

Public Land Auction

Branch, Hillsdale, Jackson

August 20th, 2024

Branch, Hillsdale, and Jackson Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm
EDT

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).*

2024 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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland*(DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

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.

Branch

Lot #	Lot Information	Address	Min. Bid
1000	<p>Parcel ID: 010-B20-000-013-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 30: BLOSSOM HEIGHTS; LOT 13. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The buildings sit on approximately 0.37 acres. The home looks to have been a mobile home that was built into the side of the hill. This "basement build" has the roof very close to ground level. Basement walk out on the South facing portion of the home. The house is in need of some repairs. The roof is old and is sagging pretty bad in multiple locations. It will need to be replaced asap. Gutters need some attention as well. Block foundation looks solid. Wood porch on the back of the home looks unstable. Mix of wood and vinyl siding is ok but needs some minor repairs here and there. The house appears to be heated by a wood burner. There were dogs on the property. Multiple vehicles parked on the property. Large amount of debris around the house. The garage needs some care as well. The roofs shingles are peeling and will need to be replaced soon. The vinyl siding is in decent shape. Debris piled around the garage. The garage is built into the side of the hill as well. It looks like there is well house for the pump and well on the side of the garage. Did not see water in the area so I believe there is a well on the property. Located in the Colon Community School District. Over looks Blossom Lake to the South. This is a pretty location. After some repairs this would be a nice spot to live. Additional Disclosures: 6; 33; 21; 5; 45 (see key for full text)</p> <p>Summer Tax Due: \$241.19</p>	1115 HEIGHTS DR COLON	\$1,182.21
1001	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-C30-000-161-00; Legal Description: LOT 161 CHEROKEE LAKE ESTATES SEC 12 T5S R8W Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer appears to be in decent shape for its age. Metal roof looks fine. Metal siding in decent shape but could use a power wash. The trailer will most likely need some repairs due to its age. Some cement was seen under the trailer but it does not look like it is a complete mobile pad. Small pump house in front yard. Quiet low traffic road. Mostly grassy with a handful of large trees sprinkled throughout the property. The front door frame had some wood rot starting. There is a large amount of debris surrounding the home. Lots of construction materials. There is a trailer parked on the side of the home with a make shift structure built onto it. Small shed at the end of a short dirt driveway. This is a bundle of two lots. The trailer is close to being split on each property. Each property is approximately 0.17 acres with a combined total of ~0.34 acres. Flat ground with a handful of trees. Located in the Union City Community School District. Close to the St Joseph River. Additional Disclosures: 17; 33; 6; 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 010-C30-000-163-00; Legal Description: LOT 163 CHEROKEE LAKE ESTATES SEC 12 T5S R8W</p> <p>Summer Tax Due: \$104.15</p>	CHIPPAWA DR/VACANT UNION CITY; 1188 CHIPPAWA DR UNION CITY	\$2,031.51
1003	<p>Parcel ID: 010-O55-000-103-00; Legal Description: LOTS 103 & 104 OF OLIVERDA BY THE LAKES SEC 8-9 T5 S R8W L563 PG753 Comments: This trailer sits on approximately 0.29 acres of land. A handful of tall trees throughout the property but is mostly open and grassy. The trailer is in poor condition. There is fire damage on a few sections of the exterior that has burned down to the studs. The metal siding has moss and algae growing on it. Electric meter is still hooked up but the main lines have been cut. The inside of the trailer is trashed. Unable to locate electric box due to debris blocking a lot of the rooms. The back sliding glass door is broken and the door framing is rotting out. A few of the windows have been broken. There is a large amount of debris all throughout the property. The property is going to need a good amount of work before its back in decent living condition. I did not see a mobile home pad underneath the trailer. It appears to be sitting on dirt and concrete blocks. There was evidence of leaking on the ceilings. The floors were soft in certain areas. The sheds behind the home are in poor shape as well with holes in the roofs. Located in the Colon Community School District. Additional Disclosures: 5; 66; 17; 11; 63 (see key for full text)</p> <p>Summer Tax Due: \$102.19</p>	361 CHIPPEWA CIR SHERWOOD	\$915.66

