

Public Land Auction

Hillsdale, Jackson

August 3rd, 2022

Hillsdale, and Jackson Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

(For those who have *no* computer access. Please call for assistance)

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

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** 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.

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit 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 (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s 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 within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A 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 calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 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).*

2022 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

* = Includes a catalog of DNR Surplus Parcels in this county

Monroe, Washtenaw DNR 8/2/2022	Hillsdale, Jackson 8/3/2022	Bay, Gladwin Huron (DNR only), Tuscola 8/4/2022
Arenac*, Iosco*, Ogemaw 8/5/2022	Lapeer*, Macomb (DNR only) Saint Clair*, Sanilac* 8/11/2022	Oakland 8/12/2022
Barry, Kalamazoo Saint Joseph* 8/16/2022	Branch, Calhoun 8/17/2022	Berrien*, Cass, Van Buren* 8/18/2022
Clare, Lake*, Osceola 8/23/2022	Gratiot, Isabella, Mecosta Montcalm 8/24/2022	Clinton, Livingston Shiawassee 8/25/2022
Eastern Upper Peninsula <small>(Alger, Chippewa*, Delta, Luce*, Mackinac (DNR Only), Schoolcraft)</small> 8/26/2022	Western Upper Peninsula <small>(Baraga, Dickinson*, Gogebic*, Houghton*, Iron* Keweenaw, Marquette*, Menominee, Ontonagon*)</small> 8/30/2022	Antrim*, Charlevoix*, Otsego 8/31/2022
Crawford, Kalkaska Missaukee, Roscommon* 9/1/2022	Alcona*, Alpena* Montmorency, Oscoda 9/6/2022	Cheboygan, Emmet* Presque Isle 9/7/2022
Mason*, Muskegon Newaygo (DNR Only) Oceana* 9/8/2022	Benzie, Grand Traverse* Leelanau, Manistee, Wexford 9/9/2022	Allegan, Ionia, Kent, Ottawa 9/13/2022
Saginaw 9/14/2022	Genesee 9/15/2022	Round 1 Re-Offer Auction 9/28/2022

No Reserve Auction

10/28/2022

Rules and Regulations

1. Registration

You must create an online user account at www.tax-sale.info in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

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 Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/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 THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 Seller/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

Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as 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.

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

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. 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 of 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

- **The full purchase price must be paid in full WITHIN 5 BUSINESS 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.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 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 for any reason will be banned from bidding at all future land auctions.

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 minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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 or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's 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 be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. 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

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

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 during the checkout process. 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 buyer 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 prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and 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 <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer 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. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered *personal property*. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed 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. Finally, additional conditions are included on the 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, 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: Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Hillsdale

Lot #	Lot Information	Address	Min. Bid	Sold For
2501	Parcel ID: 006-426-328-02; Legal Description: W4 S 37 FT OF W 99 FT OF LOT 134 SOUTH ADDN. Comments: This house sits on approximately 0.08 acres of land. Unfortunately this house is in very poor shape. The roof appears to be collapsing. There is a "Dangerous Building" notice posted on the front of the home. At this point the county states that this house will need to be demo'd. This may change so please contact the county treasurers office before bidding. The stone foundation is crumbling on one of the corners. Vinyl siding is in fair shape. A bit of DIY construction on the front entrance and stairs. Foundation Issues; Roof Issues; Dangerous Building; Summer Tax Due: \$842.77	47 E ST JOE HILLSDALE;	\$6263.75	
2502	Parcel ID: 01 014 100 010 14 5 4; Legal Description: COM CEN M-99 CURVE WCH PT IS 3564.28 FT W & 661.95 FT N OF E1/4 PST SEC 14 TH NLY ALG CEN LN M-99 100 FT N72°02'33" W 100 FT TH N18°02'27" E 50 FT TO POB TH ALG R/W LN N70°37'33" W 199.42 FT TH N02°55'01" E 223.69 FT TH S72°07'33" E 200 FT TH S03°10'34" W 225 FT M/L TO POB SEC 14 T5S R4W .99 A M/L. Comments: This house sits on approximately 1.02 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a large dog outside the home but the owner came out promptly and put it inside. The former owner is going to attempt to buy this home back at the auction. Dirt/gravel driveway. The house appears to be in overall fair shape from the exterior. Some slight gutter damage. Parts of the siding need repair but overall looks fair. Shingled roof is in fair shape as well. Large open lawn wraps around the home. Handful of large trees in the yard and many along the perimeter. There is a travel trailer parked in the North West corner. Old metal two car garage/barn on the East side of the property. Occupied; Beware Of Dog; Summer Tax Due: \$403.46	9751 HOMER RD LITCHFIELD;	\$7142.58	
2503	Parcel ID: 04 140 001 061; Legal Description: LOT 207 LAKE LE ANN - GREENBRIAR PLAT TWO Comments: This vacant lot is approximately 0.51 acres of land. Nice lot in between two houses. Grassy and open near the road. Partially forested. Level ground. Close to a lake. Summer Tax Due: \$120.58	11530 RUTAN CIR;	\$1065.18	
2504	Parcel ID: 07 025 300 024 25 6 3; Legal Description: COM NE COR SW1/4 SW1/4 TH S 84.15 FT TO POB TH S 116.16 FT TO NE LN BACON RD TH NWLY ALG NE LN SD RD 68.64 FT TH NELY 89.76 FT TO POB SEC 25 T6S R3W .07 A M/L. Comments: This vacant lot is approximately 0.08 acres of land. Wet land indicators. Drain ditch along road. Forested with thick vegetation throughout. I can see swamp lands near this property. Wetland Indicators; Summer Tax Due: \$1.08	E BACON RD;	\$1603.82	
2505	Parcel ID: 10 140 001 008; Legal Description: LOT 8 TOTEM VILLAGE Comments: This vacant lot is approximately 0.19 acres of land. Land slopes down drastically from the road. Would be very difficult to build. Wooded lot with thick vegetation. Difficult to traverse. Neighbor stated you need more then one lot to build. Unknown if this is true. Please do your research before bidding. Unbuildable Lands / Too Small; Terrain Challenged; Summer Tax Due: \$11.32	9136 BANKERS RD READING;	\$764.48	
2506	Parcel ID: 10 140 001 017; Legal Description: LOT 19 TOTEM VILLAGE Comments: This vacant lot is approximately 0.21 acres of land. Wooded lot with thick vegetation. Difficult to traverse. Neighbor stated you need more then one lot to build. Unknown if this is true. Please do your research before bidding. Unbuildable Lands / Too Small; Summer Tax Due: \$9.04	3106 N TOTEM TRL READING;	\$768.93	
2507	Parcel ID: 12 006 400 061 06 7 2; Legal Description: COM AT S1/4 COR TH N 291.58 FT TH E 944.78 FT TO POB TH E 296.2 FT TH S 37°36'W 379.38 FT TO NLY LN NOKOMIS TRL TH ALG CURVE N 52°24'W 84.75 FT TH N 250.72 FT TO POB SEC 6 T7S R2W 1.22 A M/L. Comments: This trailer sits on approximately 1.20 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Large grassy yard surrounds the home. Wrap around dirt driveway. There was some debris around the trailer. The trailer appears to be in decent shape. The shingled roof looked ok. The siding was in fair shape as well. There are three sheds in the back yard. The sheds are in fair/poor shape and don't appear to be in much use. There is a chain link fenced in pen next to the trailer. Occupied; Mobile Home; Dnvi; Summer Tax Due: \$133.94	3748 NOKOMIS TRL OSSEO;	\$2719.19	

2508	<p>Parcel ID: 12 011 300 031 11 7 2; Legal Description: ALL THAT PRT E1/2 SW1/4 LYING N OF NYCRR R/W EXC COM AT PT IN C/L OF LAMB RD ON N LN OF NYCRR TH N ALG E LN E1/2 SW1/4 420.75 FT TH W 618.75 FT TH S TO N LN SD RR TH SELY ALG SD N LN TO POB ALSO EXC COM CEN SEC TH S 83°38'W ALG N LN SW1/4 1303.77 FT TH S 6°08'E 1924.4 FT TO N LN HWY M-34 R/W TH S 81°36'E 660.36 FT ALG SD R/W TH N 4°2'W 345.8 FT TH N 83°30'E 659.03 FT TO N-S1/4 LN (BEING C/L OF LAMB RD) TH N 6°22'W ALG SD LN 1746.44 FT TO POB SEC 11 T7S R2W .49 A M/L. Comments: This vacant lot is approximately 0.49 acres of land. Summer Tax Due: \$14.71</p>	LAMB RD;	\$739.93	
2509	<p>Parcel ID: 13 018 300 029 18 7 1; Legal Description: COM 1190 FT N OF SW COR SEC TH E 231 FT TH N 100 FT TH W 231 FT TH S 100 FT TO POB SEC 18 T7S R1W VILLAGE OF PITTSFORD .506 A M/L. Comments: This trailer sits on approximately 0.51 acres of land. Unfortunately the trailer is in very poor shape. The roof is collapsing in a few spots. The siding on the trailer is falling off allowing weather to stripe the insulating off the structure. There are visible holes in the walls where you can see into the interior of the trailer. The trailer is full of debris and in poor shape. You can see the studs in many spots outside of the trailer. Debris strewn about the property. There is an additional trailer or shed on the property that has a collapsed roof and is full of debris. Wooded lot. Gravel/dirt driveway. Thick vegetation is growing up around the trailer. Mobile Home; Roof Issues; Dnvi; Obsolete Structure; Summer Tax Due: \$115.04</p>	4767 S PITTSFORD RD PITTSFORD;	\$2555.91	
2510	<p>Parcel ID: 13 060 001 005; Legal Description: LOT 5 VILLAGE EAST SEC 18 T7S R1W VILLAGE OF PITTSFORD. Comments: This house sits on approximately 0.41 acres of land. Told by third party that the former resident is staying in the travel trailer parked in the driveway. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Unfortunately this house has suffered from a major fire that has caused major damage to the home as well as the trailer. There is a mobile home on the East section of the property. Both structures are in poor shape. The interior of the trailer is completely scorched and full of debris. The property has road access on both Hudson Rd and Rail St. Paved driveway on both sides. Large parking area. Structural Issues; Personal Property; Mobile Home; Occupied; Fire Damage; Dangerous Building; Summer Tax Due: \$427.50</p>	9370 HUDSON RD PITTSFORD;	\$4792.91	
2511	<p>Parcel ID: 14 005 100 018 05 8 4; Legal Description: COM IN CTR WILDWOOD RD 1270.75 FT W & S 25°3'W 560 FT FROM N1/4 PST TH CONT SW ALG CTR LN SD RD 869.41 FT TO POB TH S 35°56' E 267.52 FT TO NLY E-W1/8 LN TH W ALG SD LN TO CEN SD RD TH NELY ALG SD CEN LN TO POB SEC 5 T8S R4W .8 A M/L. Comments: This vacant lot is approximately 0.80 acres of land. This property sits across from a small lake. There are wet land indicators and a small swamp/pond on the North East section. Thick vegetation throughout. Property runs along the neighbors driveway. This would be a good purchase for the neighboring property owners. Swamp Lot; Wetland Indicators; Summer Tax Due: \$32.48</p>	WILDWOOD RD;	\$3326.75	

