

Public Land Auction

Jackson

August 30th, 2018

Jackson County



Location:

Commonwealth Commerce Center
209 E Washington Ave, Jackson, MI
49201

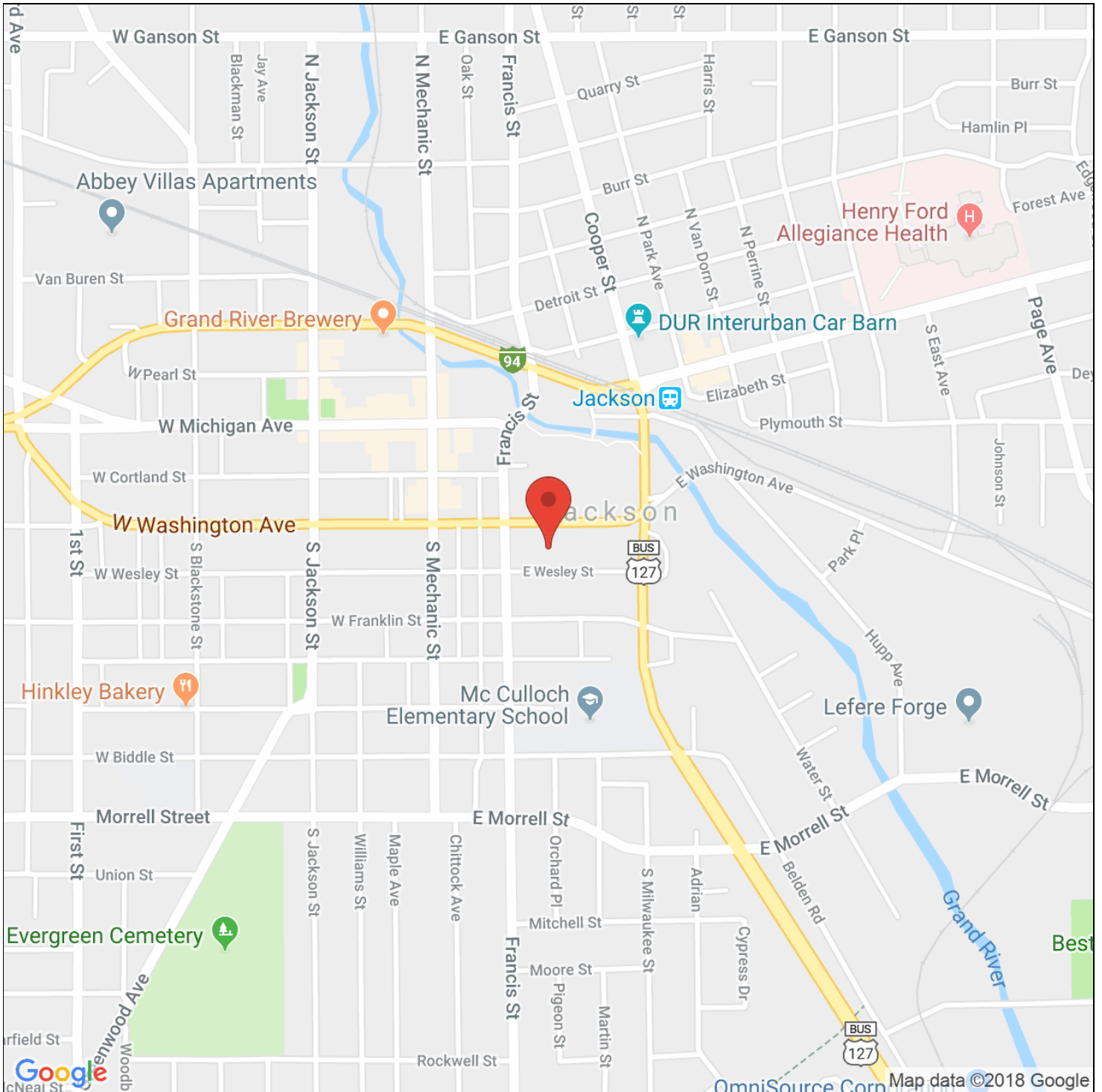
Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Commonwealth Commerce Center: 209 E Washington Ave, Jackson, MI 49201





Facebook.com/TaxSaleInfo

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized "favorites" list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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 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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* 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.

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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 or 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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 upon payment. 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 purchaser 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 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 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 Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents 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. Seller makes 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 under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Jackson

Lot #	Lot Information	Address	Min. Bid	Sold For
2900	Parcel ID: 000-01-22-151-001-07; Legal Description: BEG AT W 1/4 POST OF SEC 22 TH N00DEG 04'53"W 1329.02 FT ALG W SEC LN AND CEN LN OF SPRINGPORT RD TO N 1/8 LN AND CEN LN OF POPE CHURCH RD TH N89DEG 55'19"E 703.99 FT ALG N 1/8 LN AND CEN LN OF POPE CHURCH RD TO POB TH CONTINUING N89DEG 55'19"E 295 FT TH S00DEG 02'16"E 1328.73 FT TO E&W 1/4 LN TH S89DEG 54'18"W 330 FT TH N00DEG 02'16"W 660 FT TH S89DEG 54'18"W 16 FT TH N00DEG 02'16"W 460.33 FT TH N89DEG 55'19"E 51 FT TH N00DEG 02'16"W 208.71 FT TO BEG. SEC 22 T1S R3W Comments: This two story home sits back from the road and is of newer construction. Poured full basement and attached two car garage. Summer Tax Due: \$940.26	13805 POPE CHURCH RD SPRINGPORT;	\$26,750	
2902	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 000-03-17-306-002-00; Legal Description: LOTS 50 AND 51 PALMER'S PLAT OF THE VILLAGE OF RIVES JUNCTION Comments: Large vacant parcel being auctioned with parcel 2903. <i>(2 of 2)</i> Parcel ID: 000-03-17-306-003-00; Legal Description: LOT 52 COOK'S ADDITION TO PALMER'S PLAT OF THE VILLAGE OF RIVES JUNCTION Summer Tax Due: \$150.40	303 RAILROAD ST RIVES JUNCTION; 315 RAILROAD ST RIVES JUNCTION;	\$3,900	
2905	Parcel ID: 000-07-05-200-002-00; Legal Description: THE N 22A OF W 1/2 OF NEFRL 1/4 OF SEC 5 T2S R2W 22.0000 A Comments: Slab foundation 2-story home with attached 2 car garage. Personal Property; Roof Issues; Summer Tax Due: \$1,060.62	7999 WELLMAN RD PARMA;	\$18,000	
2906	Parcel ID: 000-07-11-376-004-00; Legal Description: BEG AT S 1/4 POST OF SEC 11 TH W ALG S SEC LN 80 1/2 LKS TO CEN OF SPRINGPORT RD AT A PT WH IS THE PL OF BEG OF THIS DESCN TH W ALG S SECLN 22 RDS TH N 11DEG 30'E 17 1/2 RDS TO CEN OF SPRINGPORT RD TH S 46DEG 45'EALG CEN OF SD RD TO BEG. SEC 11 T2S R2W 1.2100 A Comments: Single story cottage along paved road. Value is in the property. Summer Tax Due: \$305.20	6555 SPRINGPORT RD JACKSON;	\$2,300	
2907	Parcel ID: 000-08-15-251-005-02; Legal Description: BEG AT SW COR OF NE 1/4 OF SEC 15 TH N ALG N&S 1/4 LN 876 FT FOR POB TH S89°58'E 155 FT TH N 72 FT TH W 155 FT TO N&S 1/4 LN TH S 72 FT TO BEG. BEING PART OF LOTS 2 AND 3 OF WRENWOOD, UNRECORDED SEC 15 T2S R1W; SPLIT ON 12/16/1997 FROM 000-08-15-251-005-00; Comments: Cleared vacant parcel in established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$186.22	LANSING AVE JACKSON;	\$1,700	
2908	Parcel ID: 000-08-15-255-001-03; Legal Description: LOTS 253, 254, 255 AND 256 WRENWOOD Comments: Vacant parcel situated between two gas stations. Unbuildable Lands / Too Small; Vul - Vacant Urban Lot; Summer Tax Due: \$380.60	LANSING AVE JACKSON;	\$5,000	