1004	<p>Parcel ID: 021-000-020-120-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOTS 28 THRU 30 BLOCK 20, VILLAGE OF UNION CITY .375 AC Comments: This house sits on approximately 0.375 acres of land. Unfortunately this house has been condemned and is unfit for human occupancy. The shingled roof has major damage and is collapsing on the South section. The roof has allowed the elements to enter the home causing major water damage. The floors have rotted due to the water damage and have collapsed in certain areas. The South side of the home is close to full collapse. Did not venture to far into the building since it felt unsafe to traverse. The large holes in the home have allowed unwanted animals take up residency. There were angry racoons living on the main floor. Multiple animal burrow holes on the property. Stone foundation is crumbling in certain areas that were visible. There were a few trees growing right next to the foundation and are most likely causing more damage. Basement entrance on the exterior of the home was blocked by debris. Metal and wood siding needs repairs. Gas meter has been removed. Electric meter still hooked up but has been cut. This building is going to need a lot of work before its back in good living condition. This could be a good fixer upper for right person up for the challenge. Located in the Union City Community School District</p> <p>Additional Disclosures: 32; 63; 36; 34; 5; 22; 31 (see key for full text)</p> <p>Summer Tax Due: \$1,015.75</p>	408 S BROADWAY ST UNION CITY	\$583.08
1005	<p>Parcel ID: 021-L10-000-046-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOT 105 OF LEE'S ADDITION VILLAGE OF UNION CITY .306 AC Comments: This house sits on the corner of W Fenton St and Washington St and is approximately 0.30 acres of land. The house is in poor condition and as it sits is currently dangerous. Mix of block and stone foundation is crumbling/cracking in many locations. The shingled roof is failing and there is a large hole allowing the elements to enter the home. Water damage has caused the floor to collapse in both the kitchen and bathroom on the main floor. I traversed through the house cautiously. Some areas of the floor felt soft while others felt solid. The structure of the home will need repairs. The second story floor is bowing and looks like it will collapse in the near future if nothing is done. The foundation, roof and floors will need major repairs before its back in good living condition. The plumbing is in disrepair due to the collapsing floors. Basement was wet. Three bedrooms on the second story. Square cement driveway on the back of the home provides ample parking. A handful of trees surrounds the home. Many broken windows. There is debris around the home but nothing to major. Mix of vinyl and wood siding is in poor shape and needs repairs. The basement entrance is on the exterior of the home and was blocked by debris. There are multiple trees growing to close to the homes foundation. This property is going to need a lot of attention but for the right price this could be a great fixer upper for someone that's up to the challenge. Located in the Union City Community School District. Additional Disclosures: 63; 32; 36; 5; 22; 34 (see key for full text)</p> <p>Summer Tax Due: \$526.36</p>	307 W FENTON ST UNION CITY	\$1,037.21
1006	<p>Parcel ID: 060-N11-000-024-00; Legal Description: LOT 24 NASH SUB NO. 2 SEC 25 T6S R7W Comments: This garage sits on approximately 0.22 acres of land. The building is in very poor condition. Half of the shingled roof has collapsed. The inside of the garage is full of garbage and debris. Well and above-ground pump sits inside a small enclosure next to the cement driveway. Cats ran away from the building when walking up to the property. Strong animal odor. A cement pad for a mobile sits on the North side of the property. A handful of large trees on the property. The West section of the property runs along farmland. The garage needs to be rebuilt but the cement foundation appeared to be solid. Clear the lot and this would be a good spot to put a mobile trailer. Located in the Coldwater Community School District. Additional Disclosures: 66; 22; 5; 63; 62 (see key for full text)</p> <p>Summer Tax Due: \$103.06</p>	292 NASH RD COLDWATER	\$577.97
1007	<p>Parcel ID: 110-V71-000-018-00; Legal Description: LOT 18 VOLKMERS LANDING NO 2 SEC 23-24 T7S R6W Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer sits on approximately 0.26 acres of land. Metal siding is in fair condition. Shingled roof in fair condition as well. Surface pump and tank located in front of the home. Dirt driveway leads to a car port that has a boat parked under it. The trailer has had the roof extended over the front entrance and has an addition on the rear of the home. It appears there is a cement slab under the home or at least partially. A few large trees on the property but it is mostly an open grassy lot. There is a large amount of debris in the back yard. There is an old shed in poor condition behind the home. The roof and a wall has collapsed. The property would benefit from a good cleaning. The trailer needs repairs but this property has potential. Located in the Coldwater Community School district. Additional Disclosures: 17; 45; 33; 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$284.51</p>	606 CENTER LN COLDWATER	\$2,295.34

