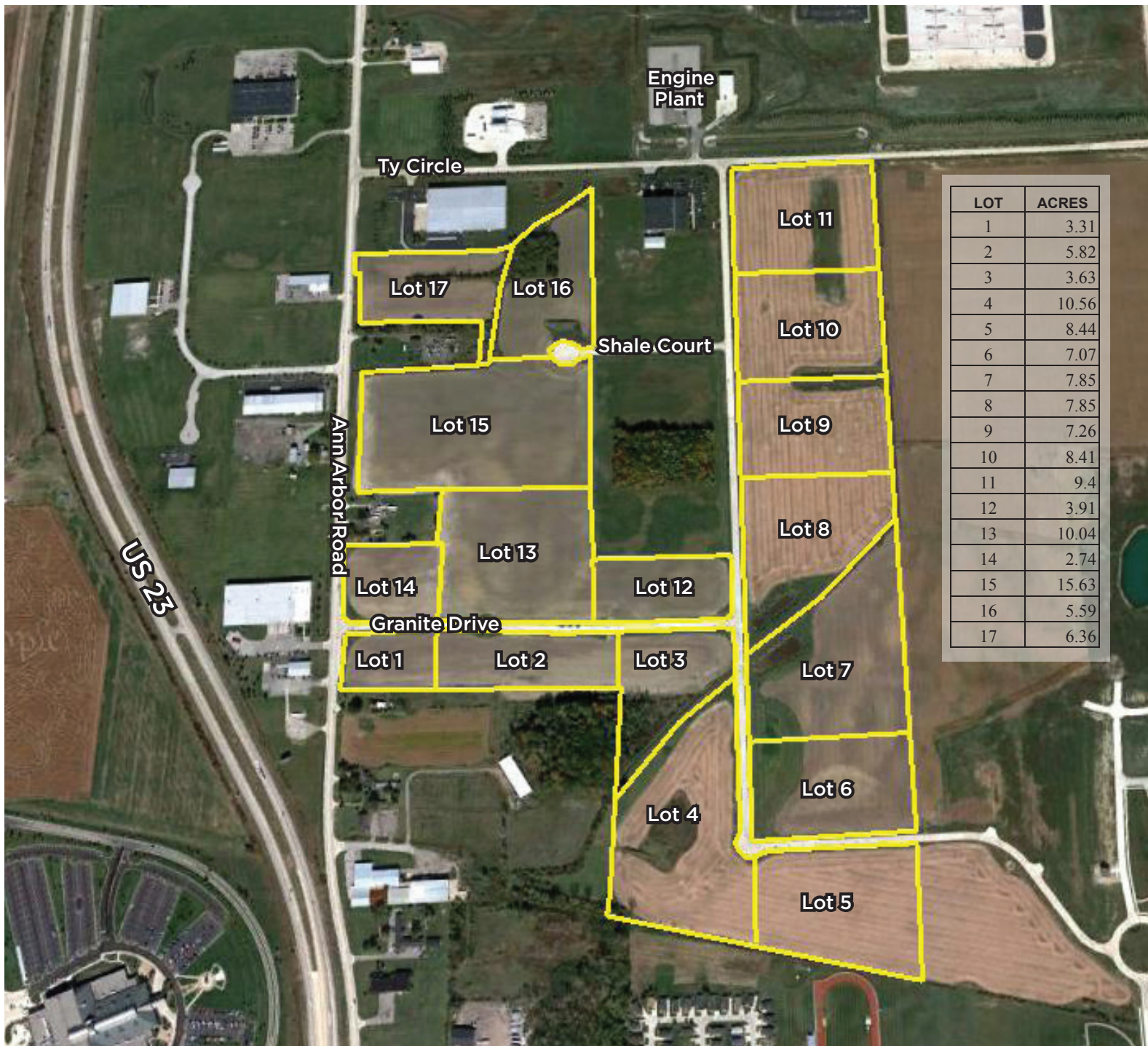
Dundee Business Park (Village of Dundee)
Dundee, MI 48131
 Industrial Park - 129+/- Acres

Description: Dundee Business Park is a fully developed park near the US-23 intersection at Tecumseh Street in Dundee, Michigan. Over \$2.5 Million worth of improvements have been made to the park, including Class "A" 9 inch concrete roads with curb & gutter, storm water retention and soil borings. The property is available for office and industrial uses. All utilities on-site. All roads are accepted by the Village of Dundee.