2512	<p>Parcel ID: 17 003 100 007 03 9 1; Legal Description: COM 429 FT E OF NW COR NE1/4 NW1/4 RNG E 165 FT S 132 FT W 165 FT N 132 FT TO POB EXC 48 FT OFF E SIDE SEC 3 T9S R1W VILLAGE OF WALDRON. Comments: This house sits on approximately 0.35 acres of land Unfortunately this house is in poor shape. There is a blue tarp draped over a large portion of the roof. The roof is collapsing into the front entrance/mud room. The roof has collapsed on a portion of the garage as well as the hallway that connects the garage to the house. The basement has about 4-5 feet of standing water. There is a large amount off debris and garbage inside the home as well as the garage and around the outside of both structures. Cement pad foundation for the garage and in the hallway. Did not venture far into the home. The floors were bare subfloor and they felt saggy. The water in the basement made me use caution. This may be a dangerous home with structural issues. Most likely there is some mold due to the excess moisture. This house will need a lot of work before its back into good living condition. Be prepared. Dangerous Building; Mold; Sanitation Issues And Garbage; Structural Issues; Roof Issues;</p> <p>Summer Tax Due: \$2,079.09</p>	333 E CHURCH ST WALDRON;	\$5437.18	
2513	<p>Parcel ID: 17 010 400 015 10 8 1; Legal Description: COM AT PT 413.5 FT N OF SE COR TH N 138 FT TH W 363 FT TH S 147.5 FT TH E 363 FT TO POB SEC 10 T8S R1W 1.18 A M/L. Comments: This trailer sits on approximately 1.19 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were multiple dogs on the property. Was unable to walk the property. Mobile home looks to be in fair shape. Electric appeared to be active. At least one horse fenced in behind the home. Multiple vehicles parked on property. Horse trailer and two travel trailers parked on property as well. Several visible piles of debris. Occupied; Mobile Home; Drvi; Beware Of Dog; Personal Property;</p> <p>Summer Tax Due: \$73.51</p>	9896 COMAN RD;	\$20254.23	
2514	<p>Parcel ID: 17 014 100 004 14 8 1; Legal Description: COM NW COR TH S 132 FT TH E 70 FT TH N 132 FT TH W 70 FT TO POB SEC 14 T8S R1W .21 A M/L. Comments: This vacant lot is approximately 0.21 acres of land. Open grassy lot. On the corner of Prativille Road and Coman Road. A few large shrubs Large tree to the East. Mostly level ground.</p> <p>Summer Tax Due: \$2.19</p>	PRATTVILLE RD WALDRON;	\$1393.11	
2515	<p>Parcel ID: 18 006 300 011 06 9 3; Legal Description: W 16.5 FT OF SE1/4 SW1/4 SEC 6 T9S R3W .5 A M/L. Comments: This vacant lot is approximately 0.50 acres of land. Long narrow strip of land. It appears to be a two track road that leads you to some crop lands. Grassy with trees along the perimeter. This would be a great purchase for one of the neighboring property owners that need another access point to their land. Easement Or Access Across;</p> <p>Summer Tax Due: \$8.01</p>	TERRITORIAL RD CAMDEN;	\$711.31	
2516	<p>Parcel ID: 18 085 001 158; Legal Description: LOT 157 MERRY LAKE - EASTERN SHORES. Comments: This vacant lot is approximately 0.34 acres of land. Partially wooded lot. The vegetation is not to thick. You can easily traverse most of the property. Some tall older trees. There is a pile of tree debris. Partial gravel driveway turns to dirt fairly quickly. Some wet land indicators. The ground was squishy is certain spots. Someone has dumped some debris/garbage but nothing to difficult to clean up. Would be a good purchase for one of the neighboring property owners looking to increase their property size. Wetland Indicators;</p> <p>Summer Tax Due: \$27.55</p>	4516 OAKGLEN DR CAMDEN;	\$924.60	
2517	<p>Parcel ID: 21 004 100 036 04 6 3; Legal Description: COM AT PT ON W LN OF WEST ST BEING SE COR LOT 58 JONES PLAT TH SELY ALG SD W LN 44.5 FT TO POB TH CONT SELY ALG SD W LN 5 FT TH SWLY AT R/A TO SD ST TO BANK OF MILL RACE TH NWLY ALG MILL RACE 5 FT TH NELY PAR WITH S LOT LN TO POB SEC 4 T6S R3W CITY OF JONESVILLE .03 A M/L. Comments: This vacant lot is approximately 0.03 acres of land. Small strip of land between a house and a garage. 5 feet wide. You cant really do much with this property. It would be a good purchase for one of the neighboring property owners. Unbuildable Lands / Too Small; Encroachments;</p> <p>Summer Tax Due: \$9.13</p>	WEST ST JONESVILLE;	\$1663.15	
2518	<p>Parcel ID: 21 060 001 153; Legal Description: STRIP OF LAND 5 FT IN WIDTH OFF FROM WLY SIDE OF LOT 46 & EXT BACK 40 FT FROM NLY LOT LN (BEING 5 FT E&W BY 40 FT N&S) JONES PLAT SEC 4 T6S R3W CITY OF JONESVILLE. Comments: This vacant lot is approximately 0.01 acres of land. Super small piece of land in between two houses. You couldn't do anything with this land. It appears to be a section of a shared driveway. Unbuildable Lands / Too Small; Sideyard Parcel;</p> <p>Summer Tax Due: \$8.62</p>	CHURCH ST;	\$1658.88	

2519	<p>Parcel ID: 21 060 001 154; Legal Description: E 6 FT OF FOLL DESC: PCL IN SE COR N1/2 LOT 45 BEING 36 FT ELY & WLY AND 39 FT NLY & SLY JONES PLAT SEC 4 T6S R3W CITY OF JONESVILLE. Comments: This vacant lot is approximately 0.01 acres of land. Super small piece of land in between two houses. You couldn't do anything with this land. It appears to be a section grass between a garage and a house. This would ne a good purchase for one of the neighboring property owners. Sideyard Parcel; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$8.76</p>	CHURCH ST;	\$1683.24	
2520	<p>Parcel ID: 05 030 400 005 30 6 4; Legal Description: COM SE COR W1/2 W1/2 SE1/4 TH W 209 FT TH N 626 FT TH E 209 FT TH S 626 FT TO POB SEC 30 T6S R4W 3 A M/L Comments: This house sits on approximately 3.00 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Large open grassy yard wrapped around the home. Long dirt driveway runs up along the house and leads to the metal storage barn. Two travel trailers on the East side of the property. There are also 4 small sheds in the back yard varying in size and condition. (see photos) There are multiple vehicles parked on the property some look as though they haven't ran for some time. There is a horse and a pony on the property. There is some debris throughout the property. The metal garage is in fair shape but there is some slight evidence that a fire occurred. There is some soot and scorching near the roof fascia. Drnvi; Occupied; Mobile Home;</p> <p>Summer Tax Due: \$267.56</p>	10500 YOUNGS RD QUINCY;	\$23075.23	

Jackson

Lot #	Lot Information	Address	Min. Bid	Sold For
3000	<p>Parcel ID: 000-02-09-326-001-00; Legal Description: THE W 2A OF N FRL 1/2 OF SEFRL 1/4 SEC 9 T1S R2W 2A. Comments: This vacant lot is approximately 2.00 acres of land. Unable to find access to this property. There is river frontage. There may be an easement to this property but it is unknown. Do your research on this property before bidding. This would be a good purchase for one of the neighboring property owners looking to increase their property size and gain some water frontage. Wetland Indicators;</p> <p>Summer Tax Due: \$4.95</p>	ONONDAGA RD ONONDAGA;	\$548.27	
3001	<p>Parcel ID: 000-02-12-226-005-00; Legal Description: COM AT N 1/4 POST OF SEC 12 TH E ALG N SEC LN TO WLY LN OF ANGLING HWY TH S37°W ALG LN OF SD HWY TO AN ANGLE IN SAME TH CONT S58°W ALG SD WLY LN TO NLY LN OF MICHIGAN PLANK RD FOR POB TH NWLY ALG NLY LN OF MICHIGAN PLANK RD 144 FT TH NELY AT RIGHT ANGLES TO NLY LN OF MICHIGAN PLANK RD 167.3 FT TH SELY PAR WITH NLY LN OF MICHIGAN PLANK RD TO WLY LN OF FIRST ABOVE MENTIONED ANGLING HWY TH S58°W ALG SD WLY LN TO BEG. SEC 12 T1S R2W Comments: This barn sits on approximately 0.68 acres of land. There are the remains of a house on the West portion of this property. A large amount of debris is piled up. Dangerous. Partial stone foundation. The barn is quite old and is falling apart in areas. There are holes in the walls. The roof on the small addition built on the side of the garage is in poor shape. Cement slab foundation. The siding of the barn is wood and osb board. Be careful walking this property. Corner lot on Berryville Rd and Rives Eaton Rd. Plenty of space for a new build. Remove the remains of the previous home and there is a nice property here. Some large trees scattered throughout. Tall grass and vegetation. Dangerous Building;</p> <p>Summer Tax Due: \$72.97</p>	5418 RIVES EATON RD RIVES JUNCTION;	\$2412.08	
3002	<p>Parcel ID: 000-03-15-376-010-00; Legal Description: W 300 FT OF E 600 FT OF S 258.2 FT OF SW 1/4 EXC S 33 FT THEREOF. BEING LOT 6 OF MAITLAND'S SUBDIVISION UNRECORDED SEC 15 T1S R1W 1.85A. Comments: This trailer sits on approximately 1.85 acres of land. Dirt driveway leads to the front of the trailer. Large pile of tree limbs cut up on side of driveway. Detached two car garage. The garage is full of personal property and debris. The inside of the trailer is full of personal property and debris as well. It looks like the former residents were in the process of removing there things. There is a metal door that opens up to a surface pressure tank on the back of the trailer. Unable to see if the trailer is sitting on a cement pad. Skirt built around the bottom of trailer. Two bedroom one bathroom. Furnace and water heater still present. 100 amp breaker box looks intact. Oil tank on back of trailer. Possible from an old oil burning furnace. Unknown. Possible roof issues. The ceiling in the living room is bare and showing the insulation. This property will need work but has potential. Boarded; Personal Property; Roof Issues; Mobile Home;</p> <p>Summer Tax Due: \$431.36</p>	1004 W BERRY RD JACKSON;	\$4832.74	
3003	<p>Parcel ID: 000-03-18-276-005-00; Legal Description: BEG AT E 1/4 POST OF SEC 18 TH W ALG E&W 1/4 LN TO WLY R/W LN OF JL & S RR AT A PT WH IS THE PL OF BEG OF THIS DESCN TH W ALG SD 1/4 LN69 FT TH NLY IN A STRAIGHT LN TO A PT DISTANT 165 FT N OF E&W 1/4 LN AND DISTANT 65 FT W OF WLY R/W LN OF SD RR TH E PAR WITH SD 1/4 LN 65 FT TO SD WLY R/W LN TH S ALG SD WLY R/W LN TO BEG. SEC 18 T1S R1W .25A Comments: This vacant lot is approximately 0.25 acres of land. Mostly flat lot that has a patch of gravel/dirt near the road for parking. Wet land indicators on the back of the property. Next to train tracks. Wetland Indicators;</p> <p>Summer Tax Due: \$5.81</p>	E MAIN ST RIVES JUNCTION;	\$532.08	

3004	<p>Parcel ID: 000-04-18-476-003-00; Legal Description: COM AT SE COR OF SEC 18 TH N ALG E SEC LN 850.70 FT FOR POB TH WLY IN A STRAIGHT LN 1056 FT ALG A LN FENCE OF LONG STANDING TH N PAR WITH E SEC LN 412.5 FT TH E 1056 FT TO E SEC LN TH S ALG E SEC LN 412.5 FT TO BEG. SEC 18 T1S R1E.</p> <p>Comments: This school sits on approximately 9.72 acres of land. The open land around the school is level and cleared out. There are trees along the perimeter of the property. Long U shaped cement driveway wraps in front of the school. Large piles of what looks like mulch piled up on a section of the parking area. Unfortunately this school is in very bad shape. Its hard to determine how long its been abandoned but it is showing its age. Many of the ceilings are collapsing. All of the walls have peeling paint, graffiti, crumbling, holes, etc. There is a section of the back of the school that is completely destroyed. Three sections have the walls and ceiling completely gone. There is a cement pad foundation on the back North section. Large hole on the back of the school about 10 feet wide. The school has been mostly cleared out except for a few odds and ends. The boiler/electric room is in disrepair. The electric breaker boxes have been harvested. The entire school is full of graffiti with spray painted walls. Broken glass and other sharp broken items all over the floors. This will be a large endeavor. Be prepared. Please do your homework on this property before bidding. Its possible there are certain stipulations about future work on the property. Vandalism; Structural Issues; Asbestos; Roof Issues; Harvesting; Dangerous Building;</p> <p>Summer Tax Due: \$2,245.97</p>	10250 N MERIDIAN RD PLEASANT LAKE;	\$26008.50	
3005	<p>Parcel ID: 000-04-34-477-001-00; Legal Description: THAT PART OF SE 1/4 OF SE 1/4 LYING S AND E OF CEN LN OF PORTAGE RIVER. SEC 34 T1S R1E .3333A.</p> <p>Comments: This vacant lot is approximately 0.33 acres of land. Unable to find access to this property. It appears to be on a small creek or a drainage ditch. There may be an easement to this property but it is unknown. Do your research on this property before bidding. This would be a good purchase for one of the neighboring property owners looking to increase their property size. No Power In Area; Wetland Indicators;</p> <p>Summer Tax Due: \$17.48</p>	PORTAGE RIVER/DRAIN JACKSON;	\$549.34	
3006	<p>Parcel ID: 000-06-04-101-003-00; Legal Description: SEC 4 T2S R3W A LAND LOCKED PARCEL OF LAND DESCRIBED AS: COM 627 FT E AND 495 FT S OF NW COR SEC NE'LY TO W1/8 LINE LYING 264 FT S OF N SEC LINE SW'LY TO PT 150 FT S OF BEG N TO BEG. Comments: This vacant lot is approximately 1.19 acres of land. Unable to find access to this property. This appears to be part if a creek/river. Wet land indicators. There may be an easement to this property but it is unknown. Do your research on this property before bidding. This would be a good purchase for one of the neighboring property owners looking to increase their property size. Unbuildable Lands / Too Small; Wetland Indicators;</p> <p>Summer Tax Due: \$19.37</p>	BANGHAM RD ALBION;	\$3043.15	
3007	<p>Parcel ID: 000-08-02-351-001-00; Legal Description: COMM AT S 1/4 POST OF SEC 2 TH W ALG S SEC LN TO CEN OF GRAND RIVER DRAIN FOR POB TH N28Å°09'W ALG CEN OF SD DRAIN TO S 1/8 LN OF SD SEC TH W ALG W 1/8 LN TO ELY MEANDERLN OF GRAND RIVER TH IN A GENERALLY SLY DIRECTION ALG SD MEANDER LN TO S SEC LN TH E ALG S SEC LN TO BEG SEC 2 T2S R1W</p> <p>Comments: This vacant lot is approximately 8.00 acres of land. Unable to find access to this property. A small river/creek runs through the middle of the property. Irregular in shape. Appears partially wooded from the aerals. There may be an easement to this property but it is unknown. Do your research on this property before bidding. This would be a good purchase for one of the neighboring property owners looking to increase their property size. No Power In Area; Wetland Indicators;</p> <p>Summer Tax Due: \$81.35</p>	LANSING AVE;	\$1400.70	
3008	<p>Parcel ID: 000-08-12-127-001-00; Legal Description: THE S 1 RD IN WIDTH OF THAT PART OF N 1/2 OF NE 1/4 OF NW 1/4 LYING E OF ELY LN OF M-106 HWY SEC 12 T2S R1W .0312A. Comments: This vacant lot is approximately 0.031 acres of land. Small thing strip of land. Appears to run along side Elliot Road. 16 feet wide. This is basically a swamp lot. Heavy wet land indicators. I doubt this land is buildable. Do your research before bidding on this property. Unbuildable Lands / Too Small; Swamp Lot;</p> <p>Summer Tax Due: \$3.52</p>	ELLIOT RD;	\$512.39	