1008	<p>Parcel ID: 160-R12-001-070-00; Legal Description: LOTS 70 & 71 OF MC NAUGHTON ADD TO TOWN OF RAY SEC 22 T8S R5W Comments: This historic building sits on approximately 0.40 acres of land. Unfortunately the building has been neglected and misused for some time. There are large holes in the roof which has allowed major water damage. The water damage has caused portions of the roof and floors to collapse. Did not go to the second story due to the unsafe stair case. There is some soffit and fascia rot visible. Some of the gutters have fallen off due to the rot. The building has signs of hoarding and is very difficult to traverse. Most of the rooms have debris piled up a few feet high blocking much of the building There is a long wheel chair accessible ramp that leads to the front entrance. The ramp is unstable and needs repairs. The roof above the ramp is rotting and collapsing. There is a large hole on the side of the house allowing you to look into the basement. Unable to reach the basement due to debris but it looked more cleared out hen the rest of the building. The floor joists have wood rot and are being damaged from the elements. Thick vegetation and trees are growing up around the building. You can barely see the building from the road. Some large trees have fallen over on the property and still sit where they fell. Electric meter has been disconnected and the main line has been cut. Did not find a propane tank or a well marker. Block foundation around the building looks solid for the most part with some cracking visible. There is a brick section on the side of the building that has a long horizontal crack forming. Vinyl siding is surprising in good shape with a few areas needing slight attention. Many broken windows with some having been boarded up. Old oil fuel drum on the back of building. This historic building will need a lot of work before its back in good living condition but it deserves to be renovated. After removing all of the garbage/debris and making the necessary repairs this could be a very interesting building. The Located in the Quincy Community School District. Additional Disclosures: 66; 22; 34; 5 (see key for full text) Summer Tax Due: \$276.66</p>	1042 DELMAR RD MONTGOMERY	\$1,888.27
1009	<p>Parcel ID: 200-004-000-024-00; Legal Description: BEG ON S LI OF CHICAGO ST 426.22 FT ELY FR INTER INTER OF W SEC LI OF SEC 12 TH SLY AT RT ANG TO SD CHICAGO RD 270.31 FT TH WLY PAR TO CHICAGO RD 46.45 FT TH NLY AT RT ANG TO SD RD 270.66 FT TO S LI OF SD RD 46.45 FT TO POB EXC W 6.61 FT THEREOF CITY OF BRONSON Comments: This vacant lot is approximately 0.22 acres of land. There was previously a home on the property but it has since been demo'd and removed. The property has not been reassessed so the SEV does not accurately reflect the current value of the property. Flat ground. Open grassy lot. Shared driveway easement with a couple small homes to the West. Next to Post office. Across the street from gas station. Would be a nice spot to build if you're looking to be in downtown Bronson. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Located in the Bronson Community School District. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$118.25</p>	214 E CHICAGO ST BRONSON	\$11,786.64
1010	<p>Parcel ID: 200-004-000-159-00; Legal Description: W 66 FT OF LOT 8 BLK 2 ALLEN & RUPLES ADD CITY OF BRONSON Comments: This house sits on approximately 0.37 acres of land. The house appears to be in overall fair shape but there are a few areas that need attention. The main one being the foundation in the basement. There are long cracks forming and will need repairs. The block foundation that is visible looks solid. The cracks in the basement are the only areas that need attention. Mix of stone and wood siding is in decent shape. The wood portions could use a sanding and fresh paint. Heavy vegetation is growing around certain spots of the home. Shingle roof is older but in decent condition. No major damage visible. Electric and gas meter are still hooked up but turned off. Windowed mudroom on the front entrance has a few broken windows. The interior of the home looks to be in the middle of a renovation. You can tell they were doing drywall work and painting. Some of the windows have been recently replaced. The kitchen and bathroom have been gutted. The house is mostly cleared out but there are some construction materials on the main floor. Two irregular shaped bedrooms upstairs and two bedrooms on main floor. Sliding glass door on the back is broken. Wood deck on the back of the home. Mix of copper, pex and galvanized water lines. Water heater is old and looks damaged. Older furnace looks fine. 100 amp breaker box. Old shed in the back yard is in poor shape. There is an underground pool in the back yard but it has been neglected and the liner has detached from the walls. It is full of debris and vegetation now. Could be repaired. The cement walkway around the pool is still solid. Overall this house will need work but it has a ton of potential. This would be a great fixer upper. Nice location close to downtown Bronson and the park. In the Bronson Community School District. Additional Disclosures: 34; 50 (see key for full text) Summer Tax Due: \$1,166.11</p>	192 ROOSEVELT ST BRONSON	\$4,050.17