Farm Lease: There is presently a year to year farm lease that expires on December 31, 2013. There are a total of 119 acres leased for \$90.00/Acre.

Special Note: The survey costs will be split 50/50 by the purchaser and the bank. The property will require a survey.

Agent Contact: Phil Konopitski or Greg Hornby,
 Friedman Real Estate 248-324-2000
phil.konopitski@freg.com or greg.hornby@freg.com



Property 113

**1209 McCormick
Monroe, MI 48162**
3 BR/2.5 BA Single Family Home
1,108 SF

Description: This home is in a great location and features a fenced yard, 1.5 car attached garage and unfinished basement.

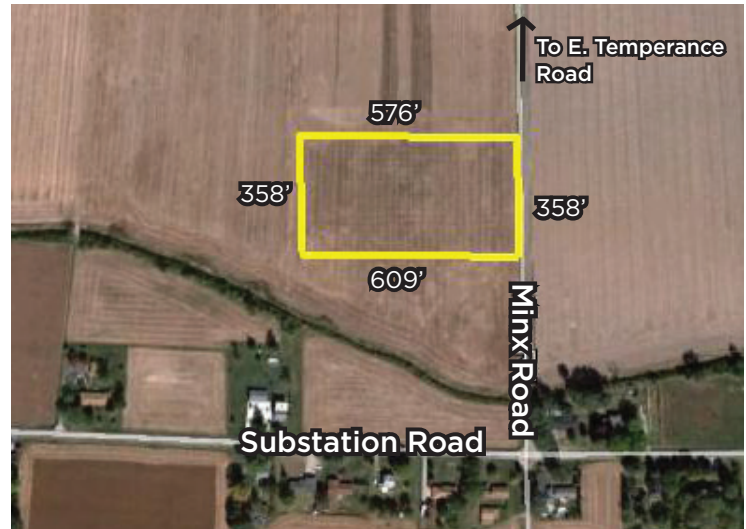
Agent Contact: Fran Londo, Howard Hanna Real Estate
734-735-7254, franlondo@howardhanna.com

**Property 114**

**Minx Road
Temperance, MI 48182**
Vacant Land

Description: 5 acres of vacant land on Minx Road between Substation Road and East Temperance Road and only one-half mile from Telegraph Road.

Agent Contact: Hudson & Marshall, 800-841-9400
steveslocumb@bellsouth.net

**Property 115**

**10725 US Turnpike
South Rockwood, MI 48179**
Vacant Land

Description: 5.88 acres of residential land located just south of Sigler Road. City water and gas available at site, septic required. Conveniently located close to I-75, Telegraph and I-275.

Agent Contact: Carol Bollo, Carol Bollo & Associates
734-552-4292, carol@carolbollo.com



Property 116

4818 Brest Road
Newport, MI 48166
 Lake Front Residential Lot
 1.149 Acres

Description: Large, private, lakefront lot on Lake Erie in Bay Haven Preserve. The property has 103' of lake frontage.

Agent Contact: Steve Hudkins, Prudential Hudkins
 734-242-4700, stevesellsmonroe@gmail.com



Property 117

21919 - 21949 Telegraph Road
Brownstown Township, MI 48183
 Multi-Tenant Commercial Buildings
 33,392 SF of Buildings

Description: This mixed use property is an excellent user and/or investment opportunity. Three buildings: 1,776 SF office/retail; 4,806 SF office; 26,810 SF industrial with showroom. Great location and visibility. 255' of frontage on Telegraph Road. Situated on 1.47 acres.