3009	<p>Parcel ID: 000-08-17-383-004-00; Legal Description: N 1/2 OF LOT 9 AND ENTIRE LOT 10 NORTHWEST MOBILE HOMES SUBDIVISION. Comments: This trailer sits on approximately 0.3 acres of land. The trailer has unfortunately suffered from a major fire and is beyond repair. Gas meter is still present but the electric meter has been removed. It is sitting on blocks and there are some sections of poured concrete but it is mostly sitting on blocks and dirt. The one car garage is quite long. There are basically two sections of the garage. The front section of the garage has lost one entire wall. Partially damaged roof. Its unclear if the garage is salvageable. It sustained less damage than the trailer but it was damaged none the less. Grassy back yard. Wooden privacy fence around the yard but it is damaged and missing pieces. There is garbage and there debris throughout the property. Paved driveway leads to the garage. Shingled roof on garage. Quiet little neighborhood. Low traffic. Would be a nice spot to rebuild. Dnvi; Dangerous Building; Mobile Home; Fire Damage; Sev Not Accurate;</p> <p>Summer Tax Due: \$288.17</p>	4029 MARIE CT JACKSON;	\$4858.22	
3010	<p>Parcel ID: 000-08-17-393-003-00; Legal Description: LOT 88 NORTHWEST MOBILE HOMES EXTENSION NO. 2. Comments: This swimming pool is on 0.21 acres of land. Cement underground pool with chain link fence surrounding the perimeter. There is some cracking in the pool but it looks like you could repair it. Looks like it went with the trailer next door. Some debris on the back of the property on the East boundary. If you live in the neighborhood you could fix this up and make it a community pool! Always check with the local unit assessor/zoning to research your plan. Sideyard Parcel;</p> <p>Summer Tax Due: \$167.70</p>	GARLAND DR JACKSON;	\$3095.50	
3011	<p>Parcel ID: 000-08-24-255-001-01; Legal Description: LOTS 38, 39 AND 40 SUPERVISORS PLAT OF O'LEARY'S SUBDIVISION. Comments: This house sits on approximately 0.35 acres of land. The house and garage are in poor shape. The roof on the garage is collapsing and the parts that haven't are sinking, peeling, and cracking. The house is built into the ground. The roof is at ground level. Shingled roof is in very poor shape. There are multiple holes. Water has definitely found its way into this home and most likely allowed mold to form. There was only a small portion of the foundation showing. It is block and looked solid but only a small portion was visible. All of the windows are broken and have been boarded shut. The doors were broken and boarded as well. Electric and gas meter are still hooked up but are inactive. Small chimney on side of home is full or debris and garbage. There is debris next to the house and next to the garage. Open grassy lawn with a few large trees. This house will need a lot of work before its back in good living condition. Be prepared. Boarded; Roof Issues;</p> <p>Summer Tax Due: \$718.83</p>	3715 ST MATHEWS DR JACKSON;	\$10612.63	
3012	<p>Parcel ID: 000-08-32-358-016-00; Legal Description: LOT 142 H.J. CROUCH SUBDIVISION. Comments: This house sits on approximately 0.18 acres of land. The house is in poor shape. The inside of the home has been gutted down to the studs. OSB sub floors are open. The East wall of the foundation is bowing into the basement. There is cracking and crumbling of the foundation in multiple areas. There is a hole in the yard and it appears to be the top of the septic tank. Be careful and use caution if you visit this property in person. Mix of siding needs repairs. Shingled roof is old. Difficult to see areas of the home due to the vegetation. A large tree has fallen in the front yard. Very thick vegetation in front of the home on the road side. Very difficult to see the house from the road. Furnace and water heater are still present. The electrical break box is very rusted and looks old. Some wires have been cut. This house will need major repairs be prepared. Incomplete Construction; Dangerous Building; Foundation Issues; Septic Issues;</p> <p>Summer Tax Due: \$968.36</p>	354 OAK GROVE AVE JACKSON;	\$6914.75	

3013	<p>Parcel ID: 000-08-36-251-007-00; Legal Description: BEG AT CEN OF SEC 36 TH E ALG E&W 1/4 LN 660 FT TH N PAR WITH N&S 1/4 LN 539 FT TO A PT IN THE W LN OF WILLOW ST WHICH SD PT IS THE PL OF BEG OF THIS DESCN TH W PAR WITH E&W 1/4 LN 132 FT TH N PAR WITH W LN OF WILLOW ST 44 FT TH E PAR WITH E&W 1/4 LN 132 FT TO W LN OF WILLOW ST TH S ALG W LN OF WILLOW ST 44 FT TO BEG. SEC 36 T2S R1W. Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house is full of mold. It has not filled the entire house but the side entrance and basement are affected majorly. The basement is wet and all of the the floor joists are covered in a white mold (see pictures)The furnace and water heater are still present and the breaker box is there as well. The breaker box has had the front plate removed. The block foundation has numerous areas that are crumbling and cracking. A calendar inside the home was from 2018 so this house has more then likely sat abandoned for many years. The shingled roof didn't look bad from the outside but there is evidence of leaking inside the home. Some of the ceilings have started to collapsed. The attic area on the second floor has dry wall and insulation falling in. There is personal property and other debris throughout the home. Disability ramp on the front entrance of the home. Cement driveway runs along the side of the home and leads to a grassy backyard. There is an old car parked in on the property that appears to have been there for some time. Gas meter is still present. Electric meter has been removed. This house needs major repairs and the mold needs to be dealt with before its in living condition. Be prepared,this house needs work. Animal Damaged; Sanitation Issues And Garbage; Personal Property; Roof Issues; Mold; Foundation Issues; Dangerous Building;</p> <p>Summer Tax Due: \$828.19</p>	138 WILLOW ST JACKSON;	\$6039.23	
3014	<p>Parcel ID: 000-08-36-414-006-00; Legal Description: LOT 11 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. Partially wooded with some thick vegetation near the road. Wet land indicators. Swamp lot. Would be difficult to build on. The South section of the property touches LOT# 3015. The East portion of this property touches LOT# 3021. Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	
3015	<p>Parcel ID: 000-08-36-414-007-00; Legal Description: LOT 13 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. Partially wooded section with thick vegetation near the road side. Wet land indicators. Swamp lot. The North section of the property touches LOT# 3014. The South portion touches LOT# 3016. The East portion of this property touches LOT# 3022. Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	
3016	<p>Parcel ID: 000-08-36-414-008-00; Legal Description: LOT 15 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. A couple of trees and thick vegetation near the road. Wet land indicators. Swamp lot. It looks like it is being used as a trail for local biker/atv riders. The North section of the property touches LOT# 3015. The South portion touches LOT# 3017. The East portion of this property touches LOT# 3023. Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	
3017	<p>Parcel ID: 000-08-36-414-009-00; Legal Description: LOT 17 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. Wet land indicators. Swamp lot. The North section of the property touches LOT# 3016. The South portion touches LOT# 3018. The East portion of this property touches LOT# 3024. Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	
3018	<p>Parcel ID: 000-08-36-414-010-00; Legal Description: LOT 19 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. Wet land indicators. Swamp lot. The North section of the property touches LOT# 3017. The South portion touches LOT# 3019. The East portion of this property touches LOT# 3025 Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	
3019	<p>Parcel ID: 000-08-36-414-011-00; Legal Description: LOT 21 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.14 acres of land. Wet land indicators. Swamp lot. The North section of the property touches LOT# 3018. The South portion of the property touches LOT# 3020. The East portion of this property touches LOT# 3026 Vul - Vacant Urban Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$8.78</p>	HENRIETTA ST;	\$514.36	

3020	Parcel ID: 000-08-36-414-012-00; Legal Description: LOT 23 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. Wet land indicators. Swamp lot. The North section of the property touches LOT# 3019. The East portion of this property touches LOT# 3027. Vul - Vacant Urban Lot; Wetland Indicators; Summer Tax Due: \$8.78	HENRIETTA ST;	\$514.36	
3021	Parcel ID: 000-08-36-414-018-00; Legal Description: LOT 12 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3014. The South portion of the property touches LOT#3022. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3022	Parcel ID: 000-08-36-414-019-00; Legal Description: LOT 14 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3015. The North portion of the property touches LOT# 3021. The South portion of the property touches LOT#3023. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3023	Parcel ID: 000-08-36-414-020-00; Legal Description: LOT 16 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3016. The North portion of the property touches LOT# 3022. The South portion of the property touches LOT#3024. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3024	Parcel ID: 000-08-36-414-021-00; Legal Description: LOT 18 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3017. The North portion of the property touches LOT# 3023. The South portion of the property touches LOT#3025. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3025	Parcel ID: 000-08-36-414-022-00; Legal Description: LOT 20 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3018. The North portion of the property touches LOT# 3024. The South portion of the property touches LOT#3026. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3026	Parcel ID: 000-08-36-414-023-00; Legal Description: LOT 22 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3019. The North portion of the property touches LOT# 3025. The South portion of the property touches LOT#3027. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	
3027	Parcel ID: 000-08-36-414-024-00; Legal Description: LOT 24 BLOCK 10 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. The West portion of this property touches LOT#3020. The North portion of the property touches LOT# 3026. Electric, gas and phone are in the area. Partially wooded. Summer Tax Due: \$8.78	OFF HENRIETTA ST;	\$514.36	

3028	Parcel ID: 000-08-36-415-010-00; Legal Description: LOT 19 BLK 11 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. This property appears to be partially wooded from the aerials. Do your research on this property before bidding. Electric, gas and phone are in the area. Summer Tax Due: \$30.92	WATTS ST JACKSON;	\$565.23	
3029	Parcel ID: 000-08-36-415-011-00; Legal Description: LOT 21 BLK 11 JAMES T. GANSON'S SUBDIVISION. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on an unimproved road in the James T. Ganson subdivision. Wet land indicators. Swamp lot. Do your research on this property before bidding. Electric, gas and phone are in the area. Summer Tax Due: \$30.92	WATTS ST JACKSON;	\$565.23	
3030	Parcel ID: 000-09-05-452-001-00; Legal Description: BEG AT THE INTERSECTION OF CEN OF PORTAGE RIVER DRAIN AND THE N&S 1/4 LN OF SEC 5 TH E ALG CEN OF PORTAGE RIVER DRAIN TO THE CEN OF PORTAGE RIVER SD PT BEING THE PL OF BEG OF THIS DESCN TH CONTINUING E ALG PORTAGE RIVER DRAIN TO A PT 843 FT E OF N&S 1/4 LN TH N TO CEN OF PORTAGE RIVER TH SWLY ALG CEN OF PORTAGE RIVER TO BEG. SEC 5 T2S R1E. Comments: This vacant lot is approximately 0.10 acres of land. Unable to find access to this property. There may be an easement to this property but it is unknown. Do your research on this property before bidding. Wet land indicators. It looks like this is next to a drainage ditch. Wetland Indicators; Summer Tax Due: \$14.55	PORTAGE RIVER/DRAIN JACKSON;	\$536.62	
3031	Parcel ID: 000-09-29-151-001-10; Legal Description: UNIT 10; SCENIC HILLS SITE CONDOMINIUMS SEC 29 T2S R1E AS DESCRIBED IN MASTER DEED LIBER 1616 PAGE 359.ALSO DESCRIBED AS BEG AT W 1/4 POST OF SEC 29 TH N89DEG 45'07"E 876.05 FT ALG E&W 1/4 LN TO POB TH CONTINUING N89DEG 45'07"E 150 FT TH N11DEG 39'23"W 246.52 FT TH S52DEG 36'01"W 64.25 FT TH S77DEG 14'52"W 71.86 FT TH S06DEG 22'59"E 188.36 FT TO BEG. SEC 29 T2S R1E .67 AC. Comments: This vacant lot is approximately 0.67 acres of land. Nice size lot the portion near the road is open and grassy. The back portion is mostly wooded. Land slopes up when it reaches the wooded portion. Possible association fees due to it being part of a condominium. Pretty area to build. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$42.37	SCENIC HILLS DR JACKSON;	\$1165.15	
3032	Parcel ID: 000-09-29-151-001-13; Legal Description: UNIT 13; SCENIC HILLS SITE CONDOMINIUM AS DESCRIBED IN MASTER DEED LIBER 1616 PAGE 359. SEC 29 T2S R1E .98 AC. Comments: This vacant lot is approximately 0.98 acres of land. Nice grassy lot with a handful of trees on the South East portion. Possible association fees due to it being part of a condominium. Pretty area to build. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$48.43	SCENIC HILLS DR JACKSON;	\$1204.69	
3033	Parcel ID: 000-09-29-151-001-14; Legal Description: UNIT 14; SCENIC HILLS SITE CONDOMINIUM AS DESCRIBED IN MASTER DEED LIBER 1616 PAGE 359. SEC 29 T2S R1E .68 AC. Comments: This vacant lot is approximately 0.68 acres of land. Nice size lot that is mostly wooded. Possible association fees due to it being part of a condominium. Pretty area to build. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$48.43	SCENIC HILLS DR JACKSON;	\$1229.27	
3034	Parcel ID: 000-09-29-151-001-18; Legal Description: UNIT 18; SCENIC HILLS SITE CONDOMINIUM AS DESCRIBED IN MASTER DEED LIBER 1616 PAGE 359. SEC 29 T2S R1E .79 AC. Comments: This vacant lot is approximately 0.79 acres of land. Nice size lot that is mostly grassy with a handful of trees. Land slopes up from the road but levels out slightly. Possible association fees due to it being part of a condominium. Pretty area to build. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$45.00	SCENIC HILLS DR JACKSON;	\$1195.84	
3035	Parcel ID: 000-09-29-151-001-19; Legal Description: UNIT 19; SCENIC HILLS SITE CONDOMINIUM AS DESCRIBED IN MASTER DEED LIBER 1616 PAGE 359. SEC 29 T2S R1E .76 AC. Comments: This vacant lot is approximately 0.76 acres of land. Open grassy lot. Land slopes up from the road and levels out a bit. A few trees. Nice spot to build. Pretty area. Possible association fees due to it being part of a condominium. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$41.62	SCENIC HILLS DR JACKSON;	\$1186.88	