1011	Parcel ID: 303-000-001-037-00; Legal Description: LOT 32 BLK 3 PILOT KNOB PLAT SEC 17 T6S R6W Comments: This vacant lot is approximately 0.05 acres of land. Open grassy lot with a few small trees tucked away just off Willow Rd. A small amount of debris such as a few tires on the property. Would make a great spot to build a small cabin or a garage for lake toys. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Low traffic area. Located in the Coldwater Community School District Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$118.16	16 WILLOW LN COLDWATER	\$1,366.88
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Hillsdale

Lot #	Lot Information	Address	Min. Bid
2500	<p>Parcel ID: 006-126-179-08; Legal Description: LOT 8 0.12A M/L BLK B FOWLERS ADDN SEC 26 T6S R3W FOURTH WARD (REDISTRICTED FROM FIRST WARD) Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.12 acres of land. The house looks like it will need some work. Vinyl siding is in decent shape. The rear of the home has some wood siding that needs to be scraped and repainted. Shingled roof is older but looks to be in good shape. The small roof section above the front entrance mud room is in poor shape. It needs to be repaired ASAP before it causes damage in the future. Block foundation looks solid. Large pile of debris in the backyard. Privacy fenced in backyard. The garage is in poor shape. Wood siding needs to be scraped and repainted. The shingled roof is in poor condition with a hole in the center and a lot of tree limbs sitting on it. It needs to be re-roofed. There is visible fire damage on the rear of the garage. Cement slab appears solid. These buildings need work but there is a lot of potential here depending on the condition of the interior. Residential land use code 1001. Located in the Hillsdale Community School District. Additional Disclosures: 11; 6; 33; 21 (see key for full text) Summer Tax Due: \$1,384.58</p>	185 E CARLETON HILLSDALE	\$9,882.00
2501	<p>Parcel ID: 006-126-181-20; Legal Description: LOT 41 BLK F FOWLERS ADDN ALSO BEG NE COR SD LOT 41 TH N0,Â°34'10"E ALG E LN SD LOT EXT 148.5 FT TH W TO E LN LOGAN ST TH SWLY ALG SD E LN TO NW CR LOT 41 TH E TO POB UNPLATTED 1.55A M/L SEC 26 T6S R3W FOURTH WARD (REDISTRICTED FROM FIRST WARD) Comments: This commercial building sits on approximately 1.55 acres of land and is located close to downtown Hillsdale. Land use code 5000. In the Hillsdale Community School District. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The building appears to be in decent shape from the exterior but there are signs the property has been neglected. There is a large amount of debris on the side and behind the building. A couple burn piles around the building with some large barrels next to them. Possible contamination. Unknown what the building was being used for. Mix of metal and flat roofing looks decent from what was visible. Block foundation is generally solid but there are a few areas that have cracking and should be addressed. Two extra large garage doors on the front of the building. There is also a semi trailer off load garage door. The roof above the semi trailer garage is in poor shape compared to the rest of the building. Mix of metal and block siding in fair shape. The North side of the building has some metal repair work done. Gas meter has been removed. Electric meter still present. There is a 3rd large garage door in the center of the building on the South side. Graffiti on the South facing wall as well as the back of the building. Large dirt parking lot on the South side of the property. There was someone living in a trailer parked in the lot. The building looks like it will need some repairs and a good amount of cleaning but this property has a ton of potential. Large property surrounded by trees. Large parking area in the front and side of building. Store front along the street. This would be a great purchase for someone looking for a large commercial building close to downtown. Lots of possibilities here. Don't miss out. Additional Disclosures: 21; 45; 6; 33; 13 (see key for full text) Summer Tax Due: \$3,435.32</p>	14 LOGAN ST HILLSDALE	\$19,313.55
2502	<p>Parcel ID: 006-427-435-03; Legal Description: . W-4 COM AT SW COR OF LOT 70; RUNNING TH N 45FT 3 IN; TH E 88 FT 9 IN; TH S 45 FT 5 IN; TH W 88 FT 9 IN TO POB, SOUTH ADDN FOURTH WARD AS OF 12/31/2018 - WARD 4 Comments: There was previously a building on this property but it has been removed. Due the building no longer being on the lot the SEV may not be accurately represent the current value of the property. Approximately 0.10 acres of land. Flat grassy lot. Unknown if the driveway off Barry St is shared. All utilities at the road. Nice spot to build a small home. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Residential land use code 1001. Located in the Hillsdale Community School District. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$81.76</p>	61 S HOWELL HILLSDALE	\$6,360.39

