

# Public Land Auction

Jackson

*August 28th, 2019*

Jackson County



***Location:***

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

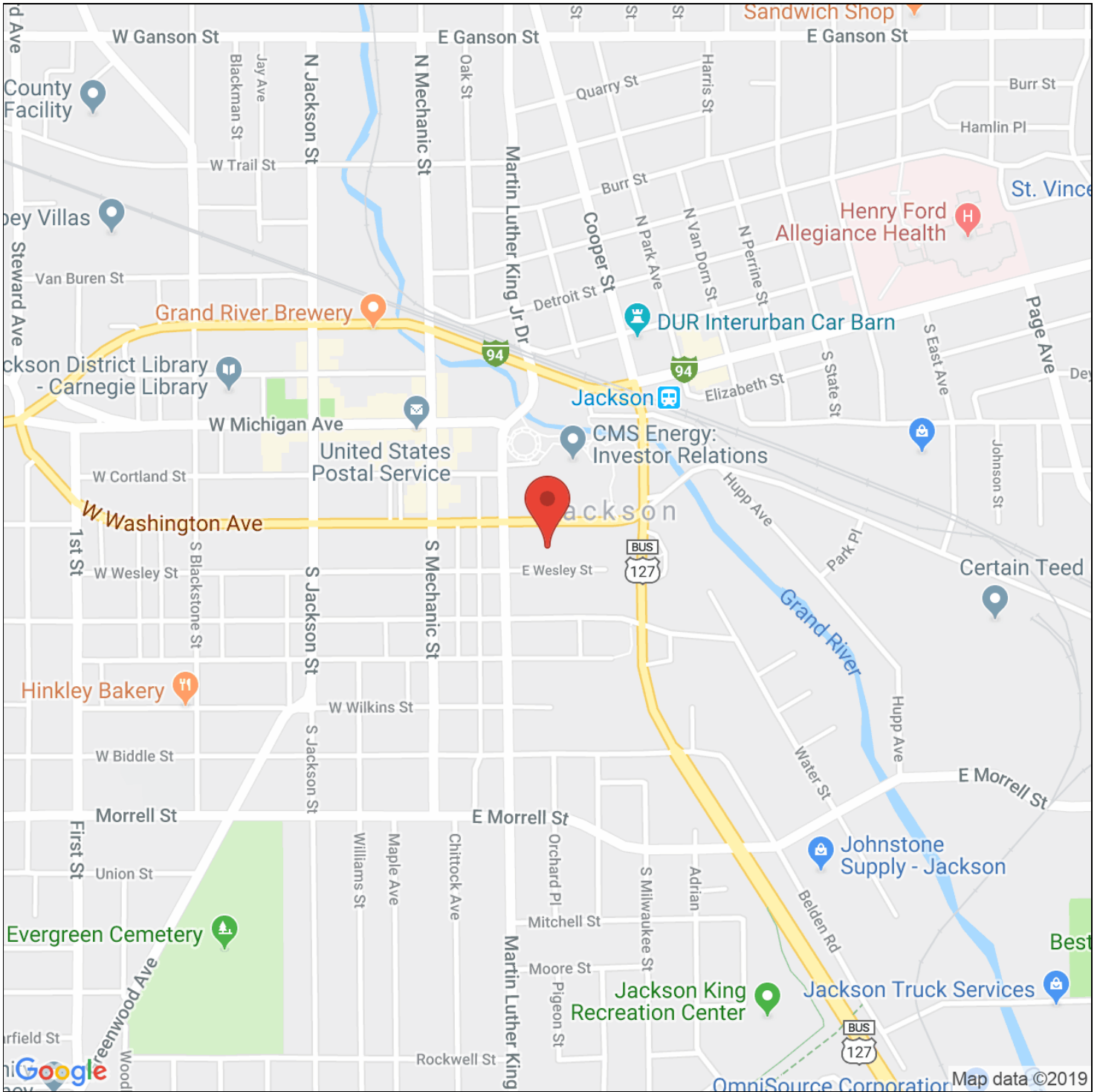
***Time:***

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](https://www.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://www.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.*

## 2019 AUCTION SCHEDULE - ROUND 1

<b>Diamond Lake Home</b> 7/30/2019 Cassopolis, MI	<b>Northeastern LP</b> 8/1/2019 Alpena, MI	<b>Northern Bay Area</b> 8/2/2019 East Tawas, MI
<b>Eastern U.P.</b> 8/8/2019 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/9/2019 Marquette, MI	<b>Western U.P.</b> 8/10/2019 Watersmeet, MI
<b>North Central L.P.</b> 8/12/2019 Gaylord, MI	<b>West Central Lakeshore</b> 8/13/2019 Manistee, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/14/2019 Cadillac, MI
<b>Clare / Gladwin</b> 8/15/2019 Clare, MI	<b>Lake</b> 8/16/2019 Baldwin, MI	<b>Mecosta / Osceola</b> 8/17/2019 Big Rapids, MI
<b>North Western L.P.</b> 8/20/2019 Boyne Falls, MI	<b>Bay / Tuscola</b> 8/21/2019 Bay City, MI	<b>Saint Clair</b> 8/22/2019 Port Huron, MI
<b>Monroe</b> 8/23/2019 Monroe, MI	<b>Kalamazoo / Barry</b> 8/26/2019 Kalamazoo, MI	<b>Calhoun</b> 8/27/2019 Battle Creek, MI
<b>Jackson</b> 8/28/2019 Jackson, MI	<b>Saint Joseph/Branch</b> 8/29/2019 Coldwater, MI	<b>Van Buren / Cass</b> 8/30/2019 Decatur, MI
<b>Central L.P.</b> 9/4/2019 Owosso, MI	<b>Saginaw</b> 9/5/2019 Frankenmuth, MI	<b>Genesee</b> 9/6/2019 Flint, MI
<b>Allegan / Ottawa</b> 9/7/2019 West Olive, MI	<b>Kent</b> 9/9/2019 Grand Rapids, MI	<b>Muskegon</b> 9/10/2019 Muskegon, MI
<b>Montcalm / Ionia</b> 9/11/2019 Ionia, MI	<b>Lapeer</b> 9/12/2019 Lapeer, 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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](http://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](http://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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 recommend 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](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](http://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
3100	<b>Parcel ID:</b> 000-02-34-301-002-00; <b>Legal Description:</b> BEG IN E&W 1/4 LN OF SEC 34 AT PT 950.6 FT E OF W 1/4 POST OF SD SEC TH S 471.15 FT TH S 85DEG 34'E 367.88 FT TH N 499.6 FT TO E&W 1/4 LN TH WALG SD 1/4 LN 366.78 FT TO BEG. SEC 34 T1S R2W 4.09A <b>Summer Tax Due:</b> \$771.29	7305 LINCOLN RD JACKSON;	\$3,900	
3101	<b>Parcel ID:</b> 000-03-04-252-001-05; <b>Legal Description:</b> BEG AT E 1/4 POST OF SEC 4 TH S89DEG 58'38" W 1332.29 FT ALG E&W 1/4 LN TO E 1/8 LN TH N00DEG 03'38" W 250 FT TO A POB OF THIS DESCN TH CONT ALG E LN N00DEG 03'38" W 250 TH S89DEG 56'58" W 245.48 TO ELY ROW LN OF US-127 HWY ALSO BEING A POINT ON A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 5829.65 FT TH SELY ALG SD CURVE THROUGH A CENTRAL ANGLE OF 02DEG 31'41" AN ARC LENGTH OF 257.23 FT TH N89DEG 58'38" E 184.69 FT TO BEG SEC 4 T1S R1W <b>Comments:</b> House has potential. Occupied Personal Property; Occupied; <b>Summer Tax Due:</b> \$651.85	12650 STATE RD LESLIE;	\$6,900	
3102	<b>Parcel ID:</b> 000-03-07-401-005-06; <b>Legal Description:</b> BEG AT THE INTERSECTION OF DARLING RD AND THE EW1/4 LN OF SD SEC 7 TH S ALONG SD CENTERLINE 350 FT TH W 370 FT FOR POB OF THIS DESCN TH S00DEG25'06"W 479.14 FT TO THE CENTERLINE OF RIVES EATON RD TH N51DEG39'42"W 63.38 FT TH N00DEG25'06"E 440.18 FT TH E 50 FT TO POB .50A SEC 7 T1S R1W <b>Summer Tax Due:</b> \$38.10	RIVES EATON RD JACKSON;	\$650	
3103	<b>Parcel ID:</b> 000-04-26-126-003-03; <b>Legal Description:</b> BEG AT N 1/4 POST OF SEC 26 TH S 0DEG 03'38"E 1324.38 FT ALG N&S 1/4 LN TO N 1/8 LN TH N 89DEG 56'31"W 1327.26 FT TH S 0DEG 08'14"W 141.32 FT ALG W 1/8 LN TO A PT FOR PL OF BEG OF THIS DESCN TH S 0DEG 08'14"W 102.72 FT TH N 89DEG 57'07"W (RECORD S 89DEG 57'48"W) 181.60 FT TH N 4DEG 50'12"E (RE-CORD N 4DEG 51'56"E) 103.08 FT ALG E LN OF A 66 FT WIDE EASEMENT TH S 89DEG 57'07"E 173.16 FT TO BEG. SEC 26 T1S R1E .418A <b>Comments:</b> occupied. Small House Occupied; <b>Summer Tax Due:</b> \$122.25	8810 RENO DR MUNITH;	\$2,500	
3104	<b>Parcel ID:</b> 000-04-26-126-003-06; <b>Legal Description:</b> BEG AT N 1/4 POST SEC 26 TH S00°02'55"E ALG N&S 1/4 LN OF SD SEC 26 1324.38 FT TO SE COR OF NE 1/4 OF NW 1/4 OF SD SEC 26 TH N89°58'42"W ALG S LN OF NE 1/4 OF NW 1/4 1331.48 FT TO SW COR OF SD NE 1/4 OF NW 1/4 TO POB TH S00°02'01"E ALG E LN OF SW 1/4 OF NW 1/4 OF SD SEC 26 140.07 (RECORDED AS S00°08'14"W 141.32 FT) TH N89°55'09"W 169.66 FT (RECORDED AS N89°57'07"W 173.16 FT) TH N04°51'56"E 156.67 FT TH S84°03'25"E 157.13 FT TO BEG. SEC 26 T1S R1E 0.555A <b>Comments:</b> occupied. Small House with a couple sheds/out buildings Occupied; <b>Summer Tax Due:</b> \$40.20	8808 RENO DR MUNITH;	\$2,300	