3036	<p>Parcel ID: 000-09-31-328-010-00; Legal Description: LOT 17 WOODLAWN FARMS Comments: This house sits on approximately 1.24 acres of land. The house is in overall poor shape. The roof has a large tarp draped across it. Garbage can and bag positioned in the kitchen to catch the water leaking into the home. All of the floor are warping and bowing. Portions of the block foundation are crumbling but there is a section of block foundation that looks like it was built in the past few years. There is a pressure tank in the basement and furnace that is not as old as the house. 100 amp breaker box is intact. Basement is accessible through one of the bedroom floors. Two bedroom one bathroom. The basement was damp and the wood shelve legs were deteriorating leading me to believe that the basement sometimes floods. Wood siding. Evidence of a submersed well on side of the home but there is also a pressure tank and well in the basement. Travel trailer in the back yard. Garden with fencing in the back as well. Possible dog pen. This house needs work be prepared. Structural Issues; Roof Issues; Summer Tax Due: \$883.56</p>	407 SHERIDAN RD JACKSON;	\$11068.15	
3037	<p>Parcel ID: 000-09-32-451-003-00; Legal Description: THE N 12 FT OF THE S 660 FT OF THE W 660 FT OF SE 1/4 SEC 32 T2S R1E NOTE* THIS IS A 12 BY 660 FT STRIP. NO VALUE GIVEN. Comments: This vacant lot is approximately 0.18 acres of land. Open grassy portion near road but becomes wooded as you go farther East onto the property. Narrow property 12 feet wide. Most likely unbuildable due to the width. A portion of the property looks like its being mowed by the neighbor and the other portion is wooded with thick vegetation. Hard to determine with it being such a thin strip of land. Unbuildable Lands / Too Small; Summer Tax Due: \$30.15</p>	S SUTTON RD JACKSON;	\$812.65	
3039	<p>Parcel ID: 000-13-21-377-062-00; Legal Description: BEG AT THE S 1/4 POST OF SEC 21 TH N ALG N&S 1/4 LN 491.6575 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 92.6825 FT TH W 627.71 FT TO CEN OF S JACKSON RD TH NWLY ALG CEN OF SD RD 100 FT TH E TO BEG SEC 21 T3S R1W. Comments: This vacant lot is approximately 1.38 acres of land. Partially wooded lot. The East portion of this property runs into Williams lake. There are many wet land indicators. This property may be entirely swamp land. Do your research before bidding on this property. Wetland Indicators; Summer Tax Due: \$584.99</p>	S JACKSON RD JACKSON;	\$6411.84	
3040	<p>Parcel ID: 000-13-21-377-064-00; Legal Description: BEG AT S 1/4 POST OF SEC 21 TH N ALG N&S 1/4 LN 584.34 FT TO A PT FOR PL OF BEG OF THIS DESCN TH W TO THE CEN LN OF S JACKSON RD TH NWLY ALG CEN LN OF SD RD 200 FT TH E 782.73 FT TO N&S 1/4 LN TH S ALG N&S 1/4 LN 185.365 FT TO BEG SEC 21 T3S R1W. Comments: This vacant lot is approximately 3.21 acres of land. A portion of this lot is wooded but it is mostly swamp/marsh land. There is standing water in certain areas. It would be very difficult to build on this land. Please do your research before bidding on this property. Swamp Lot; Wetland Indicators; Summer Tax Due: \$952.38</p>	S JACKSON RD JACKSON;	\$9611.79	
3041	<p>Parcel ID: 000-14-01-153-999-00; Legal Description: LOT 7 BLOCK 72 VILLAGE OF LEONI EXP THE N 66 FT THEREOF. Comments: This vacant lot is approximately 0.10 acres of land. In between a two houses. Somewhat narrow. Backs up to a creek/small river. A privacy fence appears to run down the middle of the property. Possible encroachments from neighboring properties. Do your research on this property before bidding. Would be a good purchase for one of the "possibly encroaching" neighbors. Encroachments; Summer Tax Due: \$10.37</p>	S PORTAGE RD JACKSON;	\$518.15	
3042	<p>Parcel ID: 000-14-09-135-023-03; Legal Description: LOT 146 CENTRALIA SUBDIVISION. Comments: This vacant lot is approximately 0.22 acres of land. It appears there is road access on both Ninth Street and Broad Street. Although the Broad Street side is very small. Swamp lot. Would be very difficult to build on. A few trees near the road. Swamp Lot; Summer Tax Due: \$25.00</p>	NINTH ST MICHIGAN CENTER;	\$716.46	

3043	Parcel ID: 000-14-13-402-005-00; Legal Description: LOT 49 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 1. Comments: This trailer sits on approximately 0.25 acres of land. The trailer isn't in the best shape. Sub floors are showing. Two bedroom two bathroom. There is debris inside the trailer and inside the garage. The shingled roof on the garage has visible holes. Rubber-made totes placed in areas to collect rain water. The breaker box for the trailer is located in the garage. The trailer is sitting on blocks that are sitting on dirt. Cement slab for the garage. Small grassy yard with a handful of trees. Gas and electric meter are both still hooked up. Metal roof on trailer is in fair shape no leaks found. This property could use some work but has potential. Personal Property; Roof Issues; Mobile Home; Summer Tax Due: \$213.82	3553 SECHLER DR JACKSON;	\$2132.31	
3044	Parcel ID: 000-14-22-351-016-04; Legal Description: BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 22 TH S 240 TH E 343 FT TO A PT FOR PL OF BEG OF THIS DESCN TH E 66 FT TH S 476 FT TH W 66 FT TH N 476 FT TO BEG. SEC 22 T3S R1E HESSLER DR (PRIVATE DR) SPLIT ON 01/10/1998 FROM 000-14-22-351-016-01; Comments: This vacant lot is approximately 0.88 acres of land. This appears to be the actual road. Do your research on this property before bidding. I'm not sure what you'd be able to do on this property. More then likely unbuildable considering its being used as a road. Unbuildable Lands / Too Small; Summer Tax Due: \$12.56	HESSLER DR JACKSON;	\$531.16	
3045	Parcel ID: 000-15-14-176-001-02; Legal Description: BEG AT NW COR OF SEC 14 TH S ALG W SEC LN 427.62 FT TH S 57DEG 46'30"E 1552.8 FT TO A PT FOR PL OF BEG OF THIS DESCN SD PT BEING IN THE CEN LN OF PHAL RD TH CONTINUING S 57DEG 46'30"E 190.85 FT ALG CEN OF SD RD TH S 22DEG 49'20"W 186.42 FT TH N 55DEG 03'W 109.36 FT TO W 1/8 LN TH N 0DEG 16'E 211 FT ALG W 1/8 LN TO BEG. SEC 14 T3S R2E .62A Comments: This house sits on approximately 0.62 acres of land. Small house on a decent sized lot. Open grassy lawn on the front and side of home. Handful of trees scattered around the property. This house was under construction but was not finished. The kitchen has been gutted. One of the bedrooms is gutted down to the studs. There are foundation issues for this home. Its hard to determine exactly what happened or what was repaired. There are visible holes in the foundation and areas dug around the house. The foundation is the major issue with this property. Two bedrooms one bathroom. Furnace and water heater still present. The 100 amp breaker box looked older and had the cover plate removed but still looked operational. The siding on the home needs to be replaced. Metal roof is ok, no leaks found. This house will no doubt need work but it is a small home so it potentially wouldn't take a great deal to get it back into living condition. Foundation Issues; Incomplete Construction; Summer Tax Due: \$901.89	13177 PHAL RD GRASS LAKE;	\$4488.71	
3046	Parcel ID: 000-18-26-101-005-03; Legal Description: COM AT N 1/4 POST OF SEC 26 TH W ALG N SEC LN 1603.8 FT FOR POB TH CONT W 10 FT TH S 368.28 FT TH ELY TO A PT 363 FT S OF BEG TH N TO BEG. SEC 26 T4S R1W Comments: This vacant lot is approximately 0.085 acres of land. Thin strip of land. Runs very close to a storage barn on the neighboring property. Possible encroachment. Some trees. Looks to be 10 feet wide. Unbuildable Lands / Too Small; Encroachments; Summer Tax Due: \$17.19	W LIBERTY RD CEMENT CITY;	\$551.62	
3047	Parcel ID: 000-19-05-126-004-01; Legal Description: BEG AT NE COR OF SEC 5 TH N 89°42'56"W 2572.59 FT TO S 1/4 POST OF SEC 32 T3S R1E TH N 89°45'19"W 65.58 FT TH S 0°04'09"E 339.15 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 0°05'36"E 891.03 FT TO S LN OF N 1/2 OF NEFRL 1/4 TH S 89°28'03"W 3 FT TO N&S 1/4 LN OF SEC 5 TH N 0°21'25"W TO A PT DIRECTLY W OF BEG TH E TO BEG. SEC 5 T4S R1E Comments: This vacant lot is approximately 0.06 acres of land. Could not find access to this the property. Appears to run into a lake. Wet land indicators. its possible there is an easement to this property but it is unknown. Please do your homework on this property before bidding. Wetland Indicators; Summer Tax Due: \$8.28	SAUNT RD JACKSON;	\$511.62	