2503	<p>Parcel ID: 03 011 400 004 11 5 2; Legal Description: COM WHERE W LN LD SOLD TO LYLE & TRESSA ELLENWOOD INTS CEN LN US 12 & RNG NELY ALG SD LN 330 FT TH S 264 FT TH WLY PAR TO US 12 330 FT TH N 264 FT TO POB SEC 11 T5S R2W 2 A M/L</p> <p>Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Dogs inside the home. The house and garage sit on approximately 2 acres. The house appears to be in fair/poor shape from the exterior inspection. The roof is in poor shape with major peeling and cracking. There is soffit/fascia damage in certain spots. It needs to be replaced as soon as possible. Mix of vinyl, wood, and metal siding is in decent shape but there are areas that need attention. There is some DIY repairs around some of the windows. There is a large open section on the front of the home where it appears they were going to install windows but haven't gotten around to it. Covered with boarding and plastic at the moment. The block foundation appears solid where visible. There is a retaining wall in front of the home that is close to falling over. It's probably still quite strong but the angle its leaning at is very concerning. Wheel chair accessible ramp on the rear of the home looks usable but there is a lot of vegetation starting to grow on it. There is an addition rear entrance to the home with a wood porch that looks unstable. There is a large amount of vegetation growing on and around it. The back door window has been broken and boarded over. A couple burn piles located behind the home. There is also random debris strewn about behind the home as well. Three chimneys on the home look to be in decent shape. They are standing up strait. Ac unit on side of home. Sits next to old oil container. Electric meter still hooked up and active. Long wrap around dirt driveway. There is a two car garage behind the home that is in fair/poor shape as well. One of the garage doors is broken. Cement slab foundation looks solid. There is a good amount of vegetation growing up and onto the garage. The vines have grown up the East side of the garage and have gone straight up through the shingled roof. The Roof should be replaced before water damages the structure. Wood siding is in fair/poor shape. Looks like it was painted in the last couple years. The buildings are no doubt going to need some work before they're back in good living condition. Be prepared to get your hands dirty. Would be a good purchase for someone looking for a good fixer upper. Residential land use code 1001. Located in the Jonesville Community Schools</p> <p>Additional Disclosures: 33; 6; 21; 45 (see key for full text)</p> <p>Summer Tax Due: \$316.67</p>	7601 E CHICAGO RD JONESVILLE	\$3,862.76
2504	<p>Parcel ID: 04 040 001 016; Legal Description: LOT 16 BAKER MEADOWS SUB</p> <p>Comments: The garage sits on approximately 0.36 acres of land. Hand full of large trees. Nice sized grassy yard. It looks like there was a modular home or trailer on the property but it has since been removed. The block foundation still remains. The foundation is not strait and crooked in certain spots. Municipal water line near the North side of the foundation. Drain lines still present. Electric box has been destroyed and is laying next to the garage. Cement driveway leads to a two car garage that is in pretty good shape. The poured cement foundation looks very solid with no cracks. Vinyl siding needs some repairs. Shingled roof is old but in good shape. No major damage or leaks seen. There is a small cement slab next to the garage. This property has a lot of potential. Would be a great spot to build a home. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the North Adams-Jerome School District. Residential land use code 1006. Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$90.52</p>	9059 TESSARI DR	\$2,214.06
2505	<p>Parcel ID: 04 090 001 154; Legal Description: LOT 151 LAKE LE ANN - CHERRY PARK</p> <p>Comments: This vacant lot is approximately 0.21 acres of land. It is mostly thick vegetation and forest. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District.</p> <p>Summer Tax Due: \$29.23</p>	11950 GALWAY DR	\$967.34
2506	<p>Parcel ID: 04 090 001 327; Legal Description: LOT 324 LAKE LE ANN - CHERRY PARK</p> <p>Comments: This vacant lot is approximately 0.24 acres of land. It is mostly thick vegetation and forest. Some nice tall trees. Land slopes up from the road. Slightly terrain challenged but levels out as you go further into the property. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$30.44</p>	11805 BRADLEY DR	\$1,022.52
2507	<p>Parcel ID: 04 205 001 339; Legal Description: LOT 333 LAKE SOMERSET - SOMERSET HEIGHTS</p> <p>Comments: This vacant lot is approximately 0.36 acres of land. It is mostly thick vegetation and forest. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Auction Lot 2509 is adjacent to the South.</p> <p>Summer Tax Due: \$34.80</p>	13635 NORTHMOOR DR	\$535.85