2909	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 000-08-17-390-003-00; Legal Description: LOT 71 NORTHWEST MOBILE HOMES EXTENSION NO. 2 Comments: Mobile home with cleared vacant parcel in established mobile home neighborhood.</p> <p>(2 of 2) Parcel ID: 000-08-17-390-004-00; Legal Description: LOT 70 NORTHWEST MOBILE HOMES EXTENSION NO. 2 Summer Tax Due: \$1,129.70</p>	GARLAND DR JACKSON; 4070 GARLAND DR JACKSON;	\$16,250	
2911	<p>Parcel ID: 000-08-32-228-039-00; Legal Description: LOT 302 HACKETT PARK Comments: Cleared vacant parcel in established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$100.62</p>	DENECOURT - VACANT AVE JACKSON;	\$2,300	
2912	<p>Parcel ID: 000-08-32-357-006-00; Legal Description: LOT 64 H.J. CROUCH SUBDIVISION Comments: Wooded vacant parcel in established neighborhood. Newly resurfaced road. Vul - Vacant Urban Lot; Summer Tax Due: \$36.94</p>	EVELYN SHL JACKSON;	\$650	
2913	<p>Parcel ID: 000-08-33-137-004-00; Legal Description: LOT 43 EXC THE S 9 FT THEREOF AND ENTIRE LOT 44 RICHARDSON HEIGHTS Comments: Single story home in established neighborhood. No water damage found. Personal Property; Summer Tax Due: \$1,013.90</p>	1048 WINIFRED ST JACKSON;	\$6,700	
2914	<p>Parcel ID: 000-08-36-419-010-00; Legal Description: LOT 14 NELSON M. SWEET'S SUBDIVISION Comments: 2-Story home in established neighborhood. Shared driveway. Despite roof condition no water issues identified. Note: After inspecting this property the county was informed there was "mold" inside. Upon revisit, It appears someone broke into the home and splattered black paint/fingerprints on the walls, which can be seen in the photographs. This is NOT mold, but rather paint vandalism. Roof Issues; Summer Tax Due: \$956.67</p>	139 WATTS ST JACKSON;	\$11,750	
2915	<p>Parcel ID: 000-09-13-436-008-00; Legal Description: LOT 202 TOP O'WORLD SEC 13 T2S R1E Comments: Wooded vacant parcel in secluded area. No road access directly to parcel. No Road Access; Summer Tax Due: \$21.05</p>	CHICAGO DR GRASS LAKE;	\$600	
2916	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 000-09-24-251-012-00; Legal Description: BEG AT N 1/4 POST OF SEC 24 TH E ALG N SEC LN TO THE E LN OF W 1/2 OF W 1/2 OF NE 1/4 OF SEC 24 TH S ALG SD E LN OF W 1/2 OF W 1/2 OF NE 1/4 1825.3 FT TH N 87DEG W 50 FT TO PT WH IS PL OF BEG OF THIS DESCN TH S 3DEG W 464.95 FT TO ITS INTERSECTION WITH THE N LN OF A ROADWAY TH N 87DEG W ALGN LN OF ROADWAY 50 FT TH N 3DEG E 464.95 FT TH S 87DEG E 50 FT TO BEG SEC 24T2S R1E .534A Comments: Wooded vacant parcel</p> <p>(2 of 2) Parcel ID: 000-09-24-251-013-00; Legal Description: BEG AT N 1/4 POST OF SEC 24 TH E ALG N SEC LN TO THE E LN OF W 1/2 OF W 1/2 OF NE 1/4 TH S ALG SD E LN OF W 1/2 OF W 1/2 OF NE 1/4 1825.3 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING ALG E LN OF W 1/2 OF W 1/2 OF NE 1/4 464.95 FT TO ITS INTERSECTION WITH THE N LN OF A ROADWAY TH NWLY ALG N LN OF SD ROADWAY 50 FT TH N PAR WITH N&S 1/4 LN 464.95 FT TH SELY PAR WITH N LN OF SD ROADWAY 50 FT TO BEG. SEC 24 T2S R1E .534A Summer Tax Due: \$101.01</p>	STUDER DR; STUDER DR GRASS LAKE;	\$1,100	