The total monthly rental income is \$3,350.00. All tenants have a month to month lease agreement. Bank presently pays all utilities.

Isabellas Closet = \$1,750.00
 Embrace Homecare = \$600.00
 Simple IT Solutions = \$1,000.00

Zoning: B-2, Community Business District

Agent Contact: Joe Daly, Daly Merritt Properties, Inc
 734-282-2180, joe.daly@dalymerri.com





Property 118

**229 & 229.5 Michigan Avenue
Monroe, MI 48162**

Up-Down Duplex
1,728 SF

Description: Great rental property. The downstairs unit features 1 BR/1 BA. The upstairs unit has a separate side entrance and has 2 BR/1.5 BA. Both units are currently vacant.

Agent Contact: Frank Furnari, Coldwell Banker
734-735-4917, frank.furnari@coldwellbanker.com



Property 119

**311 Michigan Avenue
Monroe, MI 48162**

4BR/1BA Single Family Home
1,446 SF

Description: Spacious home on large lot with basement, fenced backyard and an oversized detached garage. Located in a good area and close to city conveniences.

Agent Contact: Tammy Wood, Gerweck Real Estate
734-243-4200, tammyrealtor1@hotmail.com



Property 120

**617 East Elm Avenue
Monroe, MI 48162**

Triplex
1,824 SF

Description: This home could be a great owner occupied home with 2 extra units or a great investment property. Currently tenants pay gas and electric and the bank pays water. Tenant is on a month-to-month lease agreement.

Unit 1 = 2 BR/1 BA Vacant
Unit 2 = 1 BR/1 BA Vacant
Unit 3 = 1 BR/1 BA Rented for \$350.00

Agent Contact: Fran Londo, Howard Hanna Real Estate
734-735-7254, franlondo@howardhanna.com



Property 121

**9115 Oakridge Drive
Temperance, MI 48161**

4 BR/3 BA Single Family Home
2,634 SF

Description: Spacious home in nice, country location. Master bedroom with bath, large living room with fireplace and a great back yard. Built in 1992 and situated on 0.39 acres. **This home is move-in ready.**

Agent Contact: Tammy Wood, Gerweck Real Estate
734-243-4200, tammyrealtor1@hotmail.com

Property 122

**6495 North Monroe Street
Monroe, MI 48162**
12,900 SF

Description: Former theatre. Building has great potential to be converted to other uses. Large, well located lot with 6.82 acres with 430' of frontage and large parking lot.

Zoning: C-3 Highway Commercial

Agent Contact: Steve Hudkins, Prudential Hudkins Realtors
734-242-4700, stevesellsmonroe@gmail.com



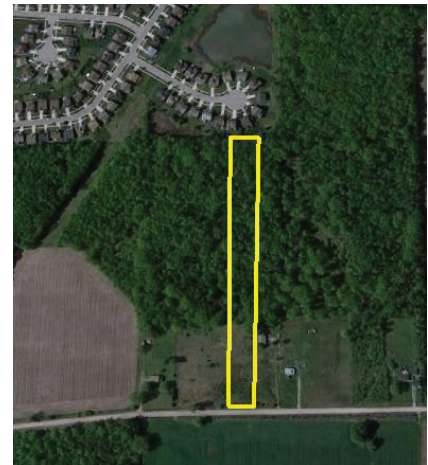
Property 123

**3807, 3821 & 3829 Monroe Street
Dearborn, MI 48124**
Commercial/Office Buildings
5,760 SF

Description: The subject property is a three unit commercial property with all units separately metered except the water bill. Property is situated on 0.419 acres. Environmental due diligence information available through listing agent Greg Hornby.

3807 - Vacant, 1 bathroom
3821 - Vacant, 2 bathrooms
3829 - Rented to Fisher Flowers for \$1,350.00/month on a month-to-month basis. Tenant pays electric and gas and owns floral cooler.