2508	Parcel ID: 04 205 001 380; Legal Description: LOT 374 LAKE SOMERSET - SOMERSET HEIGHTS Comments: This vacant lot is approximately 0.23 acres of land. It is mostly thick vegetation and forest. A few large trees. Difficult to traverse. Residential land use code 8001. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Summer Tax Due: \$30.07	11038 BRITTANY DR	\$943.38
2509	Parcel ID: 04 205 001 430; Legal Description: LOT 320 & E1/2 LOT 321 LAKE SOMERSET - SOMERSET HEIGHTS SPLIT ON 06/11/2001 FROM 04 205 001 414 - 04 205 001 326; Comments: This vacant lot is approximately 0.63 acres of land. It is mostly thick vegetation and deciduous forest. Not too difficult to traverse. Slightly terrain challenged but there are some level areas. Mix of old and mature trees. Residential land use code 8001. Nice area to build. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Addison Community School District. Auction lot 2507 is adjacent to the North. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$50.03	DORCHESTER DR	\$1,035.74
2510	Parcel ID: 04 255 001 022; Legal Description: OUTLOT A (BEING 1 FOOT WIDE OFF W SIDE SUB) SHADY OAK SHORES SUB SPLIT ON 10/31/2000 FROM 04 008 300 009 08 5 1 & 04 017 100 020 17 5 1; Comments: This is a very small strip of land. Unbuildable. You couldn't do much with this property. It would make sense for an adjacent property owner to purchase the lot. Grassy. Next to farmland. Located in the North Adams-Jerome School District. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$0.18	SHADY OAK SHORES DR. JEROME	\$313.49
2511	Parcel ID: 08 004 400 008 04 6 2; Legal Description: COM 150 FT W OF SE COR TH W 296 FT TH N 01 DEG 20' W 222 FT TH N 89 DEG 03' E 297.15 FT TH S 01 DEG 02' E 225.84 FT TO POB SEC 4 T6S R2W 1.52 A M/L Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Sits on approximately 1.52 acres. Both trailers were occupied. The trailers are both in fair condition. One trailer has a flat roof and metal siding that are in decent shape considering the age. Could not see if there is a mobile pad due to trailer skirt blocking visibility. This trailer has a wheelchair accessible ramp. The other trailer has vinyl siding and shingled roof. There is soffit damage on the front of the trailer. Unknown what the foundation is because plywood skirt blocking visibility. Multiple vehicles on the property. There are three sheds on the property all in fair condition and look to be actively used. The shed on the far East of the property has a cement slab foundation. The shingles on this trailer are in poor shape and need to be replaced. There is a large storage barn behind the trailers. It has metal siding and a sliding garage door on the front. The shingles on the roof are in poor shape and should be replaced ASAP. Cement slab foundation looks good. There is an extension of the slab on the East side of the barn that has a basketball hoop installed. A decent amount of debris and other personal property still present. The property looks like it's being taken care of. The grass was being mowed at time of visit. Nice property overall. Plenty of space. Open grassy with a handful of large trees and younger saplings. Lots of potential here. Residential land use code 1006. Located in the North Adams-Jerome School District. Additional Disclosures: 33; 6; 21; 17 (see key for full text) Summer Tax Due: \$142.92	5890 NORTH ADAMS RD NORTH ADAMS	\$1,522.44