2918	Parcel ID: 000-09-31-303-005-00; Legal Description: LOT 22 BLK 2 WOODLAWN ORCHARDS 3129 HAYES ST Comments: Single Story home along established neighborhood. Roof appears to be newer. No water identified in basement. Garage roof needs to be replaced. Summer Tax Due: \$1,147.05	3129 HAYES ST JACKSON;	\$15,000	
2919	Parcel ID: 000-11-07-401-001-03; Legal Description: COM AT THE E 1/4 COR OF SEC 7 TH S ALG E SEC LN 325.6 FT TH W 156 FT FOR POB TH S 190 FT TH W 56 FT TH N 190 FT TH E 56 FT TO BEG. SEC 7 T3S R3W; SPLIT ON 11/17/2014 FROM 000-11-07-401-001-00; Comments: Semi wooded parcel surrounded cleared land. Vul - Vacant Urban Lot; Summer Tax Due: \$21.58	BATH MILLS RD ALBION;	\$600	
2920	Parcel ID: 000-13-10-427-011-00; Legal Description: BEG 132 FT S AND 139 FT W OF E 1/4 POST OF SEC 10 TH W 65.5 FT TH S 155 FT TH E 171.5 FT TH N 100 FT TH W 106 FT TH N 55 FT TO BEG EXC THE S 13 FT THEREOF SEC 10 T3S R1W Comments: 2-Story home that sits upon a knoll on a corner lot. Roof Issues; Occupied; Summer Tax Due: \$1,044.76	2120 FRANCIS ST JACKSON;	\$7,700	
2921	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 000-13-16-155-003-00; Legal Description: UNIT 3 FALLING WATERS TRAIL CONDOMINIUM Comments: Cleared vacant parcel on newly established cul-de-sac. (2 of 2) Parcel ID: 000-13-16-155-004-00; Legal Description: UNIT 4 FALLING WATERS TRAIL CONDOMINIUM Summer Tax Due: \$932.70	1538 SAMARITAN DR JACKSON; 1542 SAMARITAN DR JACKSON;	\$5,000	
2923	Parcel ID: 000-13-23-278-095-00; Legal Description: BEG 638.71 FT W AND 480 FT N OF E 1/4 POST OF SEC 23 TH N 50 FT TH W 166.41 FT TH S 50 FT TH E 166.41 FT TO BEG BEING LOT 23 BLOCK 3 BLACKMER'S UNRECORDED PLAT SEC 23 T3S R1W Comments: Single wide mobile home in established neighborhood. Summer Tax Due: \$625.39	125 GAUNT AVE JACKSON;	\$4,400	
2924	Parcel ID: 000-14-09-136-005-02; Legal Description: LOT 70 CENTRALIA SUBDIVISION SEC 9 T3S R1E Comments: Wetland vacant parcel. Wetland Indicators; Summer Tax Due: \$4.15	NINTH ST MICHIGAN CENTER;	\$650	
2925	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 000-14-13-415-001-00; Legal Description: LOT 146 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3 Comments: This singlewide trailer is being sold in conjunction with 2926, the vacant corner lot. (2 of 2) Parcel ID: 000-14-13-415-002-00; Legal Description: LOT 145 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3 Summer Tax Due: \$873.64	8777 GRAYLING DR JACKSON; 3549 BELLROSE DR JACKSON;	\$8,500	

2927	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 000-14-30-326-003-00; Legal Description: BEG AT SW COR OF SEC 30 TH N 1290.63 FT TO CEN OF HART RD TH N 89DEG 42'E1680.92 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 2DEG 36'W 332 FT TH N 89DEG 42'E 125 FT TH S 2DEG 36'E 332 FT TO CEN OF SD RD TH S 89DEG 42'W 125 FT TO BEG. SEC 30 T3S R1E Comments: Single story home in semi-rural setting. Roof issues. Includes out building and vacant parcel.</p> <p>(2 of 2) Parcel ID: 000-14-30-326-004-00; Legal Description: BEG AT SW COR OF SEC 30 TH N 1290.63 FT TO CEN OF HART RD TH N 89DEG 42'E 2023.12 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 42'W 217.2 FT TH N 2DEG 36'W 332 FT TH N 89DEG 42'E TO A PT BEARING N 1DEG 48'27"E OF BEG TH S 1DEG 48'27"W TO BEG. SEC 30 T3S R1E Summer Tax Due: \$833.99</p>	3450 HART RD JACKSON; HART RD JACKSON;	\$4,000	
2929	<p>Parcel ID: 000-15-18-451-006-00; Legal Description: THE N 156 FT OF THE S 289 FT OF THE W 825 FT OF SE 1/4 SEC 18 T3S R2E 2.95A Comments: Wooded vacant parcel along paved road. Vul - Vacant Urban Lot; Summer Tax Due: \$245.77</p>	BURKHART RD JACKSON;	\$2,100	
2930	<p>Parcel ID: 000-15-19-202-005-00; Legal Description: THE E 20 FT OF LOT 31 AND ENTIRE LOTS 32 AND 33 VATRA ROMANEASCA SUBDIVISION Comments: Block structure that backs up to a hill in wooded established neighborhood. Roof Issues; Summer Tax Due: \$371.35</p>	481 MORRIS DR JACKSON;	\$7,400	
2931	<p>Parcel ID: 000-17-02-354-003-00; Legal Description: LOTS 2 AND 3 IN BLOCK 4 OF EDDY'S ADDITION TO THE VILLAGE OF BALDWIN (NOW HORTON) Comments: This single story home is centrally located in the Village of Horton. The roof is newer, less then 10yrs old. No water issues or mold detected. Summer Tax Due: \$659.09</p>	309 MOSCOW RD HORTON;	\$4,000	
2932	<p>Parcel ID: 000-17-21-355-011-00; Legal Description: LOT 22 AND PART OF LOT 21 BLOCK 7 ORIGINAL PLAT VILLAGE OF HANOVER DESC'D AS---BEG AT NE COR OF SD LOT 21 TH W 1.51 FT TH S 2.85 FT TH SLY TO A PT 2.86 FT W AND 27.05 FT N OF SE COR OF SD LOT 21 TH S 27.05 FT TO S LN OF SD LOT 21 TH E 2.86 FT TH N 115.5 FT TO BEG. ORIGINAL PLAT VILLAGE OF HANOVER Comments: Centrally located in the Village of Hanover, the three story structure can be a mix use building with a commercial business in the first floor and residential unit on the second. Roof Issues; Summer Tax Due: \$1,445.43</p>	103 W MAIN ST HANOVER;	\$7,400	
2933	<p>Parcel ID: 000-19-24-481-031-46; Legal Description: LOT 46 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68</p>	206 CHARLEVOIX CT BROOKLYN;	\$1,600	
2934	<p>Parcel ID: 000-19-24-481-031-47; Legal Description: LOT 47 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68</p>	204 CHARLEVOIX CT BROOKLYN;	\$1,600	
2935	<p>Parcel ID: 000-19-24-481-031-48; Legal Description: LOT 48 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68</p>	133 ST CLAIR CIR BROOKLYN;	\$1,600	