3048	Parcel ID: 000-19-12-326-001-06; Legal Description: COM AT S 1/4 POST OF SEC 12 TH N01Â,Â°01'W 1237.55 FT TH W 827.8 FT TH N01Â,Â°02'14"W 743.88 FT TH N89Â,Â°30'W 495 FT FOR POB TH S55Â,Â°30'E 41 LKS TH SLY IN A STRAIGHT LN 30 CHS TO SW COR OF E 1/2 OF SW 1/4 TH N ALG W 1/8 LN TO A PT N89Â,Â°30'W 2.58 FT FROM BEG TH S89Â,Â°30'E 2.58 FT TO BEG. SEC 12 T4S R1E Comments: This vacant lot is approximately 0.31 acres of land. This is a long strip of land that borders some farm land. Partially wooded on the North portion. There are two different gates near this property. Its difficult to determine if one of these belongs to this property or one of the neighboring properties. Possible encroachment. Do your research on this property. Unbuildable Lands / Too Small; Encroachments; Summer Tax Due: \$59.58	CREGO RD BROOKLYN;	\$745.15	
3049	Parcel ID: 000-19-26-354-032-00; Legal Description: LOT 141 "SHERWOOD SHORES" Comments: This vacant lot is approximately 0.23 acres of land. This is a swamp lot. Would be very difficult to build on. Good spot to go bull frog hunting. Wetland Indicators; Swamp Lot; Summer Tax Due: \$13.36	208 KIRKLEY DR BROOKLYN;	\$532.57	
3050	Parcel ID: 000-19-26-355-024-00; Legal Description: LOT 186 "SHERWOOD SHORES" Comments: This vacant lot is approximately 0.25 acres of land. This property is wooded with thick vegetation throughout. Wet land indicators. This is basically a marsh/swamp lot. Would be difficult to build on. Swamp Lot; Wetland Indicators; Summer Tax Due: \$25.42	206 BARBARA DR BROOKLYN;	\$587.47	
3051	Parcel ID: 000-19-34-353-029-00; Legal Description: LOT 110 "SOUTHERN SHORES" Comments: This vacant lot is approximately 0.24 acres of land. It is wooded and there is thick vegetation through out. Difficult to traverse. Would be a great purchase for one of the neighboring property owners. Level ground. Summer Tax Due: \$91.41	15918 CEMENT CITY RD GROSSE POINTE;	\$892.08	
3052	Parcel ID: 002-06-36-231-002-00; Legal Description: ORIGINAL PLAT OF GROVELAND VILLAGE OF PARMA BLK 2 ALL THAT PART OF LOT 2 LYING S OF S'LY R/W MICHIGAN AVE. Comments: This vacant lot is approximately 0.03 acres of land. Very small property. Access to this property is unknown. It looks like you can access it from W Michigan Avenue but the bridge begins so you wouldn't be able to build a driveway entrance. Do your homework before bidding on this property. More then likely unbuildable. Unbuildable Lands / Too Small; Summer Tax Due: \$8.43	CHURCH ST PARMA;	\$513.32	
3053	Parcel ID: 007-11-27-456-005-00; Legal Description: BEG AT THE INTERSECTION OF THE N LN OF MONROE ST WITH THE E LN OF CON-CORD ST TH N IDEG 18'W ALG THE E LN OF CONCORD ST 82.5 FT TO THE PL OF BEG OF THIS DESCN TH S 89DEG 50'30"E 165 FT TH N IDEG 18'W 82.5 FT TH N 89DEG 50'30"W 165 FT TO THE E LN OF CONCORD ST TH S IDEG 18'30"E ALG THE E LNOF CONCORD ST 82.5 FT TO BEG. BEING LOT 197 OF ASSESSOR'S PLAT OF VILLAGE OF CONCORD, UNRECORDED. SEC 27 T3S R3W Comments: This house sits on approximately 0.31 acres of land. Nice neighborhood across the street from Concord Highschool. Unfortunately this house has a bad roof that has allowed water to leak into the home. The excess water has caused some of the ceilings to collapse allowing mold to start growing. The house is full of personal belongings and other debris. Some evidence of animal damage but not that bad. Basement appeared to be dry. Water heater and furnace looked good. 100 amp breaker box was intact but the cover was removed. Two bedroom one bathroom. Mix of stone and block foundation. The foundation on the exterior that is stone had some cracking and crumbling but the interior foundation looked solid. Electric meter and gas meter still hooked up but were not active. Cement driveway entrance at road. Dirt/gravel driveway runs along the side of the home and leads an attached garage. Grassy back yard with a few trees. Vinyl siding is in fair shape. Neighbors said the house was really nice a few years ago but the last owners let it go. This house has potential. Fix the roof and address the other issues and this will be a nice house in a nice neighborhood. Animal Damaged; Sanitation Issues And Garbage; Roof Issues; Mold; Summer Tax Due: \$2,084.66	229 S CONCORD ST CONCORD;	\$6711.80	

3054	<p>Parcel ID: 016-01-20-201-015-00; Legal Description: BEG AT N 1/4 POST OF SEC 20 TH E ALG N SEC LN 33 FT TH S PAR WITH E 1/8 LN AND ALG E LN OF GREEN ST 165 FT TO A PT FOR PL OF BEG OF THISDESCN TH E PAR WITH N SEC LN 132 FT TH S PAR WITH E 1/8 LN 82.5 FT TH W 132 FT TO E LN OF GREEN ST TH N ALG E LN OF GREEN ST 82.5 FT TO BEG.SEC 20 T1S R3W VILLAGE OF SPRINGPORT .31A Comments: This house sits on approximately 0.25 acres of land. Three bedroom one bathroom. The house is older but it is in decent condition. The roof looks fairly new. Metal siding could use a power wash. Mix of carpet, wood, and linoleum floors. Block and stone foundation looks generally solid. Furnace and water heater are still present. 100 amp breaker box is still intact but the cover has been removed. The basement floor looked like there was water at one time but it was dry when we visited it. The appliances did not show rust on the bottom so its hard to tell if there was actual standing water. Nice cement driveway runs along the North boundary and leads to a two car garage. The garage is full of debris and animal feces. Cement poured foundation for garage. Grassy back and side lawn with a few trees. Enclosed mudroom front porch. Cement sidewalk runs from the driveway to the side entrance. This house has a lot of potential. A bit of repairs and renovations would go a long way with this one.</p> <p>Summer Tax Due: \$2,911.42</p>	123 GREEN ST SPRINGPORT;	\$6774.03	
3055	<p>Parcel ID: 050-06-31-152-143-00; Legal Description: AMBERTON VILLAGE NO. 3 LOT 143 Comments: This vacant lot is approximately 0.33 acres of land. The land slopes up slightly then slopes back down from the road. Possible wet land indicators. There appears to be a swamp/pond just North of this property. Looks dry near the road but may become wet the farther South you travel on the property. Open with tall grass and some small trees. Wetland Indicators;</p> <p>Summer Tax Due: \$23.62</p>	MERCURY DR;	\$855.93	
3056	<p>Parcel ID: 050-06-31-152-144-00; Legal Description: AMBERTON VILLAGE NO. 3 LOT 144 Comments: This vacant lot is approximately 0.28 acres of land. The land slopes up slightly and then slopes back down from the road. Possible wet land indicators. There appears to be a swamp/pond just North of this property. Looks dry near the road but may become wet the farther South you travel on the property. Some thick vegetation near the road. Clears up a bit with tall grassy open area then becomes wooded. Wetland Indicators;</p> <p>Summer Tax Due: \$22.39</p>	MERCURY DR;	\$835.79	
3057	<p>Parcel ID: 050-06-31-152-145-00; Legal Description: AMBERTON VILLAGE NO. 3 LOT 145 Comments: This vacant lot is approximately 0.28 acres of land. The land slopes down from the road. Possible wet land indicators. There appears to be a swamp/pond just North of this property. Looks dry near the road but may become wet the farther South you travel on the property. Open with tall grass and some small trees. Wetland Indicators;</p> <p>Summer Tax Due: \$22.39</p>	MERCURY DR;	\$835.79	
3058	<p>Parcel ID: 077-09-05-302-016-00; Legal Description: LOT 16 PONDEROSA SUBDIVISION Comments: This vacant lot is approximately 0.28 acres of land. There are the remains of a building in the middle of the property. Large chunks of a cement foundation. There are several large wooden pillars sticking out of the ground. Electric meter and gas meter have been removed. There is a small pump shed on the North portion of the property. There is a pump and a pressure tank on the inside. Gravel driveway. Partial cement slabs in the middle of the property. If you're looking for a spot to put your trailer you just found it! Mobile Home Pad;</p> <p>Summer Tax Due: \$74.49</p>	6496 LAREDO DR;	\$2081.14	
3059	<p>Parcel ID: 1-038500000; Legal Description: BEG AT A PT ON TH N LN OF TAYLOR ST 79.86 FT W OF W LN OF JOHN ST TH N 100 FT TH W PARA WITH N LN OF TAYLOR ST 75 FT TH N 32 FT TH W PARA WITH TAYLOR ST 28.3 FT TH SELY TO SE COR OF LOT 3 BLK 9 TH E ON N LN OF TAYLOR ST 78.54 FT TO POB BEING A PART OF LOT 3 BLK 9 DURAND'S ADD AND A PART OF SE 1/4 NW 1/4 SEC 34 T2S R1W Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot with a handful of trees on the East and West portions. Sits between a group of houses. The ground slopes down from the road. Nice sized lot for the city. No driveway entrance. Vul - Vacant Urban Lot; Terrain Challenged;</p> <p>Summer Tax Due: \$35.07</p>	322 TAYLOR ST JACKSON;	\$869.31	

3060	Parcel ID: 1-067300000; Legal Description: E 37.5 FT OF LOT 19 HILLSIDE SUB DIV Comments: This vacant lot is approximately 0.11 acres of land. Open grassy lot. Sits between two houses. Driveway entrance at road. Dirt driveway. Level ground. Possible encroachment from neighboring garage. Difficult to determine from aerial. Do your homework on this parcel. Looks like its being used for parking by neighbors. Trailer and mower parked on property but neighbor came out saying they were his. Vul - Vacant Urban Lot; Encroachments; Summer Tax Due: \$16.14	330 ADAMS ST JACKSON;	\$601.18	
3061	Parcel ID: 1-068900000; Legal Description: 0690 LOTS 42 & 43 HILLSIDE SUB DIV Comments: This vacant lot is approximately 0.30 acres of land. Very large tree near the road. The lot is overgrown with vegetation. Difficult to traverse. It looks like the ground slopes down drastically from the road. Terrain challenged. Double Lot Vul - Vacant Urban Lot; Terrain Challenged; Summer Tax Due: \$16.88	407 JEFFERSON ST JACKSON;	\$4542.15	
3062	Parcel ID: 1-075100000; Legal Description: LOT 107 HILLSIDE SUB DIV Comments: This garage sits on approximately 0.14 acres of land. There are the remains of a cement poured slab in the middle of the property. Open grassy lot with a couple trees. The garage appears to be built on 4x4's. It does not appear to have a cement slab foundation. Directly on the ground. Shingle roof looks ok. The walls are partially covered in vinyl siding but there are large chunks missing. The garage is full of debris and personal property. There are many automobile axels sitting along the side and back of garage. Driveway entrance at the road. Summer Tax Due: \$16.46	434 MADISON ST JACKSON;	\$2284.08	
3063	Parcel ID: 115-13-04-144-217-10; Legal Description: LOT 366 BROOKLINE Comments: This garage sit on approximately 0.12 acres of land. The garage has seen better days but it is definitely in a usable condition. Wood siding could use a sanding and fresh paint job. Shingled roof was in decent shape no major damage seen. Dirt floor on the inside of the the garage. Propane tank attached to the back of the building with a large heater in the interior. A small fire pit is in the back yard. Large grassy back yard. The garage has been clear of its contents. This would be a great purchase for someone looking for an easy storage area close to town. Boarded; Summer Tax Due: \$90.64	19TH ST JACKSON;	\$1659.45	
3064	Parcel ID: 125-13-15-229-006-01; Legal Description: A PCL OF LD OWNED AND USED AS ONE PCL SD PCL BEING A PT OF CHARLES H FISH SUBDIVISION, UNRECORDED AND DAVID L BRUCE SUBDIVISION, A RECORDED PLAT, AND NE 1/4 OF SEC 15 T3S R1W SD ENTIRE PCL DESCD AS: LOT 6 DAVID L BRUCE SUBDIVISION ALSO BEG AT A PT ON THE S LN OF FISH AVE BEARING S89DEG09'W 297 FT FROM E LN OF SEC 15 TH S 155.08 FT TH W PAR WITH SLY LN OF FISH AVE 80 FT TH N 155.08 FT TO SLY LN OF SD AVE TH ELY ALG SLY LN OF SD AVE 80 FT TO BEG BEING LOT 1 AND THE ELY PART OF LOT 2 CHARLES H FISH SUBDIVISION UNRECORDED SEC 15 T3S R1W COMBINE ON 12/04/2007 WITH 125-13-15-229-006-00 AND 000-13-15-229-001-00 Comments: This house sits on approximately 0.44 acres of land. Three bedroom one bathroom home. The foundation has some visible holes and crumbling. The ceilings are very low with a few holes (possibly from animals) Old wood furnace in the basement. 100 amp breaker box still hooked up. The house is full of debris and personal belongings. Vinyl siding in fair shape could use a good power wash. Shingled roof looks like it will need to be replaced in the near future. Large portions of the roof are peeling and curling. The interior has holes in the ceiling with leads me to believe there are some roof issues possibly allowing some moisture into the home. This extra moisture has allowed mold to grow. Nice large lot with grassy front, back and side yard with a handful of large mature trees. There is a small storage garage on the side of the property. Some of the wall boards have fallen off on one of its sides. This is an older home and will need repairs before its back to good living condition. Personal Property; Roof Issues; Foundation Issues; Mold; Summer Tax Due: \$696.46	261 STANFORD LN JACKSON;	\$5336.10	
3065	Parcel ID: 140-15-31-131-008-00; Legal Description: LOT 121 STETLERS SUBDIVISION EXTENSION NO. 2 Comments: This trailer sits on approximately 0.27 acres of land. The trailer is beyond repair. Floors are caving in. The entire trailer is full of garbage and other debris. There are trees growing up directly against the garage and the trailer. The garage door looks like it is damaged. Partial cement pad for the trailer. There were portions of cement pad and areas that were dirt. There is a small pump shed on the side of the trailer. Nice sized lot. You could remove the old trailer and put a new one here and it would be a nice property. This has potential but you'd need to removed the old dilapidated trailer. Dirt driveway. Chain link fenced in back yard. Mobile Home; Summer Tax Due: \$488.61	9295 FLAGSTONE DR JACKSON;	\$3882.90	