3105	<p><b>Parcel ID:</b> 000-04-26-151-001-12; <b>Legal Description:</b> BEG AT N 1/4 POST OF SEC 26 TH S89DEG 57'58"W 1045 FT TH S0DEG 02'12"E 800 FT TH N84DEG 45'57"W 397.58 FT TO POB TH S04DEG 51'56"W 805.26 FT TH N83DEG15'49"W 794.99 FT TH N46DEG01'40"W 251 FT TH N43DEG58'20"E 300 FT TH CONT N43DEG58'20"E 483.83 FT TH S44DEG56'20"E 315.65 FT TH N45DEG03'40"E 340.44 FT TH S33DEG11'03"E 55.34 FT TO BEG. EXC BEG AT N 1/4 POST SEC 26 TH S89DEG57'58"W 1045 FT TH S00DEG02'12"E 800 FT TH N84DEG45'57"W 397.58 FT TH S04DEG51'56"W 545.29 FT TH N85DEG08'04"W 223.31 FT TH N46DEG01'40"W 295.67 FT TO POB OF THIS EXC TH S43DEG58'20"W 475.92 FT TH N46DEG01'40"W TO SLY R/W LN OF FORMER GRAND TRUNK RR TH N43DEG58'20"E ALG SD R/W LN 541.92 FT TH S46DEG01'40"E 251 FT TO BEG. ALSO BEG AT N 1/4 POST SEC 26 TH S89DEG57'48"W 1295.01 FT TO CEN LN OF ABANDONED RR R/W TH S43DEG58'20"W ALG SD CEN LN 1456.38 FT TH N46DEG01'40"W 49.50 FT TO NLY R/W LN OF SD RR TO POB TH CONT N46DEG01'40"W 68.67 FT TO CEN LN OF COONHILL RD TH S46DEG42'20"W ALG SD CEN LN TO W SEC LN TH S ALG W SEC LN TO NLY LN OF ABANDONED RR TH N43DEG58'20"E ALG SD LN TO BEG. EXC BEG AT N 1/4 POST SEC 26 TH S89DEG57'48"W 1295.01 FT TH S43DEG58'20"W 1456.38 FT TH N46DEG01'40"W 49.50 FT TO POB OF THIS EXC TH CONT N46DEG01'40"W 68.97 FT TO CEN LN OF COONHILL RD TH S46DEG42'20"W ALG SD CEN LN 234.27 FT TH S46DEG01'40"E TO NLY LN OF ABANDONED RR R/W TH N43DEG58'20"E ALG SD R/W TO BEG. SEC 26 T1S R1E <b>Comments:</b> Vacant land with some livestock fencing. <b>Summer Tax Due:</b> \$109.31</p>	COONHILL RD MUNITH;	\$1,200	
3106	<p><b>Parcel ID:</b> 000-06-15-101-001-00; <b>Legal Description:</b> SEC 15 T2S R3W PART NW1/4 COM AT INT C/L CALLAHAN &amp; PECKHAM RDS N 208.75 FT W 208.75 FT S 208.85 FT E 208.75 FT TO BEG. <b>Comments:</b> Single family home in disrepair. Above ground pool in back yard. Minor debris. Sanitation Issues And Garbage; Roof Issues; Personal Property; Dangerous Building; <b>Summer Tax Due:</b> \$359.89</p>	13700 PECKHAM RD PARMA;	\$4,900	
3108	<p><b>Parcel ID:</b> 000-08-24-276-002-02; <b>Legal Description:</b> BEG AT SW COR OF E 1/2 OF THE NE 1/4 OF SEC 24 TH E 330 FT TH N 300 FT TO POB TH CONTINUING N 525 FT TH W 165 FT TH S 33 FT TH W 165 FT TH S 492 FT TH E 330 FT TO BEG. SEC 24 T2S R1W 3.85 A <b>Comments:</b> 1 story modular home. Garage fire damaged beyond repair. House needs work but salvageable. Sanitation Issues And Garbage; Personal Property; Fire Damage; <b>Summer Tax Due:</b> \$1,009.87</p>	3641 MC GILL RD;	\$21,000	
3109	<p><b>Parcel ID:</b> 000-08-36-406-003-00; <b>Legal Description:</b> LOT 1 EXC W 7 FT THEREOF ALSO W 53.1 FT OF LOT 6 ALSO E 73.5 FT OF LOT7 ALSO W 25.8 FT OF LOT 8 ALSO LOT 9 EXC N 28.5 FT OF W 73 FT THEREOF ALSO LOT 10 EXC THEREFROM A PCL OF LD DESCD AS BEG AT NE COR OF LOT 10TH W ALG N LN OF SD LOT, 106.2 FT TH S 17 FT TH W 13.8 FT TH S 29.5 FT TO S LN OF LOT 10 TH E ALG S LN OF LOT 10, 120 FT TO W LN OF ROBERTS ST TH N ALG W LN OF ROBERTS ST 46.5 FT TO BEG BLOCK 1 JAMES T. GANSON'S SUBDIVISION # <b>Comments:</b> Still looks occupied. Lots of junk and debris. Occupied; <b>Summer Tax Due:</b> \$1,805.86</p>	2419 E MICHIGAN AVE JACKSON;	\$13,250	
3110	<p><b>Parcel ID:</b> 000-08-36-408-013-00; <b>Legal Description:</b> E 44 FT OF LOTS 19 AND 21 BLOCK 3 JAMES T. GANSON'S SUBDIVISION <b>Comments:</b> 2 story house. Quiet street and nice lot but needs a lot of work. Dangerous Building; <b>Summer Tax Due:</b> \$696.45</p>	2612 TYSON ST JACKSON;	\$5,200	
3111	<p><b>Parcel ID:</b> 000-08-36-419-007-00; <b>Legal Description:</b> LOT 11 NELSON M. SWEET'S SUBDIVISION <b>Comments:</b> Some possible potential in this 2 bedroom partial renovation. <b>Summer Tax Due:</b> \$834.54</p>	129 WATTS ST JACKSON;	\$5,600	