2936	Parcel ID: 000-19-24-481-031-51; Legal Description: LOT 51 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	125 ST CLAIR CIR BROOKLYN;	\$1,700	
2937	Parcel ID: 000-19-24-481-031-52; Legal Description: LOT 52 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	123 ST CLAIR CIR BROOKLYN;	\$1,700	
2938	Parcel ID: 000-19-24-481-031-57; Legal Description: LOT 57 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	114 ST CLAIR CIR BROOKLYN;	\$1,700	
2939	Parcel ID: 000-19-24-481-031-58; Legal Description: LOT 58 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	116 ST CLAIR CIR BROOKLYN;	\$1,700	
2940	Parcel ID: 000-19-24-481-031-59; Legal Description: LOT 59 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	118 ST CLAIR CIR BROOKLYN;	\$1,700	
2941	Parcel ID: 000-19-24-481-031-62; Legal Description: LOT 62 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	124 ST CLAIR CIR BROOKLYN;	\$1,700	
2942	Parcel ID: 000-19-24-481-031-63; Legal Description: LOT 63 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	126 ST CLAIR CIR BROOKLYN;	\$1,700	
2943	Parcel ID: 000-19-24-481-031-65; Legal Description: LOT 65 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	302 HURON CIR BROOKLYN;	\$1,700	
2944	Parcel ID: 000-19-24-481-031-66; Legal Description: LOT 66 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	304 HURON CIR BROOKLYN;	\$1,700	
2945	Parcel ID: 000-19-24-481-031-67; Legal Description: LOT 67 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	306 HURON CIR BROOKLYN;	\$1,700	
2946	Parcel ID: 000-19-24-481-031-71; Legal Description: LOT 71 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	314 HURON CIR BROOKLYN;	\$1,700	
2947	Parcel ID: 000-19-24-481-031-83; Legal Description: LOT 83 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	303 HURON CIR BROOKLYN;	\$1,700	
2948	Parcel ID: 000-19-24-481-031-84; Legal Description: LOT 84 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN Comments: Vacant parcel in newly established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$277.68	305 HURON CIR BROOKLYN;	\$1,700	

2949	Parcel ID: 000-19-26-355-016-00; Legal Description: LOT 178 "SHERWOOD SHORES" Comments: Wooded vacant parcel in established neighborhood. Walking distance to local high school. Summer Tax Due: \$99.03	209 KIRKLEY DR BROOKLYN;	\$950	
2950	Parcel ID: 000-19-26-355-023-00; Legal Description: LOT 185 "SHERWOOD SHORES" Comments: Wooded vacant parcel in established neighborhood. Walking distance to local high school. Summer Tax Due: \$23.75	204 BARBARA DR BROOKLYN;	\$600	
2951	Parcel ID: 005-11-27-351-119-01; Legal Description: BEG AT THE INTERSECTION OF THE N LN OF HANOVER ST WITH THE E LN OF CONCORD ST TH N89DEG 33'30"E ALG THE N LN OF HANOVER ST 514.88 FT TH CONTINUING S60DEG 53'30"E ALG THE NLY LN OF HANOVER ST 2108.80 FT TO THE PL OF BEG OF THIS DESCN THN35DEG E 651.25 FT TO THE SHORE OF CONCORD MILL POND TH SELY ALG THE SHORE OF SD MILL POND 132 FT TH S35DEG W 594 FT TO THE NLY LN OF HANOVER ST TH N60DEG 53'30"W ALG THE NLY LN OF HANOVER ST 133 FT TO BEG EXC BEG AT SW COR OF SEC 26 TH N89DEG 38'30"E 1073.2 FT TO N LN OF HANOVER ST TH N20DEG 11'05"E 186.29 FT TH N10DEG 55'09"W 258.3 FT TH N60DEG 53'30"W 323.95 FT TO E LN OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD, UNRECORDED TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING N60DEG 53'30"W 134.48 FT TO W LN OF SD LOT TH S35DEG W 66.35 FT TO NE COR OF LOT 145 OF SD SUBDIVISION TH S60DEG 53'30"E 134.48 FT TO E LN OF SD LOT TH N35DEG E 66.35 FT TO BEG BEING A PART OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD UNRECORDED ALSO BEG AT SW COR OF SEC 26 TH N89DEG 38'30"E 1073.20 FT ALG S SEC LN TO NLY R/W LN OF HANOVER ST TH N20DEG 11'05"E 186.29 FT TH N10DEG 55'09"W 258.30 FT TH N60DEG 53'30"W 323.95 FT ALG NLY LN OF PROPOSED VILLAGE ST TO E LN OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD UNRECORDED TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING N60DEG 53'30"E 134.48 FT TO E LN OF SD LOT 143 TH N 35DEG E 66.35 FT TO BEG. BEING A PART OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD, UNRECORDED. ALSO EXC BEG AT SW COR OF SEC 26 TH N 89DEG 38'30"E 1073.20 FT ALG S SECLN TO NLY R/W LN OF HANOVER ST TH N 20DEG 11'05"E 186.29 FT TH N 10DEG 55' 09"W 258.30 FT TH N 60DEG 53'30"W 323.95 FT ALG NLY LN OF PROPOSED VILLAGE ST TO E LN OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD, UNRECORDED TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING N 60DEG 53' 30"W 134.48 FT ALG NLY LN OF PROPOSED ST TO W LN OF SD LOT 143 TH N 35DEG E 288.4 FT TO SLY SHORE OF CONCORD MILL POND TH S 37DEG E 140.65 FT (RECORD 132 FT) ALG SD SHORE TO E LN OF SD LOT TH S 35DEG W 231.15 FT TO BEG. BEING A PART OF LOT 143 ASSESSOR'S PLAT OF VILLAGE OF CONCORD UNRECORDED. SEC 26 T3S R3W Comments: Single story home on main road leading into Concord. Roof needs replacement. Roof Issues; Summer Tax Due: \$560.29	640 HANOVER ST CONCORD;	\$6,900	
2952	Parcel ID: 006-06-36-226-004-00; Legal Description: BEG AT NE COR OF SEC 36 TH W ALG N LN OF SD SEC 247.50 FT TO POB TH W ALG N LN OF SD SEC 144.50 FT TH S5DEG 07'20"W 195.50 FT TH S0DEG 33'20"W 292.18 FT TH S87DEG 08'0"W 75.50 FT TH S2DEG 41'40"E 155 FT TH S36DEG 30'0"E 140.60 FT TO A PT DISTANT 32 FT MEASURED NWLY AND PERPENDICULAR TO CEN LN OF NLY TRACK TO RR TH N52DEG 59'30"E PAR TO AND 32 FT DISTANT FROM SD TRACE 185.56 FT TH N0DEG 05'05"E 646.82 FT TO BEG. SEC 36 T2S R3W VILLAGE OF PARMA 3.06A Comments: Semi wooded vacant parcel on main road into central Concord. Vul - Vacant Urban Lot; Summer Tax Due: \$358.38	N UNION ST PARMA;	\$2,300	