3066	Parcel ID: 165-13-07-328-021-00; Legal Description: LOT 21 DORVIN HILLS Comments: This vacant lot is approximately 0.35 acres of land. Swamp lot in small neighborhood. Some trees and vegetation. Swamp Lot; Wetland Indicators; Summer Tax Due: \$18.95	TRICIA DR JACKSON;	\$559.26	
3067	Parcel ID: 2-148700000; Legal Description: LOT 14 BLK 11 FOOTE & BENNETT'S ADD Comments: This house sits on approximately 0.19 acres of land. The house is in overall poor shape. There is a large amount of garbage and debris inside the home. The roof is leaking in multiple areas which has caused some portions of the ceiling to collapse. The additional moisture inside the home has allowed mold to form in multiple areas. Strong smell coming from inside the home. Mix of brick, stone, and block foundation is showing signs of crumbling and cracking in multiple areas. Shared dirt/gravel driveway runs along the side of the home and leads to an old storage barn in the back yard. The roof on the barn is collapsing. The barn is in fair/poor shape. Cement sidewalk goes from the road to the front entrance of the home as well as wrapping around the South side of the the home leading the back yard. Partially fenced in back yard. The fence is chain link. Two bedrooms up stairs with a shared living room area. The second floor is bare and showing the subfloor. One bathroom on main floor. The basement was filled floor to ceiling with garbage, unable to inspect basement. Older water boiler heater system. Mix of wood and shingle siding could use some repairs. Portions of the siding are missing. Gas meter was still hooked up but the electric was removed. This house will need many repairs and will need major cleaning before its back in good living condition. Roof Issues; Mold; Sanitation Issues And Garbage; Summer Tax Due: \$909.28	812 STEWARD AVE JACKSON;	\$6920.10	
3068	Parcel ID: 265-13-01-426-008-00; Legal Description: LOT 10 KNOLLWOOD PARK Comments: This house sits on approximately 0.20 acres of land. The house is in overall poor shape. There has been a great deal of "DIY" work done to the house. Electrical breaker box has many wires cut and removed. The furnace has been removed. It looks like a homemade metal chimney was erected n the back of the home. The back porch roof is being held up for some tree limbs. Gravel driveway runs along the side of the home and leads to a storage garage. The garage is full of garbage and debris. The garage roof has collapsed on the back half. The house is full of garbage, debris, and animal feces. This house will need a great deal of work and an large amount of cleaning. Be prepared. This is a project house. Block foundation looks ok but there is some cracking. Gas meter removed. Electric meter still hooked up. Structural Issues; Sanitation Issues And Garbage; Harvesting; Animal Damaged; Summer Tax Due: \$359.93	1155 CARSON AVE JACKSON;	\$6072.68	
3069	Parcel ID: 266-13-01-436-006-00; Legal Description: LOT 7 AND THE W 118 FT OF LOT 10 KNOLLWOOD PARK NO 2 Comments: This house sits on approximately 0.23 acres of land. The home is not in great condition. Electrical looks torn up. Mix of very old wiring and new wiring. The water heater has been removed. The basement felt damp. Block foundation looked ok but there was some cracking and crumbling. The roof will need work as well. There is evidence someone was putting tar on it. The enclosed front porch/mudroom has metal roofing but the rest of the home has shingle. Two bedroom two bathroom. One of the bathrooms in in disarray. Tub/shower removed. Some of the floors feel weak and bowed when walking over them. There is a homemade shed on the back of the property that is full of junk and debris. Dirt driveway wraps around the home. Parts of the home have been cleared out where others are full of debris. The basement is full of debris. Very old large furnace in the middle of the basement. Gas and electric meter are still hooked up but are not active. This house will no doubt need a lot of work before its back in good living condition. "busy road" with interesting flags. Personal Property; Sanitation Issues And Garbage; Roof Issues; Summer Tax Due: \$696.83	1117 KNAPP ST JACKSON;	\$6236.25	

3070	<p>Parcel ID: 3-013000000; Legal Description: S 49.5 FT OF E 95.315 FT OF LOT 2 BLK 13 LIVERMORE WOOD & EATON'S ADD Comments: This house sits on approximately 0.11 acres of land. Unfortunately the house has a condemnation notice posted on the front entrance. The cement steps that lead to the front door are sinking into the ground. The stone foundation inside the home is crumbling in many areas. Shingled roof is in bad shape. It is leaking in multiple areas. There is a major leak in the center of the home that has caused a fair amount of damage to the interior of the home. Many of the wood floors have swollen and buckled as a result. Mold is forming in the areas that have been affected by the moisture. Four bedrooms and one bath on the second story. One bathroom and a few living rooms/offices on the main floor. The washer, dryer and washing machine have been removed. There are three garages. Two of the garages have motorized garage doors that are still hooked up and look functional. The third garage does not have a motor and the back wall is falling apart and open to the elements. Wood siding could use a sanding and fresh paint job. Gas meter still hooked up but the electric meter has been removed. Furnace and water heat still present. 100 amp break box still hooked up. This house will need many repairs before its back in good living condition. Mold; Roof Issues; Foundation Issues; Condemned;</p> <p>Summer Tax Due: \$406.96</p>	504 SECOND ST JACKSON;	\$3319.90	
3071	<p>Parcel ID: 3-019600000; Legal Description: LOT 16 BLK 15 LIVERMORE WOOD & EATON'S ADD Comments: This house sits on approximately 0.20 acres of land. The house is in overall poor shape. Some crumbling and cracking seen on the block foundation will need to be addressed. Two gas meters still present. Two electric meters have been removed. The major issue here is the roof. It has allowed water to leak into most of the home causing the ceilings to cave in and black mold to form. The house is full of debris and garbage. Many portions of the roof are raw OSB sheeting which is the bare minimum for protection. This does not offer any water proofing. Dirt driveway leads to a grassy backyard with a few trees. Large wooden deck on the back entrance. Enclosed front porch, also full of garbage and debris. Animal cages found on the interior of the home. Standing water found in water catches placed in the home. This house will need many major repairs and a considerable amount of cleaning before its back in good living conditions. Foundation Issues; Sanitation Issues And Garbage; Roof Issues; Animal Damaged; Mold; Dangerous Building;</p> <p>Summer Tax Due: \$849.84</p>	412 THIRD ST JACKSON;	\$5273.21	
3072	<p>Parcel ID: 3-041500000; Legal Description: W 14 FT OF N 88 FT OF LOT 2 & E 21.5 FT OF N 88 FT OF LOT 3 BLK 1 WOODLAWN J C WOOD'S ADD Comments: This to story home sits on approximately 0.07 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The cement steps leading to the front entrance have collapsed. The major area of concern for this home is the roof. Most of the shingles are in poor shape with major peeling and cracking. There is a tree growing on the side of the home that has limbs growing onto the roof. The block foundation had areas showing some crack and crumbling but looked like it could be repaired. (See photos) Paved driveway runs along the side of the home and leads to a one car garage. The garage is not in the best shape. Small grassy back yard with debris here and there. Thick vegetation. Siding on the home could use some attention. This house will no doubt need some repairs before its back in good living condition. Occupied; Drnvi; Beware Of Dog; Roof Issues;</p> <p>Summer Tax Due: \$848.05</p>	711 W FRANKLIN ST JACKSON;	\$10175.03	
3073	<p>Parcel ID: 3-042900000; Legal Description: N 40 FT OF LOT 14 BLK 1 WOODLAWN J C WOOD'S ADD Comments: This house sits on approximately 0.1 acres of land. Unfortunately the house has suffered from a major fire. There is visible evidence of fire damage from the exterior of the home. Most noticeably on the South wall near the roof. The house has been boarded up tight. Broken glass on the sides of the home. The detached garage sits behind the home and can be accessed through a back alley. The garage appears to be unharmed by the fire. Shingled roof and metal siding on the garage is in fair shape. The siding and shingled roof on the home look to be in fair shape although there are still areas effected by fire. The house was posted as condemned. The home will no doubt need major work before its back in good living condition. Drnvi; Condemned; Structural Issues; Dangerous Building; Boarded;</p> <p>Summer Tax Due: \$141.51</p>	717 FIFTH ST JACKSON;	\$8798.90	

3075	Parcel ID: 4-031900000; Legal Description: W 1/2 OF E 4 RDS OF LOT 6 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG Comments: This vacant lot is approximately 0.10 acres of land. Open grassy lot with a few trees. Land gradually sloped up from the road. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$16.14	322 W FRANKLIN ST JACKSON;	\$1217.64	
3076	Parcel ID: 4-055400000; Legal Description: E 41 FT OF W 78 FT OF LOTS 11 & 12 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W Comments: This vacant lot is approximately 0.12 acres of land. Open grassy lot. Some nice trees scattered throughout the property. A small amount of debris in the back South portion. No driveway entrance. Nice spot to build. Vul - Vacant Urban Lot; Summer Tax Due: \$16.88	323 W WILKINS ST JACKSON;	\$682.61	
3077	Parcel ID: 4-083000000; Legal Description: LOT 11 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD Comments: This vacant lot is approximately 0.14 acres of land. Mostly dirt lot with a few trees on the back portion to the West. Slopes up slightly from the road but levels out. Vul - Vacant Urban Lot; Summer Tax Due: \$9.64	CHITTOCK AVE JACKSON;	\$1013.21	
3078	Parcel ID: 4-086000000; Legal Description: S 23 FT OF LOT 3 & N 1/2 OF LOT 5 BLK 2 C E WEBB'S ADD Comments: This vacant lot is approximately 0.10 acres of land. Square lot. Open and grassy with no trees. One large tree on other side of side walk. No driveway entrance. Clean Vul - Vacant Urban Lot; Summer Tax Due: \$9.64	911 WILLIAMS ST JACKSON;	\$584.44	
3079	Parcel ID: 4-096000000; Legal Description: LOT 13 BLK 6 C E WEBB'S ADD Comments: This vacant lot is approximately 0.10 acres of land. Driveway entrance at road. Partial gravel driveway. A couple old falling apart dog houses on the back of the property. Handful of trees along the East boundary. Nice stone work along the sidewalk. Vul - Vacant Urban Lot; Summer Tax Due: \$9.64	1205 WILLIAMS ST JACKSON;	\$1130.94	
3080	Parcel ID: 4-096400000; Legal Description: LOT 17 BLK 6 C E WEBB'S ADD Comments: This vacant lot is approximately 0.10 acres of land. Mostly an open grassy lot but there is a paved driveway on the North portion. A few trees on the back of the property. Some thick vegetation. There is a boat parked in the middle of the lot and it is full of debris. Stonework along the sidewalk. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$6.69	1215 WILLIAMS ST JACKSON;	\$1500.86	
3081	Parcel ID: 4-100400000; Legal Description: LAND COM AT A PT ON W LN OF WILLIAMS ST 32 RDS S OF S LN OF ROCKWELL ST TH W 8 RDS TH S 4 RDS TH E 8 RDS TO W LN OF WILLIAMS ST TH N 4 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W Comments: This one story home sits on approximately 0.20 acres of land. The house has good bones but it has been neglected on the interior. Many of the floors have been ripped up and are exposing the subfloor. Two bathrooms both are in disrepair. The toilet has been removed in one and the other toilet is broken. The former residents were growing "plants" in the basement and have left all of the debris that comes with that. Block foundation looks solid. Poured cement floor in the basement looks great. Two breaker boxes. One located on the main floor and the other in the basement. 50 amp and 100 amp breakers. The Kitchen is in poor shape. There is a small shed in the back of the property that is boarded up tight. Shingled roof on the home looks ok but there were visible signs of leaking in the home. Some mold is beginning to form. Small backyard with partial privacy fence. Vinyl siding is in fair shape but there are sections that look to have been melted. Possibly from a BBQ to close to the home. Basement was partially finished set up with three bedrooms (no closets). Gas meter is still hooked up. Electric meter has been removed. This house will no doubt need repairs before its back in good living condition but it has good bones and looks fairly new. This property has a lot of potential. Boarded; Incomplete Construction; Roof Issues; Summer Tax Due: \$1,126.25	1214 WILLIAMS ST JACKSON;	\$16431.28	