3112	<b>Parcel ID:</b> 000-13-11-301-028-00; <b>Legal Description:</b> BEG 150 FT E AND 33 FT S OF W 1/4 POST OF SEC 11 TH E 38.25 FT TH S 109 FT TH W 38.25 FT TH N 109 FT TO BEG SEC 11 T3S R1W <b>Comments:</b> 2 story home in bad shape. Could not gain access. Dangerous Building; <b>Summer Tax Due:</b> \$412.09	111 E SOUTH ST JACKSON;	\$5,600	
3113	<b>Parcel ID:</b> 000-13-23-276-028-00; <b>Legal Description:</b> BEG 638.71 FT W AND 830 FT N OF E 1/4 POST OF SEC 23 TH N 490 FT TH W ALG N 1/8 LN 348.41 FT TH S 490 FT TH E 348.41 FT TO BEG SEC 23 T3S R1W <b>Summer Tax Due:</b> \$43.70	GAUNT AVE JACKSON;	\$1,300	
3114	<b>Parcel ID:</b> 000-13-23-278-099-00; <b>Legal Description:</b> BEG 638.71 FT W AND 780 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 29 BLOCK 3 BLACKMER'S UNRECORDED PLAT SEC 23 T3S R1W Sideyard Parcel; Personal Property; <b>Summer Tax Due:</b> \$80.52	GAUNT AVE JACKSON;	\$1,600	
3115	<b>Parcel ID:</b> 000-14-06-102-004-00; <b>Legal Description:</b> LOT 11 FRUIT RIDGE FARM <b>Comments:</b> Shell of a house in subdivision. Overgrown trees and shrubs hide structure. Dangerous Building; <b>Summer Tax Due:</b> \$673.46	3143 PERLMAN RD JACKSON;	\$5,400	
3116	<b>Parcel ID:</b> 000-14-06-428-015-00; <b>Legal Description:</b> LOT 19 ASSESSOR'S PLAT OF FORD ACRES <b>Comments:</b> Lots of debris inside. Most likely unsalvageable. Personal Property; Dangerous Building; Condemned; <b>Summer Tax Due:</b> \$354.61	1252 LAMOINE AVE JACKSON;	\$5,500	
3117	<b>Parcel ID:</b> 000-14-06-430-009-00; <b>Legal Description:</b> LOT 31 ASSESSOR'S PLAT OF FORD ACRES <b>Comments:</b> 1 story home in need of some major work. May be salvageable. Some personal property inside and water damage. Personal Property; Roof Issues; Condemned; <b>Summer Tax Due:</b> \$662.10	3675 FORD AVE JACKSON;	\$6,300	
3118	<b>Parcel ID:</b> 000-14-07-477-007-00; <b>Legal Description:</b> THE W 80 FT OF E 46 RDS OF S 20 RDS OF SE 1/4 OF SE 1/4 SEC 7 T3S R1E .6A <b>Comments:</b> Small 1 bay commercial garage. Lots of stuff/vehicles on property and in building, Personal Property; <b>Summer Tax Due:</b> \$456.95	3442 FLANSBURG RD JACKSON;	\$3,600	
3119	<b>Parcel ID:</b> 000-14-07-477-008-00; <b>Legal Description:</b> THE W 132 FT OF THE E 679 FT OF THE S 330 FT OF THE SE 1/4 OF SE 1/4 SEC 7 T3S R1E .91A <b>Comments:</b> Old oil change garage. Lots of stuff inside building and on property. Could be redone with a little bit of work. Roof Issues; Dangerous Building; Personal Property; Contamination Indicators; <b>Summer Tax Due:</b> \$884.76	3450 FLANSBURG RD JACKSON;	\$6,100	
3120	<b>Parcel ID:</b> 000-14-09-130-004-00; <b>Legal Description:</b> LOTS 162, 163, 164, 165, 166, 167, 168, 169 & 170 CENTRALIA SUBDIVISION <b>Comments:</b> Large Vacant Lot <b>Summer Tax Due:</b> \$14.95	GRAND ST MICHIGAN CENTER;	\$1,100	
3121	<b>Parcel ID:</b> 000-14-13-402-004-00; <b>Legal Description:</b> LOT 48 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 1 <b>Comments:</b> Mobile home needs to be demolished. Mobile Home; Dangerous Building; <b>Summer Tax Due:</b> \$275.87	3551 SECHLER DR JACKSON;	\$2,100	
3122	<b>Parcel ID:</b> 000-14-36-478-006-00; <b>Legal Description:</b> BEG AT SE COR OF SEC 36 TH N ALG E SEC LN 232.32 FT TO THE CEN LN OF STONEY LAKE RD TH NWLY ALG CEN OF SD RD 248 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 202.38 FT TH NWLY PAR WITH CEN OF STONEY LAKE RD 297.2 FT TH N TO CEN OF STONEY LAKE RD TH SELY ALG CEN OF SD RD TO BEG. SEC 36 T3S R1E <b>Summer Tax Due:</b> \$168.67	STONY LAKE RD JACKSON;	\$1,200	