2953	Parcel ID: 070-13-10-433-024-00; Legal Description: W 30 FT OF LOT 28 AND THE E 20 FT OF LOT 29 AVONDALE SUBDIVISION Comments: Well maintained single story home with new roof and maintained yard. Occupied; Summer Tax Due: \$601.37	154 AVONDALE AVE JACKSON;	\$7,300	
2954	Parcel ID: 070-20-02-129-009-01; Legal Description: LOT 12 EXC BEG AT NWLY COR OF LOT 12, HARRIS SOUTH PLAT NO. 1, A RECORDED PLAT, TH S 12DEG 50'03"W 279.68 FT TH N 89DEG 02'19"E TO ELY LN OF SD LOT TH NLY ALG SD ELY LN TO NELY COR OF SD LOT TH N 81DEG 03'45"W 44.96 FT ALG N LN OF SD LOT TO BEG. HARRIS SOUTH PLAT NO 1. ALSO S 300 FT OF LOTS 13 & 14 HARRIS SOUTH PLAT NO.1. Comments: Wooded vacant parcel along rural dirt road. Summer Tax Due: \$155.19	IDLE HILLS DR BROOKLYN;	\$1,200	
2955	Parcel ID: 074-18-33-456-032-00; Legal Description: LOT 224 "MIRROR LAKE NO 1" Comments: Wooded vacant parcel on Mirror Lake in established neighborhood. Summer Tax Due: \$483.44	169 WEST SHORE DR JEROME;	\$2,800	
2956	Parcel ID: 078-12-08-477-002-23; Legal Description: UNIT 23 CHAPEL HIEGHTS Comments: Cleared vacant parcel in established neighborhood along newly resurfaced street. Vul - Vacant Urban Lot; Summer Tax Due: \$375.36	8229 LOCKERBIE DR PARMA;	\$2,000	
2957	Parcel ID: 084-04-13-231-005-00; Legal Description: LOTS 5, 6 AND 7 BLOCK 3 OF SUTTON'S PLAT OF THE VILLAGE OF MUNITH Comments: 2-Story home centrally located in the Village of Munith. Roof damage. Roof Issues; Summer Tax Due: \$176.39	214 N MAIN ST MUNITH;	\$3,500	
2963	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 105-13-23-433-091-00; Legal Description: LOTS 157 & 158 BEVERLY HILLS Comments: Single story home in established neighborhood. Roof appears to be in good condition. Including adjacent vacant parcel. Occupied; (2 of 2) Parcel ID: 105-13-23-433-092-01; Legal Description: LOT 159 EXCEPT WLY 15 FT THEREOF BEVERLY HILLS Summer Tax Due: \$777.75	120 COMSTOCK ST JACKSON; COMSTOCK ST JACKSON;	\$7,300	
2965	Parcel ID: 109-12-09-401-001-00; Legal Description: UNIT 1 GREENBRIAR SITE CONDOMINIUM SPLIT ON 06/27/2001 FROM 000-12-09-400-001-10; Comments: Cleared vacant parcel in established neighborhood with newly resurfaced street. Vul - Vacant Urban Lot; Summer Tax Due: \$647.56	2002 ELWOOD BLVD;	\$5,300	
2966	Parcel ID: 138-15-31-129-016-00; Legal Description: LOT 73 STETLERS SUBDIVISION EXTENSION NO. 2 Comments: Cleared vacant parcel in established neighborhood. Vehicles sitting on property at time of inspection. This lot is being used by the former owner currently. Summer Tax Due: \$204.39	9501 STETLER DR JACKSON;	\$5,500	
2967	Parcel ID: 143-15-31-133-003-00; Legal Description: LOT 143 STETLERS SUBDIVISION EXTENSION NO. 3 Comments: Corner lot in established neighborhood. Irregular shaped lot. Evidence of animal intrusion in roof. Animal Damaged; Summer Tax Due: \$962.15	6049 THRU ROAMIN JACKSON;	\$6,100	
2968	Parcel ID: 156-15-19-459-008-00; Legal Description: LOT 16 BLOCK 3 WOLF WILDWOOD Comments: Maintained vacant parcel in established neighborhood. Unbuildable Lands / Too Small; Vul - Vacant Urban Lot; Summer Tax Due: \$40.89	FORESTDALE DR VACANT JACKSON;	\$750	