Agent Contact: Greg Hornby, Friedman Real Estate Group
248-324-2000, greg.hornby@freg.com



Property 124

**8061 Merritt Road
Ypsilanti, MI 48197**
5 Acres

Description: This 5 acres lot is in a nice, rural area with prime location to build a home. There is a 30' x 42' garage with a concrete slab and office. Lot dimensions are 165' x 1,320.'

Agent Contact: Gail Meyer, Howard Hanna Real Estate
734-777-0397, gailmeyer@howardhanna.com



Property 125

**114, 118, 122 West Sylvania Avenue
Toledo, OH 43612**

Industrial/Manufacturing Facility - 10,120 SF

Description: This building is located on W. Sylvania Avenue between Lagrange Street and Detroit Avenue. Excellent access to I-75 exit (Phillips Avenue). Situated on 0.35 acres. 12' x 14' overhead door. 16' clear ceiling height. Built in 1966. Property will need repairs.

Zoning: Industrial

Special Terms: This property will be conveyed by Limited Warranty Deed.

Agent Contact: Joe Belinske, Reichle/Klein Group
419-794-3951, jbelinske@rkgcommercial.com



Property 126

**2750 Morin Grove
Erie, MI 48133**

Lot/Land
4.33 Acres

Description: Nice, heavily wooded lot on the corner of Summit and Morin Grove Rd. Rural setting with close proximity to I-75, shopping and recreation on Lake Erie and waterways. Electric is at site, gas not available, Water available at road.

Agent Contact: Brenda Braden, Danberry Realtors
734-731-5763 or 734-847-6702 (office), bbraden@danberry.com



Property 127

**15026 Kortney Avenue
Monroe, MI 48161**

3 BR/2.5 BA Single Family Home
1525 SF

Description: Nice, newly remodeled home that was built in 2006. The home features new kitchen cabinets & countertops, paint and trim and also a large, unfinished basement. Master bedroom has private bath and large closets. Located in Ida School District. **Property is in move-in condition.**

Agent Contact: Al Haynes, Coldwell Banker
734-242-8484, alanhaynes1056@comcast.net



Property 128

**2866 Lewis Avenue
Ida, MI 48140**

Income/Investment Property
3,614 SF (1,150 SF is Store Front)

Description: Great store front property on busy street. The retail space has been remodeled and is leased to South Rockwood Flowers which pays \$300.00/month plus utilities. The lease is good through November 28, 2013. Additionally, there are two 2 BR/1 BA apartments above store front which are currently vacant.

Agent Contact: Don Zimmerman, Danberry Realtors
734-625-3731, donzi@danberry.com

Property 129

**9134 Lewis Avenue
Temperance, MI 48182**
Office Building
1390 SF

Description: Office building in excellent condition. Includes 6 offices, 14' x 9' kitchen and dining area, full basement and alarm system. Previously used as a dentist office. Centrally located.

Agent Contact: Doug Vandergrift, Vandergrift Company
734-854-1226, vanderco@yahoo.com

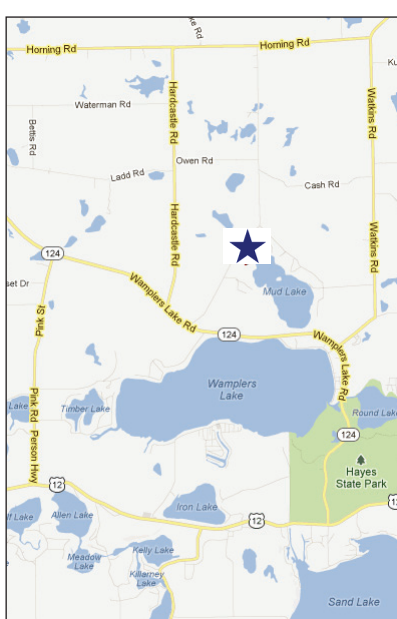


Property 130 - Lakefront on Mud Lake

**11843 Lawrence Road
Brooklyn, MI 49230**
3 BR/3.5 BA Single Family Home
3,268 SF

Description: Lakefront plus 6.82 acres! Secluded Lakefront home with acreage. Beautiful home, super up north setting. Rolling land, trees, quiet all sports lake with great fishing, close to town. Features contemporary open floor plan, finished walkout basement. Two kitchens, & 3 1/2 baths. Over 3,200 SF of finished living space. Attached garage, huge deck & more.