3123	<b>Parcel ID:</b> 000-19-22-377-003-00; <b>Legal Description:</b> LOT 27 CAMBRIDGE SHORES <b>Summer Tax Due:</b> \$101.66	FLETCHER DR BROOKLYN;	\$950	
3124	<b>Parcel ID:</b> 000-19-24-481-031-03; <b>Legal Description:</b> LOT 3 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN <b>Summer Tax Due:</b> \$244.69	401 ERIE CT BROOKLYN;	\$1,800	
3125	<b>Parcel ID:</b> 000-19-24-481-031-04; <b>Legal Description:</b> LOT 4 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	141 ST CLAIR CIR BROOKLYN;	\$1,800	
3126	<b>Parcel ID:</b> 000-19-24-481-031-05; <b>Legal Description:</b> LOT 5 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	143 ST CLAIR CIR BROOKLYN;	\$1,800	
3127	<b>Parcel ID:</b> 000-19-24-481-031-06; <b>Legal Description:</b> LOT 6 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	145 ST CLAIR CIR BROOKLYN;	\$1,800	
3128	<b>Parcel ID:</b> 000-19-24-481-031-07; <b>Legal Description:</b> LOT 7 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	147 ST CLAIR CIR BROOKLYN;	\$1,800	
3129	<b>Parcel ID:</b> 000-19-24-481-031-08; <b>Legal Description:</b> LOT 8 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	149 ST CLAIR CIR BROOKLYN;	\$1,900	
3130	<b>Parcel ID:</b> 000-19-24-481-031-10; <b>Legal Description:</b> LOT 10 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	155 ST CLAIR CIR BROOKLYN;	\$1,800	
3131	<b>Parcel ID:</b> 000-19-24-481-031-11; <b>Legal Description:</b> LOT 11 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	157 ST CLAIR CIR BROOKLYN;	\$1,800	
3132	<b>Parcel ID:</b> 000-19-24-481-031-12; <b>Legal Description:</b> LOT 12 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	159 ST CLAIR CIR BROOKLYN;	\$1,800	
3133	<b>Parcel ID:</b> 000-19-24-481-031-13; <b>Legal Description:</b> LOT 13 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	161 ST CLAIR CIR BROOKLYN;	\$1,800	
3134	<b>Parcel ID:</b> 000-19-24-481-031-14; <b>Legal Description:</b> LOT 14 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	103 LIGHTHOUSE LN BROOKLYN;	\$1,800	
3135	<b>Parcel ID:</b> 000-19-24-481-031-15; <b>Legal Description:</b> LOT 15 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	101 LIGHTHOUSE LN BROOKLYN;	\$1,800	



3136	<b>Parcel ID:</b> 000-19-24-481-031-16; <b>Legal Description:</b> LOT 16 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	100 LIGHTHOUSE LN BROOKLYN;	\$1,800	
3137	<b>Parcel ID:</b> 000-19-24-481-031-17; <b>Legal Description:</b> LOT 17 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	102 LIGHTHOUSE LN BROOKLYN;	\$1,800	
3138	<b>Parcel ID:</b> 000-19-24-481-031-18; <b>Legal Description:</b> LOT 18 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	104 LIGHTHOUSE LN BROOKLYN;	\$1,800	
3139	<b>Parcel ID:</b> 000-19-24-481-031-19; <b>Legal Description:</b> LOT 19 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	106 ST CLAIR CIR BROOKLYN;	\$1,800	
3140	<b>Parcel ID:</b> 000-19-24-481-031-20; <b>Legal Description:</b> LOT 20 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	108 ST CLAIR CIR BROOKLYN;	\$1,800	
3141	<b>Parcel ID:</b> 000-19-24-481-031-22; <b>Legal Description:</b> LOT 22 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	112 ST CLAIR CIR BROOKLYN;	\$1,800	
3142	<b>Parcel ID:</b> 000-19-24-481-031-23; <b>Legal Description:</b> LOT 23 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	113 ST CLAIR CIR BROOKLYN;	\$1,800	
3143	<b>Parcel ID:</b> 000-19-24-481-031-24; <b>Legal Description:</b> LOT 24 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	111 ST CLAIR CIR BROOKLYN;	\$1,800	
3144	<b>Parcel ID:</b> 000-19-24-481-031-25; <b>Legal Description:</b> LOT 25 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	109 ST CLAIR CIR BROOKLYN;	\$1,800	
3145	<b>Parcel ID:</b> 000-19-24-481-031-26; <b>Legal Description:</b> LOT 26 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	217 ONTARIO CT BROOKLYN;	\$1,800	
3146	<b>Parcel ID:</b> 000-19-24-481-031-27; <b>Legal Description:</b> LOT 27 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	216 ONTARIO CT BROOKLYN;	\$1,800	
3147	<b>Parcel ID:</b> 000-19-24-481-031-28; <b>Legal Description:</b> LOT 28 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	215 ONTARIO CT BROOKLYN;	\$1,800	

3148	<b>Parcel ID:</b> 000-19-24-481-031-42; <b>Legal Description:</b> LOT 42 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	218 ONTARIO CT BROOKLYN;	\$1,800	
3149	<b>Parcel ID:</b> 000-19-24-481-031-43; <b>Legal Description:</b> LOT 43 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	212 CHARLEVOIX CT BROOKLYN;	\$1,800	
3150	<b>Parcel ID:</b> 000-19-24-481-031-44; <b>Legal Description:</b> LOT 44 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	210 CHARLEVOIX CT BROOKLYN;	\$1,800	
3151	<b>Parcel ID:</b> 000-19-24-481-031-45; <b>Legal Description:</b> LOT 45 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Summer Tax Due:</b> \$244.69	208 CHARLEVOIX CT BROOKLYN;	\$1,800	
3152	<b>Parcel ID:</b> 000-19-24-481-031-53; <b>Legal Description:</b> LOT 53 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision No Road Access; <b>Summer Tax Due:</b> \$244.69	121 ST CLAIR CIR BROOKLYN;	\$1,800	
3153	<b>Parcel ID:</b> 000-19-24-481-031-54; <b>Legal Description:</b> LOT 54 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision No Road Access; <b>Summer Tax Due:</b> \$244.69	119 ST CLAIR CIR BROOKLYN;	\$1,800	
3154	<b>Parcel ID:</b> 000-19-24-481-031-55; <b>Legal Description:</b> LOT 55 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision No Road Access; <b>Summer Tax Due:</b> \$244.69	117 ST CLAIR CIR BROOKLYN;	\$1,800	
3155	<b>Parcel ID:</b> 000-19-24-481-031-56; <b>Legal Description:</b> LOT 56 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision No Road Access; <b>Summer Tax Due:</b> \$244.69	115 ST CLAIR CIR BROOKLYN;	\$1,800	
3156	<b>Parcel ID:</b> 000-19-24-481-031-64; <b>Legal Description:</b> LOT 64 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	300 HURON CIR BROOKLYN;	\$1,800	
3157	<b>Parcel ID:</b> 000-19-24-481-031-68; <b>Legal Description:</b> LOT 68 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	308 HURON CIR BROOKLYN;	\$1,500	