2969	Parcel ID: 157-15-19-458-004-00; Legal Description: LOT 10 BLOCK 4 WOLF WILDWOOD Comments: Maintained vacant parcel in established neighborhood. Possibly contains part of the driveway to the adjacent property. Unbuildable Lands / Too Small; Encroachments; Vul - Vacant Urban Lot; Summer Tax Due: \$24.54	Springbrook Ave JACKSON;	\$650	
2974	Parcel ID: 200-13-23-179-044-00; Legal Description: LOT 60 AND E 1/2 OF VACATED ALLEY LYING W OF SD LOT GOLFSIDE EXTENSION Comments: Single story home with fire damage. Fire Damage; Summer Tax Due: \$1,097.06	301 CASS AVE JACKSON;	\$7,100	
2982	Parcel ID: 340-13-13-428-021-00; Legal Description: LOTS 39 AND 40 MERIDIAN HEIGHTS Comments: Cleared vacant parcel on cul-de-sac street. Vul - Vacant Urban Lot; Summer Tax Due: \$69.34	EMELIA ST JACKSON;	\$850	
2983	Parcel ID: 380-13-14-103-013-00; Legal Description: THE E 73 FT OF S 140 FT OF W 146 FT OF LOTS 4 AND 5 PIERCE'S SUBDIVISION Comments: 2-Story home in established neighborhood. Possible Structural issues. Summer Tax Due: \$646.20	128 W CLARK ST JACKSON;	\$6,100	
2999	Parcel ID: 445-13-16-401-015-00; Legal Description: LOT 21 SHARP PARK SUBDIVISION Comments: Wooded vacant parcel in established neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$30.69	HARDING RD JACKSON;	\$650	
3036	This lot is a "bundle" comprised of 68 parcels (1 of 68) Parcel ID: 1-016300000; Legal Description: N 60 FT OF LOT 5 B5N R1W BLACKMAN'S ADD Comments: The parcels in this sale unit are grouped, ("bundled") as permitted by MCL 211.78m. Many of these include structures which contain lead based paint. Some may contain asbestos. Many are in various stages of disrepair or collapse and are considered dangerous buildings and attractive nuisance. Some may be occupied by tenants-holding-over under law. These parcels are not being offered individually. They must be purchased as a single bundle at or above the minimum bid price, if any is stated. Pursuant to MCL 211.78 (1), the Foreclosing Governmental Unit (FGU) has determined that the most efficient and expeditious method to return many of these parcels to productive use, is to require their immediate demolition, remediation, rehabilitation or repurposing if sold at auction. Many of these parcels constitute blight, a public nuisance and abatement is considered necessary. Before their sale to ANY purchaser at auction, it is the intent of the FGU that any such purchaser shall demonstrate their financial ability and willingness to perform those actions necessary, in the public interest and welfare, to bring the properties into compliance with local codes and ordinances. Therefore, it is a further requirement of sale of the bundled properties that a purchaser must demolish, remediate, rehabilitate or repurpose these properties as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties in the bundle that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and	436 N JACKSON ST JACKSON; GEORGE ST JACKSON; 439 MADISON ST JACKSON; W MONROE ST JACKSON; 810 COMSTOCK ST JACKSON; 222 N HIGBY ST JACKSON; 326 CARR ST JACKSON; 607 OAKHILL AVE JACKSON; 800 HIBBARD AVE JACKSON; 707 SECOND ST JACKSON; 600 W BIDDLE	\$293,000	

the removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties in the bundle which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study. Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties in the bundle which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$1,500,000.00. The performance bond shall be made out in favor of the Office of the Jackson County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. No receipt for the sale shall be issued, and the bidder shall not be entitled to enter upon such premises, until such bond is issued and deemed sufficient by the FGU. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU

(2 of 68) **Parcel ID:** 1-044800000; **Legal Description:** N 1/2 OF A PARCEL OF LAND BEING 3 RDS WIDE E & W BY 5 RDS 12 LINKS N & S SITUATED ATE N END OF GEORGE ST NORTH STAR ADD BETWEEN BLK 5 ON W & BLK 1 ON E & BEING NUMBERED LOT 13 ON SAID PLAT NORTH STAR ADD

ST JACKSON;

723
ELMWOOD
AVE
JACKSON;

1230 LOESER
AVE
JACKSON;

816 FIRST ST
JACKSON;

1612 FIRST ST
JACKSON;

401 HEYSER
ST JACKSON;

125 W
FRANKLIN ST
JACKSON;

230 W
WESLEY ST
JACKSON;

217 W MASON
ST Jackson;

942 S
JACKSON ST
JACKSON;

935 S
JACKSON ST
JACKSON;

1034
WILLIAMS ST
JACKSON;

942 WILLIAMS
ST JACKSON;

710 WILLIAMS
ST JACKSON;

1100
CHITTOCK
AVE
JACKSON;

1037
WILLIAMS ST
JACKSON;

1119 S

(3 of 68) Parcel ID: 1-074200000; Legal Description: LOT 98 HILLSIDE SUB DIV	JACKSON ST JACKSON;
(4 of 68) Parcel ID: 1-079000000; Legal Description: LOT 166 C K PERRINE'S HILLSIDE SUB DIV	1200 SHELDON ST JACKSON;
(5 of 68) Parcel ID: 105-13-23-431-068-00; Legal Description: LOTS 116 AND 117 BEVERLY HILLS Comments: Home has serious fire damage and is total loss. Value in the parcel. Fire Damage;	313 W MORRELL ST JACKSON;
(6 of 68) Parcel ID: 2-051100000; Legal Description: LOT 179 WILLIAMSON'S ADD	1014 WOODBRIDGE ST JACKSON;
(7 of 68) Parcel ID: 2-070600000; Legal Description: LAND COM AT PT ON W LN OF CARR ST AT SE COR OF LOT 15 BLK 1 AT A PT DIRECTLY E OF A PT ON E LN OF WEST AVE 45 RDS 1.5 FT S OF S LN OF MCRR CO R/W TH W 132 FT TH S 3.5 RDS TH E 132 FT TO W LN OF CARR ST TH N ON W LN OF CARR ST TO BEG BLK 1 CARR & PECK'S ADDR	262 DOUGLAS ST JACKSON;
(8 of 68) Parcel ID: 2-103500000; Legal Description: BEG ON S LN OF OAKHILL AVE AT NW COR OF LOT 16 TH SLY AT R/A TO OAKHILL AVE 165 FT TH E 66 FT TH N 165 FT TO OAKHILL AVE TH W 66 FT TO BEG BLK 8 STEWARD'S AMENDED ADD	112 E MASON ST JACKSON;
(9 of 68) Parcel ID: 2-177500000; Legal Description: LOT 2 BLK 3 GEO T SMITH'S SUB DIV OF LOTS 2, 3, 6, 7, 8, 9 & 10 BLK 5 WEBSTER'S HIGHLAND ADD	1024 FRANCIS ST JACKSON;
(10 of 68) Parcel ID: 3-002200000; Legal Description: LOT 19 BLK 8 LIVERMORE WOOD & EATON'S ADD	1036 FRANCIS ST JACKSON;
(11 of 68) Parcel ID: 3-022500000; Legal Description: LOT 25 ASSESSOR'S BIDDLE PLAT	MERRIMAN ST JACKSON;
(12 of 68) Parcel ID: 3-153100000; Legal Description: LOT 1 BLK 7 LATHROP'S ADD	MERRIMAN ST JACKSON;
(13 of 68) Parcel ID: 3-188500000; Legal Description: S 22 FT OF LOT 8 & N 17 FT OF LOT 9 BLK 6 LOESER'S SUB DIV OF BLKS 14, 15, 16 & PART OF BLKS 6, 7 & 8 JACKSON MOUND ADD	213 DAMON ST JACKSON;
(14 of 68) Parcel ID: 3-204400000; Legal Description: N 30 FT OF S 66 FT OF E 92 FT OF LOT 5 BLK 5 EATON WEBSTER & HARWOOD'S ADD	116 W MANSION ST JACKSON;
(15 of 68) Parcel ID: 3-239600000; Legal Description: LOT 4 EX N 21.5 FT BLK 2 PROSPECT ADD	E MANSION ST JACKSON;
(16 of 68) Parcel ID: 3-3206.1000; Legal Description: E 82.5 FT OF LOTS 17 & 18 BLK 3 EX S 2 FT OF LOT 18 COLFAX ADD	1604 MERRIMAN ST JACKSON;
(17 of 68) Parcel ID: 4-011100000; Legal Description: N 87 FT OF E 33 FT OF LOT 2 B5S R1E THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG	235 E PROSPECT ST JACKSON;
(18 of 68) Parcel ID: 4-020000000; Legal Description: W 30 FT OF S 122 FT OF LOT 9 B3S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG	1206 DEYO ST JACKSON;
(19 of 68) Parcel ID: 4-042500000; Legal Description: LOT 6 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B6S R1W	1511 DEYO ST JACKSON;
	402 S ELM AVE