3082	<p>Parcel ID: 4-101800000; Legal Description: W 90 FT OF LOT 2 TINKER'S ADD</p> <p>Comments: This house sits on approximately 0.09 acres of land. Unfortunately this house has a condemnation notice posted to the front entrance. It states the building is unfit for human habitation and that the electrical has been removed. The house is full of garbage and debris. Many of the windows have been broken and are now boarded up. The water heater has been ripped from the water lines. The Furnace is very large and old. The Electrical breaker box and many of the wires in the home are in disrepair. Three bedrooms and one bathroom on the second story floor. Block foundation has a few areas that are cracking. The poured concrete floor in the basement is cracking and sinking. Shingled roof looks old but did see any leaking areas in the home. There is a driveway entrance on Rosedale PL. The short driveway leads to an old cement foundation where a garage must have previously sat but is no longer there. This building needs a lot of work and repairs before its back in good living condition. Be prepared. Vandalism; Harvesting; Condemned; Foundation Issues; Dangerous Building; Boarded;</p> <p>Summer Tax Due: \$904.92</p>	1201 WOODBIDGE ST JACKSON;	\$6155.78	
3083	<p>Parcel ID: 4-107700000; Legal Description: LOT 60 TINKER'S ADD</p> <p>Comments: This house sits on approximately 0.14 acres of land. Unfortunately this house has suffered from a major fire. Most of the windows have been broken and are no boarded shut. The house had a condemnation notice posted on the front entrance. Cement driveway runs along the side of the home and leads to a detached one car garage. The garage is in fair shape but there are a few portions of its siding that is falling apart. Slab of grade back porch. Partially fenced in back yard with a few trees. Block foundation on the home looks for the most part solid. Some of the shingled siding is falling off the house revealing the original wood siding. The garage is for the most part cleared out with a few items such as a barrel, and some minor debris. Swing set in the back yard with no swings. Shingled roof is old. Peeling and cracking. Gas meter is still hooked up. Electric meter has been removed. This house will need major repairs and renovations before its back in good living condition be prepared. Condemned; Fire Damage; Dnvi; Roof Issues; Dangerous Building;</p> <p>Summer Tax Due: \$384.90</p>	1205 LINWOOD AVE JACKSON;	\$3535.85	
3084	<p>Parcel ID: 4-120600000; Legal Description: S 54 FT OF LOT 1 BLK 8 HARWOOD'S ADD</p> <p>Comments: This house sits on approximately 0.07 acres of land. The house has been boarded up tight. Nearly all of the windows and doors have been boarded up. The foundation is in very poor shape on nearly all sides of the home. This will need to be addressed. Unknown if it is in repairable condition. The shingled roof was in the process of being rebuilt but was giving up on. There are portions of new shingles and sections of the old shingles. The older sections are peeling and cracking. Vinyl siding is in decent shape. Cement driveway runs along the side of the home and leads to an attached one car. There is some damage to the roof and side of the home near the garage side. Gas meter still hooked up. Electric meter has been removed. The main issue for this home is the foundation. Be prepared. Foundation Issues; Roof Issues; Structural Issues; Dnvi; Dangerous Building;</p> <p>Summer Tax Due: \$982.23</p>	1007 WOODBIDGE ST JACKSON;	\$2823.01	
3085	<p>Parcel ID: 4-129700000; Legal Description: N 44 FT OF E 5 RDS OF LOT 4 BLK 1 PALMER'S ADD</p> <p>Comments: This house sits on approximately 0.08 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid from what was visible. Short dirt driveway. Vinyl siding looks decent. Shingled roof is in decent shape as well. Backyard is closed off by a large privacy fence. Do not enter and no trespassing signs on the property. Large piles of debris in the back yard. There is a large storage garage in the back. The house looks to be in overall far shape but there will most likely be repairs needed. Dnvi; Occupied;</p> <p>Summer Tax Due: \$697.09</p>	1114 WOODBIDGE ST JACKSON;	\$3940.63	
3086	<p>Parcel ID: 4-136700000; Legal Description: E 44 FT OF LOT 5 BLK 4 DIV 1 ALSO A STRIP OF LAND 16.5 FT WIDE ADJ SD LOT ON N FORMERLY PLATTED AS PART OF HIGH ST NOW VAC AMENDED PLAT OF DIV 1, 2 & 3 SUMMITVILLE ADD</p> <p>Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot with a few trees. There is a very large tree that has lost a large limb that is sitting in the middle of the property. Sits between houses. One of the houses is in very poor shape with tarps covering the roof. You are not purchasing a house. This is for a vacant lot only. It appears that the gravel driveway next to the neighboring house is on this property. There is a cement poured slab foundation in the middle of the property with a pile of plywood and other debris. Vul - Vacant Urban Lot; Sideyard Parcel;</p> <p>Summer Tax Due: \$16.14</p>	229 W HIGH ST JACKSON;	\$786.18	

3087	Parcel ID: 4-137500000; Legal Description: E 22 FT OF S 40.25 FT OF LOT 10 & S 40.25 FT OF LOT 11 BLK 4 DIV 1 EX E 44 FT OF LOT 11 BLK 4 AMENDED PLAT OF DIV 1, 2 & 3 SUMMITVILLE ADD Comments: This vacant lot is approximately 0.04 acres of land. Unable to find access to this property. Possibly landlocked. There is possibly an easement to this property. Please contact the County Treasurers office for more information. Please do your homework before bidding on this lot. Vul - Vacant Urban Lot; Summer Tax Due: \$9.64	OFF W HIGH ST. JACKSON;	\$512.44	
3088	Parcel ID: 4-156500000; Legal Description: LOT 19 SHEAP'S ADD Comments: This vacant lot is approximately 0.16 acres of land. Slopes down on the back North portion but mostly level ground. No trees. Just one big tree on the other side of the sidewalk. Clear lot. Ready for a new build. Vul - Vacant Urban Lot; Summer Tax Due: \$22.41	134 W EUCLID AVE JACKSON;	\$4087.76	
3089	Parcel ID: 4-164200000; Legal Description: LOT 18 BLK 3 HARMON'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot. Between houses. A couple trees on the North boundary of the property. The ground slopes down from the road and levels out. Nice area. Vul - Vacant Urban Lot; Terrain Challenged; Summer Tax Due: \$16.14	W ADDISON ST JACKSON;	\$549.18	
3091	Parcel ID: 445-13-16-401-021-00; Legal Description: LOT 28 SHARP PARK SUBDIVISION Comments: This vacant lot is approximately 0.28 acres of land. Wet land indicators. A few trees near the road. Very thick vegetation. Unable to traverse through land. Wetland Indicators; Summer Tax Due: \$4.38	HARDING RD JACKSON;	\$522.83	
3092	Parcel ID: 495-13-16-334-096-00; Legal Description: LOT 122 SPRING BROOK ESTATES Comments: This vacant lot is approximately 0.16 acres of land. This is a swamp lot in a small neighborhood. Some trees. Mostly standing water. Swamp Lot; Wetland Indicators; Summer Tax Due: \$8.79	ACACIA BLVD JACKSON;	\$1786.79	
3093	Parcel ID: 5-065000000; Legal Description: N 56 FT OF LOT 9 BLK 2 RUSTIC HALL ADD Comments: This house sits on approximately 0.19 acres of land. This property was possibly occupied on last visit. No one answered the door but there was evidence people were still living here. Please use caution and be respectful if visiting this property in person. Stone foundation had some areas that were bowing out from the house. There is a mix of block and stone foundation. The block is in better condition. This is a large house that almost looks like two houses were combined into one. There is access to this property from Chittock and an alley way. Two car garage connected to the house. There was no garage door only a tarp draped across the opening. There was debris and other personal belongings in the garage. Mix of vinyl and wood/shingle siding. Shingled roof looks ok for the most part a few areas could use some minor repairs. Large wooden deck on the back of the home. Cement sidewalk steps lead to the front entrance some of the cement is crack and broken. It looks like some animals have been digging around the yard. This is a large house that will more than likely need some repairs. There is potential here. Occupied; Summer Tax Due: \$687.85	943 CHITTOCK AVE JACKSON;	\$5369.01	
3094	Parcel ID: 5-104500000; Legal Description: N 1/2 OF LOT 9 BLK 11 ROOT'S SOUTH ADD Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot. With a few small trees. There are the remains of a large tree that was cut down into pieces and left on the West portion of the property. A paved alley street runs along the South boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$6.35	1028 PIGEON ST JACKSON;	\$1936.57	
3095	Parcel ID: 5-110200000; Legal Description: 1103 LAND COM AT INTERS OF E LN OF FRANCIS ST WITH N LN OF STANLEY AVE TH E 70 FT FOR BEG OF THIS DESC TH N 82.5 FT TH E 80 FT TH S 82.5 FT TH W 80 FT TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W Comments: This vacant lot is approximately 0.15 acres of land. Square lot. Open and grassy with trees on the North and East boundaries. Level ground. No driveway entrance. It appears this property is chain link fenced in with the neighboring house. Side yard parcel. Swing set. Chain link fence wrapped around most of the properties perimeter. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$12.80	106 STANLEY AVE JACKSON;	\$771.81	
3096	Parcel ID: 5-132500000; Legal Description: LOT 6 EX W 22 FT BLK 1 EGGLESTON'S ADD Comments: This vacant lot is approximately 0.11 acres of land. Tall grassy lot in between houses. A tall pine tree in the middle of the property. Level ground. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$12.80	DAMON ST JACKSON;	\$830.81	

3097	Parcel ID: 5-141300000; Legal Description: E 16.5 FT OF LOT 6 & W 24.75 FT OF LOT 7 BLK 8 EGGLESTON'S ADD Comments: This house sits on approximately 0.15 acres of land. Block foundation runs all the way to the second floor. The foundation for the most part looks sound although there is some cracking a moving going on near the front and back steps. the poured concrete floor in the basement has some cracking. Gutters have fallen off in a few places. The roof is showing signs of leaking on the interior of the home. The ceiling in multiple rooms has collapsed. There is a large amount of debris and garbage throughout the home. Broken glass in a few spots. Partially cemented driveway runs along the side of the home and leads to a small grassy back yard. Thick vegetation is started to grow up around the home. There are three bedrooms and one bathroom. Water heater is still present but looks to be in disrepair. Furnace it still present as well but looks like someone has been working on it. Older breaker box is still present. Floors are warping in areas. This was a nice house at one time but has been neglected. There will need to be many repairs and renovations done before its back in good living condition. This would be a good purchase for someone looking to use some sweat equity. Personal Property; Roof Issues; Mold; Sanitation Issues And Garbage; Summer Tax Due: \$758.09	121 WALL ST JACKSON;	\$5679.67	
3098	Parcel ID: 5-176500000; Legal Description: LOT 3 BLK 6 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: This vacant lot is approximately 0.16 acres of land. There was a house previously on this property but it suffered from a major fire and is in the process of being demolished and removed. You are not purchasing a house this will be a vacant lot when it comes time for the auction. There was a garage in the back that the construction crews might leave behind. The SEV does not reflect the house being removed. Vul - Vacant Urban Lot; Summer Tax Due: \$23.39	221 E ROBINSON ST JACKSON;	\$3292.04	
3099	Parcel ID: 5-184900000; Legal Description: LOT 16 BLK 12 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: This vacant lot is approximately 0.14 acres of land. This property appears to be the driveway and parking lot for the neighboring house. Driveway entrance at road leads to a large cement parking area. Cement slab foundation on the back of the property. There is a large pile of metal debris on the property. A trailer is parked on the driveway, not part of the sale. A bunch of small trees line the boundary of the property. Vul - Vacant Urban Lot; Sideyard Parcel; Personal Property; Summer Tax Due: \$16.14	320 E MANSION ST JACKSON;	\$796.69	
3100	Parcel ID: 5-205900000; Legal Description: LOT 126 SOUTH GARDENS SUB DIV Comments: This vacant lot is approximately 0.12 acres of land. Open grassy lot. Level ground. In between houses. No driveway entrance. The South portion of this property is partially wooded with thick vegetation. Vul - Vacant Urban Lot; Summer Tax Due: \$16.14	E PROSPECT ST JACKSON;	\$811.18	
3101	Parcel ID: 5-213600000; Legal Description: LAND COM AT A PT 18 RDS S & 15 RDS E OF N 1/4 POST OF SEC 11 TH N 8 RDS TH W 50.83 FT TH S 8 RDS TH E 50.83 FT TO BEG NW 1/4 NE 1/4 SEC 11 T3S R1W Comments: This vacant lot is approximately 0.15 acres of land. This lot is wooded with thick vegetation. Some tree debris. Very difficult to traverse through. The neighboring property appears to be gardening on a small section of the lot. Vul - Vacant Urban Lot; Summer Tax Due: \$9.64	414 DAMON ST JACKSON;	\$522.44	
3102	Parcel ID: 6-007100000; Legal Description: W 1/2 OF LOT 6 BLK 45 AN EXT OF VILLAGE OF JACKSONBURG ON E SIDE OF GRAND RIVER (KNOWN AS FORD'S EASTERN EXT) Comments: This house sits on approximately 0.12 acres of land. The house is split into two apartments. One of the apartments is a studio with one bathroom the other apartment is two bedroom one bathroom. Two gas hook ups but only one has a meter. Electric meter was removed. Small grassy back yard. Street parking only. Vinyl siding was in decent shape. Vegetation is starting to grow up and around the home obscuring our view. Fence very close to the East side of the house. Shingled roof looked to be in decent shape. No major damage seen. Chain link fenced in back yard. Access to the basement is on the exterior of the home. Unable to access the basement due to it being bolted shut. One of the apartments was cleared out. The other was full of personal belongings. This building is in overall fair shape. It wouldn't take a great deal to get this back into renting condition. It needs repairs but someone with some construction experience wouldn't have much trouble. Multiple Family Use; Personal Property; Summer Tax Due: \$492.99	808 PLYMOUTH ST JACKSON;	\$3257.04	