3158	<b>Parcel ID:</b> 000-19-24-481-031-69; <b>Legal Description:</b> LOT 69 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	310 HURON CIR BROOKLYN;	\$1,500	
3159	<b>Parcel ID:</b> 000-19-24-481-031-70; <b>Legal Description:</b> LOT 70 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	312 HURON CIR BROOKLYN;	\$1,800	
3160	<b>Parcel ID:</b> 000-19-24-481-031-82; <b>Legal Description:</b> LOT 82 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	128 ST CLAIR CIR BROOKLYN;	\$1,800	
3161	<b>Parcel ID:</b> 000-19-24-481-031-85; <b>Legal Description:</b> LOT 85 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	307 HURON CIR BROOKLYN;	\$1,800	
3162	<b>Parcel ID:</b> 000-19-24-481-031-86; <b>Legal Description:</b> LOT 86 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	313 HURON CIR BROOKLYN;	\$1,800	
3163	<b>Parcel ID:</b> 000-19-24-481-031-87; <b>Legal Description:</b> LOT 87 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	321 HURON CIR BROOKLYN;	\$1,800	
3164	<b>Parcel ID:</b> 000-19-24-481-031-88; <b>Legal Description:</b> LOT 88 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Vacant lot in undeveloped section of subdivision. No Road Access; <b>Summer Tax Due:</b> \$244.69	323 HURON CIR BROOKLYN;	\$1,800	
3165	<b>Parcel ID:</b> 000-19-34-203-006-00; <b>Legal Description:</b> LOT 67 "RIVIERA SHORES" <b>Summer Tax Due:</b> \$63.58	108 CANNES DR BROOKLYN;	\$800	
3166	<b>Parcel ID:</b> 000-20-05-177-001-01; <b>Legal Description:</b> BEG AT N 1/4 POST OF SEC 5 TH W 1326.63 FT TO W 1/8 LN TH S 0DEG 07' 20"W 993.43 FT TO CEN LN OF AUSTIN RD TH S 62DEG 41'E 815.53 FT TH S 56DEG 38'40"E 25.94 FT TO N 1/8 LN TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 01'38"E 576.36 FT TO N&S 1/4 LN TH S 0DEG 15'20"W TO CEN LN OF AUSTIN RD TH NWLY ALG CEN OF SD RD TO BEG. SEC 5 T4S R2E <b>Summer Tax Due:</b> \$104.41	AUSTIN RD JACKSON;	\$1,000	

3167	<b>Parcel ID:</b> 000-20-19-377-004-00; <b>Legal Description:</b> BEG AT SW COR OF SEC 19 TH N 89DEG 56'40"E TO E LN OF SHERIDAN ST TH N 0DEG 06'37"W 366.05 FT TH S 89DEG 16'44"E 164.71 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 16'44"W 164.71 FT TH N ALG E LN OF SHERIDAN ST 53.8 FT TH E PAR WITH N LN OF IRWIN ST 92 FT TH SELY TO A PT DIRECTLY N OF BEG TH S TO BEG. SEC 19 T4S R2E VILLAGE OF BROOKLYN <b>Comments:</b> 1 bedroom home most likely beyond repair. Signs of remodeling but looks to be an abandoned project. Personal Property; Condemned; Dangerous Building; Roof Issues; <b>Summer Tax Due:</b> \$311.77	115 SHERIDAN ST BROOKLYN;	\$5,600	
3168	<b>Parcel ID:</b> 005-11-27-351-107-01; <b>Legal Description:</b> BEG AT SE COR OF SEC 27 TH N 2DEG 12'46" W 596.15 FT (RECORD 599.94 FT) ALG E SEC LN TO CEN LN OF HANOVER ST TH N 61DEG 27'28" W (RECORD N 61DEG 30' W) 650.10 FT TH N 20DEG 02'22" E (RECORD N 20DEG E) 33.37 FT TO NLY LN OF HANOVER ST TH N 61DEG 27'38" W 299.59 FT (RECORD 61DEG 30' W 299.31 FT) TO SE COR OF LOT 137 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF CONCORD, UNRECORDED TH N 15DEG 28'22" E 723.23 FT (RECORD N 15DEG 20'3" E 723.63 FT) ALG E LN OF SD LOT TO S LN OF RAILROAD ST TH N 76DEG 50'50" W 321.29 FT ALG S LN OF SD RAILROAD ST TO THE POB OF THIS DESCN TH CONTINUING N 76DEG 50'50" W 133.05 FT TO W LN OF SD LOT TH N 8DEG 13'5" E (RECORD N 8DEG 11'54" E) 179.99 FT TH S 86DEG 19'32" E 151.67 FT TO W LN OF COXON ST TH S 14DEG 15'10" W 177.88 FT ALG W LN OF COXON ST TH CONTINUING ALG W LN OF SD COXON ST S 8DEG 42'28" W 29.54 TO BEG. BEING PART OF LOT 137 ASSESSOR'S PLAT OF THE VILLAGE OF CONCORD, UNRECORDED. SEC 27 T3S R3W <b>Summer Tax Due:</b> \$131.00	COXON ST CONCORD;	\$3,300	
3170	<b>Parcel ID:</b> 007-10-32-454-005-00; <b>Legal Description:</b> A TRIANGULAR PCL OF LD DESCN AS---BEG AT THE PT OF INTERSECTION OF THE S LN OF SEC 32 WITH THE WLY LN OF LAKE ST TH NWLY ALG WLY LN OF LAKE ST TO THE SLY LN OF A STRIP OF LD 33 FT WIDE FORMERLY USED AS ELECTRICRY R/W TH SWLY ALG SLY LN OF SD FORMER R/W STRIP TO THE PT OF INTER- SECTION OF THE ELY LN OF BLK 1 OF CLARK'S ADDITION WITH THE S LN OF SEC 32 TH E ALG S LN OF SEC 32 TO BEG. SEC 32 T2S R2E VILLAGE OF GRASSLAKE D.D.A. <b>Comments:</b> Some modern updates but overall very poor condition. Decent sized out building and possible potential. Personal Property; <b>Summer Tax Due:</b> \$2,293.61	222 S LAKE ST GRASS LAKE;	\$20,250	
3171	<b>Parcel ID:</b> 050-06-31-152-054-00; <b>Legal Description:</b> AMBERTON VILLAGE NO.2 LOT 54 Sideyard Parcel; <b>Summer Tax Due:</b> \$18.33	NEPTUNE DR ALBION;	\$700	
3172	<b>Parcel ID:</b> 050-06-31-152-117-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 117 <b>Summer Tax Due:</b> \$22.26	OLYMPIA DR ALBION;	\$850	
3173	<b>Parcel ID:</b> 050-06-31-152-118-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 118 <b>Summer Tax Due:</b> \$22.26	OLYMPIA DR ALBION;	\$850	
3174	<b>Parcel ID:</b> 050-06-31-152-119-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 119 <b>Summer Tax Due:</b> \$22.26	OLYMPIA DR ALBION;	\$850	
3175	<b>Parcel ID:</b> 051-12-01-482-003-00; <b>Legal Description:</b> LOT 14 ARBOR HILLS MANOR # <b>Summer Tax Due:</b> \$176.10	STATEN DR JACKSON;	\$9,900	