(20 of 68) Parcel ID: 4-062100000; Legal Description: LOT 16 ASSESSOR'S SOUTH PLAT	JACKSON; 1412 TEN EYCK ST JACKSON;
(21 of 68) Parcel ID: 4-0651.1000; Legal Description: 0651 LOT 46 ASSESSOR'S SOUTH PLAT	1512 PRINGLE AVE JACKSON;
(22 of 68) Parcel ID: 4-068000000; Legal Description: LOT 73 ASSESSOR'S SOUTH PLAT	1514 CHAPIN ST JACKSON;
(23 of 68) Parcel ID: 4-069200000; Legal Description: LOT 84 ASSESSOR'S SOUTH PLAT	207 S GORHAM ST JACKSON;
(24 of 68) Parcel ID: 4-075000000; Legal Description: LOT 147 ASSESSOR'S SOUTH PLAT	506 S PLEASANT ST JACKSON;
(25 of 68) Parcel ID: 4-082100000; Legal Description: N 1/2 OF LOTS 1 & 2 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD	1402 S ELM AVE JACKSON;
(26 of 68) Parcel ID: 4-092200000; Legal Description: S 1/2 OF LOT 21 BLK 4 C E WEBB'S ADD	LOSEY ST JACKSON;
(27 of 68) Parcel ID: 4-098200000; Legal Description: LAND COM AT A POINT ON E LN OF JACKSON ST 14 RDS 11 FT S OF S LN OF ROCKWELL ST TH E 8 RDS TH S 44 FT TH W 8 RDS TH N 44 FT TO BEG SE 1/4SE 1/4 SEC 3 T3S R1W	413 OAK ST JACKSON;
(28 of 68) Parcel ID: 4-102400000; Legal Description: LOT 7 TINKER'S ADD	800 HOMEWILD AVE JACKSON;
(29 of 68) Parcel ID: 4-118100000; Legal Description: LAND COM AT A PT ON S LN OF MORRELL ST 102 FT E OF W LN OF BLK 6 HARWOOD'S ADD TH E 36 FT TH S 132 FT TH W 36 FT TH N 132 FT TO BEG BEING PART OF UNNUMBERED PORTION OF BLK 6 HARWOOD'S ADD	707 BURR ST JACKSON;
(30 of 68) Parcel ID: 4-124500000; Legal Description: N 1/2 OF LOT 7 BLK 9 HARWOOD'S ADD	507 BURR ST JACKSON;
(31 of 68) Parcel ID: 4-141700000; Legal Description: E 22 FT OF LOT 8 & W 22 FT OF LOT 9 BLK 4 DIV 2 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD	404 HOMEWILD AVE JACKSON;
(32 of 68) Parcel ID: 5-013000000; Legal Description: LOT 4 B5S R2E GRAND RIVER ADD	411 HOMEWILD AVE JACKSON;
(33 of 68) Parcel ID: 5-066200000; Legal Description: LOT 5 BLK 1 MERRIMAN'S ADD	409 HOMEWILD AVE JACKSON;
(34 of 68) Parcel ID: 5-066800000; Legal Description: LOT 12 BLK 1 MERRIMAN'S ADD	508 DETROIT ST JACKSON;
(35 of 68) Parcel ID: 5-129800000; Legal Description: COM AT INTERS OF S LN OF HIGH ST WITH W LN OF MERRIMAN ST TH S ALG W LN OF MERRIMAN ST 114 FT FOR POB OF THIS DESC TH W 132 FT TH S 44 FT TH E 132 FT TO W LN OF MERRIMAN ST TH N 44 FT TO BEG N 1/2 NW 1/4 SEC 11 T3S R1W	
(36 of 68) Parcel ID: 5-130000000; Legal Description: COM AT A PT ON W LN OF MERRIMAN ST 55 RDS W & 235 FT S OF N 1/4 POST OF SEC 11 TH W 84	

FT TH S 62 FT TO N LN OF DAMON ST TH E 84 FT TO W LN OF MERRIMAN ST TH N 62 FT TO BEG N 1/2 W 1/4 SEC 11 T3S R1W

(37 of 68) **Parcel ID:** 5-138200000; **Legal Description:** LOT 7 BLK 6 EGGLESTON'S ADD

(38 of 68) **Parcel ID:** 5-155800000; **Legal Description:** LOT 8 BLK 8 HARMON'S ADD

(39 of 68) **Parcel ID:** 5-184400000; **Legal Description:** LOT 11 BLK 12 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD

(40 of 68) **Parcel ID:** 5-189300000; **Legal Description:** S 35 FT OF E 44 FT OF LOT 21 BLK 6 FRANCIS ST ADD