3103	Parcel ID: 6-038300000; Legal Description: COM AT NW COR OF LOT 1 BLK 1 TH SLY ALG W LN OF SD LOT 55.6 FT TH ELY 31.01 FT TO A PT WHICH IS 68.5 FT S OF NE COR OF LOT 1 & 10.5 FT W OF E LN OF SD LOT TH NLY 63.75 FT TO SLY LN OF MICHIGAN AVE 30.5 FT ELY OF POB TH WLY TO BEG BEING PART OF LOT 1 BLK 1 EATON'S EAST ADD Comments: This vacant lot is approximately 0.05 acres of land. Small commercial lot right on E Michigan Ave. Grassy lot with some bushes along the West boundary. Busy road. Vul - Vacant Urban Lot; Summer Tax Due: \$99.08	1313 E MICHIGAN AVE JACKSON;	\$1012.46	
3104	Parcel ID: 6-061400000; Legal Description: LOT 2 ASSESSOR'S PRINGLE PLAT Comments: This vacant lot is approximately 0.10 acres of land. Open grassy lot with a few trees along the boundary. There is road access on Plymouth Street and Summit Avenue. Across the street from tennis/basketball courts. Ground slopes down from Summit Avenue. Terrain challenged. Drive way entrance on Plymouth Street. Some small remains of an old cement foundation Vul - Vacant Urban Lot; Terrain Challenged; Summer Tax Due: \$16.88	403 SUMMIT AVE JACKSON;	\$791.61	
3105	Parcel ID: 6-070500000; Legal Description: LOT 23 BLK 3 & A STRIP OF LAND 6 FT N&S & 53 FT E&W ADJ SD LOT ON S FORMERLY PLATTED A ALLEY NOW VACATED THE KIRTLAND ADDITION Comments: This house sits on approximately 0.15 acres of land. Three bedroom and one bathroom on the second floor. One bedroom and a half bathroom on the main floor. Cement driveway runs along the side of the home and leads to a detached two car garage. The house is boarded up due to the doors and windows being broken in. Graffiti on the interior and exterior of the home. Mix of Brick and block foundation. It is for the most part solid but there is some cracking and crumbling in a few spots. Cement steps on the front entrance are sinking. Metal siding is in decent shape but has a few areas that need attention. The inside of the home is full of garbage and debris. There is one full bathroom as well as two extra toilets. One is located in the bedroom on the main floor and the other is at the halfway point on the stairs to the basement. The kitchen is in disrepair. The ceiling in many of the rooms has collapsed. the shingled roof looks fair from the outside but there are signs of leaking inside the home. Wood floors and linoleum. This house will need a lot of repairs and a deep cleaning before its back to good living condition. Be prepared. Dangerous Building; Roof Issues; Sanitation Issues And Garbage; Boarded; Summer Tax Due: \$1,415.84	1427 JOY AVE JACKSON;	\$14806.31	
3106	Parcel ID: 6-112200000; Legal Description: E 1/2 OF LOT 7 BLK 38 EAST ADD Comments: This vacant lot is approximately 0.10 acres of land. Grassy open lot with a few trees on the back South boundary. This is a half lot. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$16.14	1615 DEYO ST JACKSON;	\$788.18	
3107	Parcel ID: 6-139400000; Legal Description: LOT 22 BLK 5 CARR'S EAST ADD Comments: This vacant lot is approximately 0.18 acres of land. It appears there was a house previously on this property at one point in time but has since been removed. The SEV does not accurately represent the current value of the property. Open grassy lot with a few mature trees. There are a few recently planted trees and saplings. There is a trailer parked on the back of the property but i would imagine this is one of the neighbors utilizing the space. Nice sized lot ready for a new build. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$23.69	740 S PLEASANT ST JACKSON;	\$4339.47	
3108	Parcel ID: 6-162200000; Legal Description: LOT 24 ASSESSOR'S LOCUST PLAT Comments: This vacant lot is approximately 0.14 acres of land. Open Grassy lot. level ground. A few trees. Ready for a new build. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$20.20	MITCHELL ST JACKSON;	\$2345.94	
3109	Parcel ID: 6-162300000; Legal Description: LOT 25 ASSESSOR'S LOCUST PLAT Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot. No trees on the property but there is one near the road on the other side of the side walk. Driveway entrance at the road. Level ground. Ready for a new build. Vul - Vacant Urban Lot; Summer Tax Due: \$20.20	1409 MITCHELL ST JACKSON;	\$2345.94	

3110	<p>Parcel ID: 621-13-05-382-011-10; Legal Description: BEG AT SE COR OF LOT 22 WESTWOOD HILLS SUBDIVISION EXTENSION NUMBER ONE TH N 36DEG 06'30"W ALG E LN OF SD LOT 30 FT TH N 88DEG 16'W 158.54 FT TO W LOT LN TH S 33DEG 12'E ALG SD W LOT LN 30 FT TO SW COR OF SD LOT TH S 88DEG 35'E ALG S LN OF SD LOT 159.85 FT TO BEG WESTWOOD HILLS SUBDIVISION EXTENSION NUMBER ONE Comments: This vacant lot is approximately 0.10 acres of land. Unable to find access to this property. There may be an easement to this property but it is unknown. Do your research on this property before bidding. This would be a good purchase for one of the neighboring property owners looking to increase their property size.</p> <p>Summer Tax Due: \$17.49</p>	HALSTEAD BLVD JACKSON;	\$553.85	
3111	<p>Parcel ID: 7-027700000; Legal Description: E 1/2 OF LOT 5 BLK 7 AN EXT OF OF THE VILLAGE OF JACKSONBURG ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT Comments: This vacant lot is approximately 0.10 acres of land. Grassy open lot. Partial privacy fence on North boundary of the property. No driveway entrance. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$13.40</p>	408 HOMEWILD AVE JACKSON;	\$927.35	
3112	<p>Parcel ID: 7-034400000; Legal Description: N 44 FT OF LOT 1 BLK 12 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT Comments: This house sits on approximately 0.07 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. No one came to the door but there was a dog inside the home and a car parked in the driveway. Although the car looked to have been there for some time. Block foundation for the most part looked solid but there were some areas that need some work. Cement driveway runs along the side of the home and leads to a one car garage that has been converted. The garage door has been boarded over and a normal house door has been put in its place. There is a unfit for human habitation notice on the front door. Electric and gas meter still present but do not appear to be active. The house appears to be full of belongings and other debris. Vinyl siding needs some work in a few areas. (see photos) Shingled roof has portions that look new and others that look old. Will most likely need to be replaced in the near future. This house needs some work judging from its exterior. Occupied; Beware Of Dog;</p> <p>Summer Tax Due: \$621.35</p>	307 N PARK AVE JACKSON;	\$5197.53	
3113	<p>Parcel ID: 7-119600000; Legal Description: LOT 4 EX S 50 FT BLK 13 EAST ADD Comments: This house sits on approximately 0.12 acres of land. Stone foundation is crumbling and cracking in multiple areas. It looks like it could be repaired if done in the near future. Metal siding is in decent shape although there are some dents on the side next to the driveway. Gravel driveway runs along the side of the home and leads to a small grassy back yard. There are a few small trees and other bushes. Shingled roof didn't look to be in that bad of shape but there was evidence of leaking in one of the upstairs bedrooms. Four bedrooms and one bathroom upstairs. Cement porch on the front entrance and the back entrance. The back porch is sinking and the cement is cracking in multiple spots. The house is full of debris and other garbage. The furnace in the basement was replaced not to long ago. The old furnace is still siting in the basement. The basement felt damp but there was no standing water. Water heater was very rusted and i would be surprised if it was in working condition. 100 amp breaker box was still hooked up and looked ok. You can see the crumbling stone foundation near the steps going down to the basement. This house will need a deep cleaning and repairs before its back to good living conditions. Be prepared. Personal Property; Roof Issues; Sanitation Issues And Garbage; Foundation Issues;</p> <p>Summer Tax Due: \$836.61</p>	1915 E GANSON ST JACKSON;	\$6187.10	

3114	<p>Parcel ID: 8-163000000; Legal Description: LOT 15 BLK 10 MURPHY'S ADD</p> <p>Comments: This house sits on approximately 0.2 acres of land. This house may have "squatters" using it. Please use caution and be respectful if visiting this property in person. Unfortunately this house has a condemnation notice posted on the front entrance. States it is unfit for human habitation. There is visible evidence of fire damage on the front of the home although this was the only spot that was seen. Block foundation had some cracking here and there but overall looked to be in fair condition. The roof above the porch was in very poor shape. The shingled roof on the main portion of the house looks ok but theyre old and will need replacing in the near future. Older lead glass windows. Dirt driveway runs along the side of the home and leads to a small metal shed in a grassy back yard. Gas and electric meter are both removed. There is a septic blow out on the side of the home. The house appears to have debris and other personal belongings inside. This house will no doubt need repairs and renovations before its back in good living condition. Be prepared. Occupied; Fire Damage; Condemned;</p> <p>Summer Tax Due: \$1,516.75</p>	730 N WATERLOO AVE JACKSON;	\$8555.85	
3115	<p>Parcel ID: 8-229300000; Legal Description: N 61.5 FT OF LOT 2 BLK 1 BINGHAM'S ADD</p> <p>Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot. No driveway entrance. One large tree on back of property. Level ground. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$16.88</p>	704 IRVING ST JACKSON;	\$1040.00	
3116	<p>Parcel ID: 8-245700000; Legal Description: LOT 3 BLK 6 WALKER'S ADD</p> <p>Comments: This house sits on approximately 0.11 acres of land. The house has a condemned notice posted on the front entrance. Stated to be a dangerous building and unsafe to occupy. The house is full of garbage, debris, and some personal belongings. The house is in overall poor shape. The floors are bowing and wavy. There are multiple holes in the ceiling. There is a lot of evidence that there are animals living in the home. Animal damaged. The bathroom and kitchen are in disrepair. Two bedroom one bathroom. The roof is bowing in multiple areas. The chimney appears to be plumbing but it is sitting about 2-3 inch's from the exterior wall. The back yard has a small shed. One of the walls on the side of the home is split and bowing out. Could not find the entrance to the basement. Gas meter and electric meter are both still present. This house will need many repairs and a deep cleaning before its back in living condition. Structural Issues; Sanitation Issues And Garbage; Roof Issues; Personal Property; Condemned; Dangerous Building; Animal Damaged; Dnvi;</p> <p>Summer Tax Due: \$513.23</p>	1032 WALKER ST JACKSON;	\$4113.73	
3117	<p>Parcel ID: 8-250100000; Legal Description: S 4.96 FT OF LOT 7 & N 41.14 FT OF LOT 8 SMART'S ADD</p> <p>Comments: This two story home sits on approximately 0.14 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Gas and electric meter were both still present and appeared to be active. Paved driveway runs along the side of the home and leads to a cement pad parking area. There was a vehicle parked on the property. Personal belongings on property. Block foundation looked to be solid. Mix of wood and artificial siding could use some repairs. The shingled roof will need to be replaced soon. No major damage but nearly half of the roof shingles are peeling and cracking. The house looks to be in overall fair shape. It will need some repairs but looked pretty sound. Personal Property; Roof Issues; Dnvi; Occupied;</p> <p>Summer Tax Due: \$1,402.82</p>	1135 HAMILTON ST JACKSON;	\$10574.72	
3118	<p>Parcel ID: 3-194500000; Legal Description: LAND COM AT A PT ON S LN OF BIDDLE ST 90 FT E OF E LN OF FOURTH ST TH S 6 RDS TH E 45.62 FT TH N 6 RDS TH W 45.62 FT TO BEG BLK 1 EATON WEBSTER & HARWOOD'S ADD</p> <p>Comments: This house sits on approximately 0.09 acres of land. Unfortunately this house is posted as condemned. Unfit for human habitation. The front entrance area was full of garbage/debris and there were a couple cats inside as well. The block foundation looked generally undamaged from what was seen but there was some cracking and crumbling on the back portion. Vinyl siding and shingled roof looked to in fair shape as well. back yard has a chain link fence surrounding it. Shared driveway/alley on the side of the home leads to the two car detached garage. The garage has seen better days but it looks useable. This house will need repairs and renovations to get it back into good living condition. Be prepared. Dnvi; Foundation Issues; Sanitation Issues And Garbage; Condemned;</p> <p>Summer Tax Due: \$1,362.08</p>	609 W BIDDLE ST JACKSON;	\$7749.06	

3119	<p>Parcel ID: 8-067800000; Legal Description: E 34 FT OF W 68 FT OF LOTS 29 & 30 ASSESSOR CRARY'S PLAT Comments: This house sits on approximately 0.08 acres of land. The interior of this home has been wrecked by animal damage. There were mice/rats running around when we entered. There were piles of evidence all over the floors. This house needs a major deep cleaning. Block foundation looks solid from what was visible. Shingled roof looked to be in fair shape as well. Shared cement driveway runs along the side of the home and leads to a detached one car garage. Vinyl siding is in need of a good power wash. Small grassy back and front yard. Enclosed front porch mud room. The house is full of garbage and debris. Its a shame the house was treated in this way because there is a nice house here under all of the debris and garbage. Electric and gas meter are still hooked up but appear to be inactive. Some broken windows. Did not enter basement due to garbage. Sanitation Issues And Garbage; Animal Damaged;</p> <p>Summer Tax Due: \$773.56</p>	1323 RHODES ST JACKSON;	\$10736.04	
3120	<p>Parcel ID: 000-14-20-476-010-00; Legal Description: THE N 132 FT OF S 1188 FT OF E 453 FT OF E 1/2 OF SE 1/4 SEC 20 T3S R1E Comments: This house sits on approximately 1.17 acres of land. Vehicle parked in the driveway. The bones of the house are in good shape but the interior of the home is in very poor shape. Heavily animal damaged. Feces all over the floors in all of the rooms. Food and garbage have been left behind to rot. The inside of the home is very dirty and will need a major cleaning. Metal siding in fair shape. One bathroom two bedroom home. Entire house is full of debris. Paved driveway leads to a detached two car garage that is full of debris as well. Block foundation looks solid. Shingled roof in good shape. Water heater and furnace are still present. It looks like there is a sump pump hole that is starting to fill with water but the basement was dry on the last visit. 100 amp break box. Very large back yard with trees. After a deep cleaning and some renovations this could be a good small started home. Sanitation Issues And Garbage; Animal Damaged;</p> <p>Summer Tax Due: \$1,444.91</p>	4610 CLARK LAKE RD JACKSON;	\$10317.39	

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. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. Transfers 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.