3176	<b>Parcel ID:</b> 052-04-17-176-092-01; <b>Legal Description:</b> LOT 91 EXC BEG AT SW COR OF LOT 91 TH N 11DEG 09'W ALG W LN OF SD LOT, 154.38 FT TO NW COR OF SD LOT TH N 84DEG 17'E 10 FT TH S 07DEG 28'47"E 152.87 FT TO BEG. ASSESSOR'S PLAT OF HANKERD SUBDIVISION <b>Comments:</b> Garage/shed that has been attached to house adjacent to property. Connected by breezeway. Terms Of Sale; Occupied; <b>Summer Tax Due:</b> \$44.14	1725 TENNIS CT PLEASANT LAKE;	\$1,000	
3177	<b>Parcel ID:</b> 053-07-30-351-005-00; <b>Legal Description:</b> LOTS 8, 9, 10 AND 11 BLK 1 SUTTON'S ADDITION No Road Access; <b>Summer Tax Due:</b> \$257.90	140 MC LAIN RD PARMA;	\$2,300	
3178	<b>Parcel ID:</b> 074-18-33-457-051-00; <b>Legal Description:</b> LOT 292 "MIRROR LAKE NO 2" <b>Summer Tax Due:</b> \$141.84	SOUTHWOOD DR;	\$1,200	
3183	<b>Parcel ID:</b> 106-12-12-401-002-00; <b>Legal Description:</b> LOT 114 FAIRWAY HEIGHTS SUBDIVISION NO 2 Sideyard Parcel; <b>Summer Tax Due:</b> \$478.09	RENFREW BLVD JACKSON;	\$1,200	
3184	<b>Parcel ID:</b> 106-12-12-405-013-00; <b>Legal Description:</b> LOT 134 FAIRWAY HEIGHTS SUBDIVISION NO 2 <b>Summer Tax Due:</b> \$122.86	2616 RENFREW DR JACKSON;	\$20,000	
3185	<b>Parcel ID:</b> 180-13-04-103-071-01; <b>Legal Description:</b> LOTS 37 AND 38 ALSO E 1/2 OF LOT 36 ALSO W 1/2 OF LOT 39 BLOCK 3 ELMWOOD PARK SUBDIVISION <b>Comments:</b> Small house. Totally uninhabitable. Dangerous Building; <b>Summer Tax Due:</b> \$309.99	2306 W WASHINGTON AVE JACKSON;	\$2,700	
3186	<b>Parcel ID:</b> 180-13-04-104-099-00; <b>Legal Description:</b> LOTS 24 AND 25 BLOCK 4 ELMWOOD PARK SUBDIVISION <b>Comments:</b> Needs some TLC but definitely repairable. Personal Property; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$648.38	2005 CORTLAND BLVD JACKSON;	\$6,000	
3191	<b>Parcel ID:</b> 205-13-23-162-069-00; <b>Legal Description:</b> LOT 92 GOLFSIDE TERRACE <b>Comments:</b> Small house but updated flooring. Minor debris, needs a good cleaning and a little work. Decent potential. <b>Summer Tax Due:</b> \$766.84	605 E GOLF AVE JACKSON;	\$8,700	
3192	<b>Parcel ID:</b> 205-13-23-167-133-00; <b>Legal Description:</b> LOT 172 GOLFSIDE TERRACE Sanitation Issues And Garbage; Personal Property; <b>Summer Tax Due:</b> \$574.88	507 E BIRD ST JACKSON;	\$9,300	
3193	<b>Parcel ID:</b> 235-13-04-357-044-00; <b>Legal Description:</b> THE S 55 FT OF THE N 110 FT OF E 197.61 FT OF LOT 14 BLOCK 2 HALL AND KENNEDY'S WESTERN ADDITION Sideyard Parcel; <b>Summer Tax Due:</b> \$154.45	1276 LEVANT ST JACKSON;	\$13,250	
3194	<b>Parcel ID:</b> 255-13-20-388-083-00; <b>Legal Description:</b> LOT 89 EXC THEREFROM THE E 2 FT THEREOF ROBERT HERNDON'S COUNTRY CLUB ESTATES <b>Comments:</b> Decent house. Occupied Occupied; <b>Summer Tax Due:</b> \$1,651.15	2773 VROOMAN RD JACKSON;	\$9,300	
3195	<b>Parcel ID:</b> 265-13-01-427-010-00; <b>Legal Description:</b> LOT 13 KNOLLWOOD PARK <b>Comments:</b> Vacant lot in subdivision. <b>Summer Tax Due:</b> \$97.63	CARSON AVE JACKSON;	\$2,500	

3219	<b>Parcel ID:</b> 465-13-12-353-011-02; <b>Legal Description:</b> LOT 36 AND THE E 26.5 FT OF LOT 37 SENEY'S SUBDIVISION BEING THE E 869.5 FT OF LOTS 7, 8 AND 9 OF SHOEMAKER AND MCDEVITT'S SUBDIVISION <b>Comments:</b> 1 story single family home in rough shape. Possibly restorable. Roof Issues; <b>Summer Tax Due:</b> \$1,567.65	1201 ORNE ST JACKSON;	\$21,250	
3229	<b>Parcel ID:</b> 545-13-23-408-134-00; <b>Legal Description:</b> LOTS 201 AND 204 SUPERVISOR'S LAKESIDE PLAT <b>Comments:</b> Recently Demolished home <b>Summer Tax Due:</b> \$170.33	825 HELENA AVE JACKSON;	\$1,900	
3247	<b>This lot is a "bundle" comprised of 54 parcels</b>  <i>(1 of 54)</i> <b>Parcel ID:</b> 1-057600000; <b>Legal Description:</b> LOT 8 LANSING AVE ADD <b>Comments:</b> 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 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)	429 ADAMS ST JACKSON;  421 JEFFERSON ST JACKSON;  1401 N BLACKSTONE ST JACKSON;  229 N WISNER ST JACKSON;  122 N WISNER ST JACKSON;  215 N THOMPSON ST JACKSON;  314 CARR ST JACKSON;  611 W FRANKLIN ST JACKSON;  728 FIFTH ST JACKSON;  809 W FRANKLIN ST JACKSON;  811 FOURTH ST JACKSON;  1013 SECOND CT JACKSON;  1016 FIRST ST JACKSON;  902 FIRST ST JACKSON;  806 FIRST ST	\$317,000	

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

JACKSON;  
 1107 THIRD ST  
 JACKSON;  
 745 W HIGH  
 ST JACKSON;  
 810  
 GREENWOOD  
 AVE  
 JACKSON;  
 321 W MASON  
 ST JACKSON;  
 700 S  
 MECHANIC ST  
 JACKSON;  
 704 WILLIAMS  
 ST JACKSON;  
 1114  
 CHITTOCK  
 AVE  
 JACKSON;  
 1206  
 CHITTOCK  
 AVE  
 JACKSON;  
 1037 MAPLE  
 AVE  
 JACKSON;  
 1223 MAPLE  
 AVE  
 JACKSON;  
 1200 MAPLE  
 AVE  
 JACKSON;  
 1220  
 WILLIAMS ST  
 JACKSON;  
 1221  
 WOODBRIDGE  
 ST JACKSON;  
 160 W  
 PROSPECT ST  
 JACKSON;  
 908 S  
 MILWAUKEE

(2 of 54) **Parcel ID:** 1-069400000; **Legal Description:** LOT 47 HILLSIDE SUB DIV

(3 of 54) **Parcel ID:** 1-083400000; **Legal Description:** COM AT INTERS OF N LN OF KEELER ST WITH E LN OF BLACKSTONE ST TH N ON E LN OF BLACKSTONE ST 237 FT TH E 132 FT TH S 150 FT TH W 107 FT TH S 87 FT TO N LN OF KEELER ST TH W ON N LN OF KEELER ST 25 FT TO BEG W 1/2 SE 1/4 SEC 27 T2S R1W

(4 of 54) **Parcel ID:** 2-025600000; **Legal Description:** S 1/2 OF LOT 6 BLK 4 WITHINGTON'S ADD

(5 of 54) **Parcel ID:** 2-031300000; **Legal Description:** LOT 19 A B ROBINSON'S WISNER ST ADD