Agent Contact: Mark Riggle, RE/MAX Irish Hills
517-206-4474, markriggle123@gmail.com





10761 Estes Road
Macon, Georgia 31210

BANK OWNED PROPERTY AUCTION

Thursday, May 23, 2013 at 7:00 P.M.

www.hudsonmarshall.com

800-841-9400



TERMS AND CONDITIONS

PROPERTY INFORMATION: Please contact the individual Realtors for specific property information. The realtor's contact information is provided in each property listing.

SALE SITE: All real estate will sell Thursday, May 23, 2013 at 7:00 P.M. from the 4th floor of Monroe Bank & Trust's Headquarters Building located at 10 Washington Street in downtown Monroe, MI. Registration will begin at 6:00 P.M.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to five percent (5%) of the total purchase price or \$2,500.00, whichever is greater. The balance of the purchase price will be due on or before Friday, June 28, 2013. **A cashiers check (made payable to yourself), cash or certified check in the amount of \$2,500.00 is required as a portion of your down payment. A personal or business check can be used to pay the balance of the 5% down payment if the required down payment exceeds \$2,500.00.**

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$100,000.00 bid plus the \$10,000.00 buyer's premium fee equals the final purchase price of \$110,000.00.

CLOSING COSTS: The Purchaser will be responsible for the next tax bill due, 1/2 of the Title Company Closing Costs (typically \$300), and any other fees associated with closing the transaction with a lender, i.e. loan fees, survey fees, lender title insurance, etc. The Seller will be responsible for 1/2 of the Title Company Closing Costs (typically \$300), Transfer tax (\$8.60 per \$1,000 of sale price), and the Seller's Title Insurance Policy. All properties will be conveyed by Covenant Deed, except for Property 125 which will be conveyed by Limited Warranty Deed.

FINANCING: The sale of these properties is not contingent upon financing. Please know that you are signing a cash contract and need to make arrangements for financing prior to the auction, or have the ability to pay cash on or before Friday, June 28, 2013.

INSPECTION: The lots and vacant land are available for inspection at anytime. There will be an Open House for all the houses (except for Property 107) on the following days: Saturday, May 11th, Saturday, May 18th, Sunday, May 19th and Wednesday, May 22nd from 1:00 - 4:00 P.M. or by making an appointment with the listing agent. Property 107 will be available only by making an appointment with the listing agent. The Commercial properties (Property 108, 109, 110, 117, 122, 123, 125, 128 and 129) will be available at anytime by making an appointment with the listing agent. We strongly encourage you to view the real estate well in advance of the sale.

BROKER PARTICIPATION: A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. In order to be paid a commission, the Broker/Agent must complete EACH of the following steps:

1) Review the "terms and conditions of the sale" with each client they are representing. 2) Professionally assist your client by providing relevant advice and property information. 3) Attend the auction. 4) Email or fax registration form to Hudson & Marshall no later than 7:00 P.M. the day prior to the sale. Email to juliecalldwell@bellsouth.net or fax 478-994-6588. Registration forms can be obtained from our website www.hudsonmarshall.com or call 800-841-9400 to have a copy emailed or faxed.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation.

For More Information Call: 800-841-9400 or visit us at our website: www.hudsonmarshall.com.

Auction Held in Conjunction with Steve Reeser - Michigan Real Estate License 650414079
B. G. Hudson Ohio Auctioneer - 57199979619, Bret Paul Richard Ohio Real Estate - BRK.2009000702