(41 of 68) **Parcel ID:** 5-191900000; **Legal Description:** LOT 17 EX E 22.1 FT OF BLK 9 FRANCIS ST ADD

(42 of 68) **Parcel ID:** 6-040600000; **Legal Description:** LOT 8 BLK 2 EATON'S EAST ADD

(43 of 68) **Parcel ID:** 6-051200000; **Legal Description:** LOT 26 BLK 5 EATON'S EAST ADD

(44 of 68) **Parcel ID:** 6-051800000; **Legal Description:** LOT 33 BLK 5 EATON'S EAST ADDITION

(45 of 68) **Parcel ID:** 6-055800000; **Legal Description:** LAND COM AT A PT ON NLY LN OF TENEYCK ST 244.33 FT ELY OF E LN OF SUMMIT AVE TH NLY 127.25 FT TH ELY 60.95 FT TH SLY TO NLY LN OF TEN EYCK ST TH WLY 48.6 FT TO BEG SE 1/4 SE 1/4 SEC 35 T2S R1W

(46 of 68) **Parcel ID:** 6-059900000; **Legal Description:** LOT 22 ASSESSOR'S PRINGLE PLAT

(47 of 68) **Parcel ID:** 6-0663.1000; **Legal Description:** W 3 RDS OF LOT 7 AND ALL OF LOT 8 BLK 2 EATON'S EASTERN ADD

(48 of 68) **Parcel ID:** 6-088900000; **Legal Description:** S 34 FT OF LOT 2 BLK 25 EAST ADD #5

(49 of 68) **Parcel ID:** 6-113700000; **Legal Description:** S 53 FT OF LOT 17 & S 47 FT OF E 51.47 T OF LOT 15 BLK 38 E ADDITION

(50 of 68) **Parcel ID:** 6-169300000; **Legal Description:** LOT 67 ASSESSOR'S LOCUST PLAT

(51 of 68) **Parcel ID:** 6-177900000; **Legal Description:** LOT 6 BLK 7 CARR'S SOUTH ADD

(52 of 68) **Parcel ID:** 7-017900000; **Legal Description:** LOT 16 & N 7 FT OF LOT 15 HEMENWAY'S ADD

(53 of 68) **Parcel ID:** 7-021700000; **Legal Description:** S 57.63 FT OF LOT 1 BLK 3 AN EXT OF THE VILLAGE OF JACKSONBURGH ON EAST SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(54 of 68) **Parcel ID:** 7-023400000; **Legal Description:** LOT 3 BLK 4 AN EXT OF

511 E
GANSON ST
JACKSON;

1710
HOMEWILD
AVE
JACKSON;

1804 LEROY
ST JACKSON;

419 N ELM
AVE
JACKSON;

550 ORANGE
ST JACKSON;

606.5 E
PORTER ST
JACKSON;

734 ELLERY
AVE
JACKSON;

850 WHITNEY
ST JACKSON;

1109 COOPER
ST JACKSON;

THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(55 of 68) **Parcel ID:** 7-0263.1000; **Legal Description:** E 42 FT OF N 1/2 OF LOT 6 ALSO N 1/2 OF LOTS 2 & 3 BLK 6 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(56 of 68) **Parcel ID:** 7-028400000; **Legal Description:** E 33 FT OF S 60 FT OF LOT 8 BLK 7 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(57 of 68) **Parcel ID:** 7-031700000; **Legal Description:** E 25 FT OF N 1/2 OF LOT 3 & W 4 FT OF N 1/2 OF LOT 2 BLK 10 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(58 of 68) **Parcel ID:** 7-031800000; **Legal Description:** W 41 FT OF N 1/2 OF LOT 3 BLK 10 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(59 of 68) **Parcel ID:** 7-0332.1000; **Legal Description:** W 1/2 OF LOT 4 BLK 11 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

(60 of 68) **Parcel ID:** 7-056800000; **Legal Description:** LOT 6 BLK 1 FORD'S NORTH ADD

(61 of 68) **Parcel ID:** 7-107900000; **Legal Description:** E 37 FT OF W 70 FT OF LOT 18 BLK 5 EAST ADD

(62 of 68) **Parcel ID:** 8-042200000; **Legal Description:** E 1/2 OF LOTS 19 & 22 BLK 4 ROSEDALE ADD

(63 of 68) **Parcel ID:** 8-051200000; **Legal Description:** LAND COM AT PT ON E LN OF ELM AVE 16 RDS N OF N LN OF GANSON ST TH E 3 RDS TH N 4 RDS TH W 3 RDS TH S 4 RDS TO BEG SW 1/4 NW 1/4 SEC 36 T2S R1W

(64 of 68) **Parcel ID:** 8-059100000; **Legal Description:** S 38.4 FT OF LOT 64 EX S 2.4 FT KEENA'S ADD

(65 of 68) **Parcel ID:** 8-128500000; **Legal Description:** LAND COM 94.33 FT E OF CENTER OF SEC 26 TH E 94.33 FT TH S 327 FT TH W 94.33 FT TH N 327 FT TO BEG NW 1/4 SE 1/4 SEC 26 T2S R1W

(66 of 68) **Parcel ID:** 8-155200000; **Legal Description:** LOT 18 BLK 7 MURPHY'S ADD

(67 of 68) **Parcel ID:** 8-165700000; **Legal Description:** E 1/2 OF LOTS 12 & 13 BLK 12 MURPHY'S ADD

(68 of 68) **Parcel ID:** 8-2066.A000; **Legal Description:** LAND COM 2 RDS E OF SW COR OF SEC 26 TH E 11 RDS TH N 3 RDS TH W 11 RDS TO E LN OF COOPER ST TH S 3 RDS TO BEG SW 1/4 SW 1/4 SEC 26 T2S R1W

Summer Tax Due: \$33,742.70

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can **cut your checkout time in half** and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____ Bidder #: _____

Email Address: _____ Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if **married couple**): _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking Title in Her Name Only
☐ Married Persons

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

☐ **TENANTS IN COMMON**

If a co-tenant dies, their share of the property passes to their heirs by law.

☐ **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

☐ **TENANTS BY THE ENTIRETIES** (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- ☐ Disclosure is continued on the back of this sheet; OR
- ☐ An additional SCHEDULE OF ENTITY OWNERSHIP is attached

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). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It 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.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). 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	
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.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer: <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. 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

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). 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 is by blood or affinity to the first degree
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ 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 stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ 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.

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. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

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(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.