(6 of 54) **Parcel ID:** 2-033300000; **Legal Description:** LOT 11 WILLIAMSON'S ADD

(7 of 54) <b>Parcel ID:</b> 2-070100000; <b>Legal Description:</b> N 46 FT OF S 50 FT OF LOT 7 ALSO E 33.75 FT OF N 46 FT OF S 50 FT OF LOT 6 BLK 1 CARR & PECK'S ADD	ST JACKSON;  908 FRANCIS ST JACKSON;
(8 of 54) <b>Parcel ID:</b> 3-020300000; <b>Legal Description:</b> LOT 4 ASSESSOR'S BIDDLE PLAT	924 FRANCIS ST JACKSON;
(9 of 54) <b>Parcel ID:</b> 3-052100000; <b>Legal Description:</b> LAND OWNED & USED AS ONE PARCEL & DESC AS N 27.86 FT OF E 38 FT OF LOT 16, N 27.86 FT OF LOT 17 & N 27.86 FT OF W 20 FT OF LOT 18 FOURTH ST ADD & BEG AT SE COR OF LOT 19 BLK 2 WOODLAWN J C WOOD'S ADD TH S ALG W LN OF FIFTH ST TO N LN OF LOT 18 FOURTH ST ADD TH W ALG N LN OF LOTS 18, 17 & 16 108 FT TH N PARA WITH W LN OF FIFTH ST TO S LN OF LOT 19 BLK 2 WOODLAWN J C WOOD'S ADD TH E ALG S LN OF LOT 19 TO BEG	1032 FRANCIS ST JACKSON;  1107 CHITTOCK AVE JACKSON;
(10 of 54) <b>Parcel ID:</b> 3-082600000; <b>Legal Description:</b> E 32 FT OF LOT 3 BLK 15 SHOEMAKER'S ADD	1000 ADRIAN AVE JACKSON;
(11 of 54) <b>Parcel ID:</b> 3-195100000; <b>Legal Description:</b> LAND COM AT PT ON E LN OF FOURTH ST 15 RD S OF S LN OF BIDDLE ST TH E 135.62 FT TH S 3 RDS TH W 135.62 FT TH N 3 RDS TO POB BEING PARTS OF LOTS 2, 3 & 6 BLK 1 EATON WEBSTER & HARWOOD'S ADD	1026 S MILWAUKEE ST JACKSON;
(12 of 54) <b>Parcel ID:</b> 3-200900000; <b>Legal Description:</b> COM 210 FT S OF NE COR OF LOT 6 BLK 3 TH S 40 FT TH W 102 FT TH N 40 FT TH E 102 FT TO BEG EATON WEBSTER & HARWOOD'S ADD	215 E HIGH ST JACKSON;
(13 of 54) <b>Parcel ID:</b> 3-201800000; <b>Legal Description:</b> N 2 RDS OF S 4 RDS OF LOT 7 BLK 3 EATON WEBSTER & HARWOOD'S ADD	116 E PROSPECT ST JACKSON;
(14 of 54) <b>Parcel ID:</b> 3-203300000; <b>Legal Description:</b> N 53.50 FT OF E 89 FT OF LOT 6 BLK 4 EATON WEBSTER & HARWOOD'S ADD	401 SUMMIT AVE JACKSON;
(15 of 54) <b>Parcel ID:</b> 3-204700000; <b>Legal Description:</b> S 4 RDS OF N 8 RDS OF LOT 5 BLK 5 EX W 32 FT OF N 7.5 FT THEREOF EATON WEBSTER & HARWOOD'S ADD	405 SUMMIT AVE JACKSON;
(16 of 54) <b>Parcel ID:</b> 3-220900000; <b>Legal Description:</b> LAND OWNED & USED AS ONE PARCEL & DESC AS LOT 2 PERRIN'S ADD & S 44 FT OF LOT 41 ASSESSOR'S GARFIELD PLAT	211 S ELM AVE JACKSON;
(17 of 54) <b>Parcel ID:</b> 3-250800000; <b>Legal Description:</b> LOT 5 BLK 1 SOUTH PARK SUB DIV OF BLKS 1, 2, 5, 6, 9 & PARTS OF BLKS 7 & 8 GRISWOLD'S ADD	2015 CHAPIN ST JACKSON;
(18 of 54) <b>Parcel ID:</b> 4-047800000; <b>Legal Description:</b> LOT 3 & E 49 FT OF LOT 4 & E 16.5 FT OF LOT 5 ALSO BEG AT INTERS OF WLY LN OF GREENWOOD AVE WITH N LN OF MORRELL ST TH W ALG N LN OF MORRELL ST TO A PT 111 FT E OF E LN OF BLACKSTONE ST TH N 66 FT TH E TO WLY LN OF GREENWOOD AVE TH SWLY ALG GREENWOOD AVE TO POB AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B8S R1W (W OF GREENWOOD AVE)	2014 PRINGLE AVE JACKSON;  776 TOMLINSON ST JACKSON;
(19 of 54) <b>Parcel ID:</b> 4-052700000; <b>Legal Description:</b> E 86 FT OF LOTS 11 & 12 & N 16.5 FT OF E 86 FT OF LOT 10 BLK 6 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B6S R2W	1000 PAGE AVE JACKSON;
(20 of 54) <b>Parcel ID:</b> 4-059200000; <b>Legal Description:</b> LAND COM AT INTERS OF S LN OF WILKINS ST WITH W LN OF MECHANIC ST TH W 86.68 FT TH S 4	651 COOPER



RDS TH E 86.68 FT TO W LN OF MECHANIC ST TH N 4 RDS TO BEG BEING PART OF CEMETERY RESERVE & VACATED CLINTON ST & BLK 71 FORD'S WESTERN ADD	ST JACKSON; 515 N WATERLOO AVE JACKSON;
(21 of 54) <b>Parcel ID:</b> 4-074900000; <b>Legal Description:</b> LOT 146 EX N 74 FT OF ASSESSOR'S SOUTH PLAT	
(22 of 54) <b>Parcel ID:</b> 4-082700000; <b>Legal Description:</b> LOT 8 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD	128 N GORHAM ST JACKSON;
(23 of 54) <b>Parcel ID:</b> 4-083100000; <b>Legal Description:</b> LOT 12 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD	N ELM AVE JACKSON;
(24 of 54) <b>Parcel ID:</b> 4-089100000; <b>Legal Description:</b> N 3 RDS OF LOT 11 BLK 3 C E WEBB'S ADD	E PORTER ST JACKSON;
(25 of 54) <b>Parcel ID:</b> 4-093900000; <b>Legal Description:</b> N 3 RDS OF LOT 11 BLK 5 C E WEBB'S ADD	618 E PORTER ST JACKSON;
(26 of 54) <b>Parcel ID:</b> 4-095900000; <b>Legal Description:</b> LOT 12 BLK 6 C E WEBB'S ADD	109 HOLLYWOOD ST JACKSON;
(27 of 54) <b>Parcel ID:</b> 4-100200000; <b>Legal Description:</b> LAND COM AT A PT ON W LN OF WILLIAMS ST 39 RDS 1/2 FT S OF S LN OF ROCKWELL ST TH W 8 RDS TH S 3 RDS TH E 8 RDS TO W LN OF WILLIAMS ST TH N 3 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W	820 MALTBY ST JACKSON;
(28 of 54) <b>Parcel ID:</b> 4-115300000; <b>Legal Description:</b> LAND COM AT A PT ON E LN OF WOODBRIDGE ST 33 FT E & 379.5 FT N OF THE S 1/4 POST OF SEC 3 TH E 8 RODS TH N 78.5 FT TH W 8 RODS TH S 78.5 FT TO BEG. SW 1/4 SE 1/4 SEC 3 T3S R1W	N WATERLOO AVE JACKSON;
(29 of 54) <b>Parcel ID:</b> 4-168600000; <b>Legal Description:</b> LOT 20 BLK 6 HARMON'S ADD	
(30 of 54) <b>Parcel ID:</b> 5-049500000; <b>Legal Description:</b> LOT 6 BLK 14 KNAPP'S ADD	
(31 of 54) <b>Parcel ID:</b> 5-062300000; <b>Legal Description:</b> LAND COM AT A PT ON W LN OF FRANCIS ST 144 FT S OF S LN OF MORRELL ST TH S 53.5 FT TH W 177 FT TH N 53.5 FT TH E 177 FT TO BEG NE 1/4 SE 1/4 SEC 3 T3S R1W	
(32 of 54) <b>Parcel ID:</b> 5-063400000; <b>Legal Description:</b> LOT 5 BLK 1 RUSTIC HALL ADD	
(33 of 54) <b>Parcel ID:</b> 5-066600000; <b>Legal Description:</b> LOT 10 BLK 1 MERRIMAN'S ADD	
(34 of 54) <b>Parcel ID:</b> 5-070400000; <b>Legal Description:</b> LOT 16 BLK 2 MERRIMAN'S ADD	
(35 of 54) <b>Parcel ID:</b> 5-077400000; <b>Legal Description:</b> N 1/2 OF LOT 4 BLK 2 MOORE'S ADD	
(36 of 54) <b>Parcel ID:</b> 5-098100000; <b>Legal Description:</b> LOT 3 BLK 8 ROOT'S SOUTH ADD	
(37 of 54) <b>Parcel ID:</b> 5-131600000; <b>Legal Description:</b> COM AT A PT ON S LN OF HIGH ST 87 RDS 6.38 FT W & 2 RDS S OF N 1/4 POST OF SEC 11 TH S	

132 FT TH W 44 FT TH N 132 FT TO S LN OF HIGH ST TH E ALG SD S LN 44 FT TO BEG N 1/2 NW 1/4 SEC 11 T3S R1W

(38 of 54) **Parcel ID:** 5-172400000; **Legal Description:** LOT 18 BLK 3 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD

(39 of 54) **Parcel ID:** 6-061300000; **Legal Description:** LOT 1 ASSESSOR'S PRINGLE PLAT

(40 of 54) **Parcel ID:** 6-061500000; **Legal Description:** LOT 3 ASSESSOR'S PRINGLE PLAT

(41 of 54) **Parcel ID:** 6-098700000; **Legal Description:** LOT 3 BLK 30 EAST ADD

(42 of 54) **Parcel ID:** 6-106500000; **Legal Description:** N 6.5 RDS OF LOT 4 BLK 36 EAST ADD NO 5

(43 of 54) **Parcel ID:** 6-115200000; **Legal Description:** E 3.36 FT OF LOT 8 & W 38.31 FT OF LOT 10 BLK 43 EAST ADD

(44 of 54) **Parcel ID:** 6-137100000; **Legal Description:** N 1/2 OF LOT 39 BLK 4 CARR'S EAST ADDITION

(45 of 54) **Parcel ID:** 6-145800000; **Legal Description:** 1468.1 NWLY 140.47 FT OF LOT 18 & ALL OF LOT 22 ASSESSOR'S TOMLINSON PLAT

(46 of 54) **Parcel ID:** 7-061600000; **Legal Description:** S 45.33 FT OF W 88 FT OF LOT 5 BLK 5 FORD'S NORTH ADD

(47 of 54) **Parcel ID:** 7-0764.3000; **Legal Description:** N 1/2 OF LAND COM AT A PT ON E LN OF WATERLOO AVE 271.5 FT S OF S LN OF GANSON ST TH E 118 FT TH S 76.75 FT TH W 118 FT TO E LN OF WATERLOO AVE TH N 76.75 FT TO BEG ALSO LAND COM AT A PT ON S LN OF GANSON ST 184.74 FT W OF W LN OF EAST AVE TH S 184.75 FT FOR POB THIS DESC TH CONTINUING S 114 FT TH W 87.56 FT TH N 114 FT TH E 87.56 FT TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W

(48 of 54) **Parcel ID:** 7-120700000; **Legal Description:** N 1/2 OF LOT 12 BLK 13 EAST ADD

(49 of 54) **Parcel ID:** 8-093600000; **Legal Description:** LOT 12 INDUSTRIAL SUB DIV OF LOTS 94, 95, 96, 97, 98, 99, 167, 187 & PART OF LOTS 168 & 169 ASSESSOR CRARY'S PLAT

(50 of 54) **Parcel ID:** 8-128600000; **Legal Description:** LAND COM AT PT 188.66 FT E OF CENTER OF SEC 26 TH E 94.33 FT TH S 462 FT TH W 94.33 FT TH N 462 FT TO BEG NW 1/4 SE 1/4 SEC 26 T2S R1W

(51 of 54) **Parcel ID:** 8-128800000; **Legal Description:** LAND COM AT PT 282.99 FT E OF CENTER OF SEC 26 TH E 94.33 FT TH S 462 FT TH W 94.33 FT TH N 462 FT TO BEG NW 1/4 SE 1/4 SEC 26 T2S R1W

(52 of 54) **Parcel ID:** 8-207500000; **Legal Description:** LAND COM AT A PT 8 RDS N & 10 RDS E OF SW COR OF SEC 26 TH N 6 RDS TH E 41.25 FT TH S 6 RDS TH W 41.25 FT TO BEG SW 1/4 SW 1/4 SEC 26 T2S R1W

(53 of 54) **Parcel ID:** 8-232100000; **Legal Description:** LAND COM AT A PT ON W LN OF MALTBY ST 16 RDS N OF N LN OF GANSON ST TH W 11 RDS TH N

4 RDS TH E 11 RDS TH S 4 RDS TO BEG SW 1/4 NW 1/4 SEC 35 T2S R1W

(54 of 54) **Parcel ID:** 7-0764.2000; **Legal Description:** N 1/2 OF LAND COM AT A PT ON E LN OF WATERLOO AVE 271.5 FT S OF S LN OF GANSON ST TH E 118 FT TH S 76.75 FT TH W 118 FT TO E LN OF WATERLOO AVE TH N 76.75 FT TO BEG ALSO LAND COM AT CENTER POST OF SEC 35 TH W ALG 1/4 LN (C/L OF GANSON ST) 227.7 FT TH S 216 FT TO POB TH S 114 FT TH W 43.56 FT TH N 114 FT TH E 43.56 FT TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W

**Summer Tax Due:** \$31,532.12



# 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](http://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 <b>married couple</b> ): _____
Address: _____
street city state zip
Marital Status: (check box <i>if applicable</i> )
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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



## 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). **The completed Affidavit 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.** 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		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> 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.		9. Buyer's (Transferee) Telephone Number

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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

Certain types of transfers are exempt from uncapping. 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 between certain family members \*(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- 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 stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- 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.*

Printed Name		
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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

**\*Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

**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.