2512	Parcel ID: 11 018 200 018 18 7 3; Legal Description: COM 400 FT S OF INT PIKE LK RD & CARPENTER RD TH E 270 FT TH S 415 FT TH W 270 FT TH N 415 FT TO POB SEC 18 T7S R3W 2.57 A M/L SPLIT ON 06/13/2002 FROM 11 018 200 009 18 7 3; SPLIT ON 01/09/2007 FROM 11 018 200 012 18 7 3; Comments: The buildings sit on approximately 2.57 acres of land. Large grassy field on the North half of the property. Unfortunately the house is in very poor shape. There are multiple leaks from the failing roof all throughout the house. The water damage has allowed mold. One area of the roof has collapsed. The basement has standing water nearly up to the floor joists. There is an addition on the back of the home that has wood rot on the soffit and fascia of the roof. Vinyl siding is in decent shape but could use a good power wash. This house is going to need a lot of work before its back in good living condition. Please be prepared. Grassy dirt driveway leads to a two car garage that is in fair shape. The shingled roof looks fine. Did not see any leaks. The cement foundation looks solid. Vinyl siding in good shape except for a small section behind the garage. Multiple animal burrows around the foundation. It looks like there are metal stakes posted at the property corners. Additional Disclosures: 5; 63; 32 (see key for full text) Summer Tax Due: \$323.42	4421 CARPENTER RD READING	\$6,002.77

2513	<p>Parcel ID: 12 200 004 001 04 7 2; Legal Description: LOTS 1, 2, 3, 4 & 5 & W 32 FT OF LOTS 6, 7, 8 & 9 NORTHERN ADD BLOCK 4 SEC 4 T7S R2W VILLAGE OF OSSEO</p> <p>Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house and barn sit on approximately 1.45 acres of land. The house looks to be in good shape from the exterior. Metal roof looks fine, no major damage seen. Vinyl siding is in good shape but could use a power wash in a few areas. Foundation looks solid. Some of the windows appear more modern than others. There was a good amount of debris and personal property surrounding the back of the home. Two driveways. One to the West leads to a Cement pad that wraps around the back of the house. Ample parking. The dirt drive on the East side of the home leads to a large barn in the back of the property. The barn looks to be in fair condition. The shingled roof is older but looks fine. The metal roof section on the main portion of the barn looks newer. The block foundation looked solid as well. The North section of the property is wooded Large grassy back yard. There is a large burn pile in the back yard. Looks like its been used to burn garbage. This property has a lot of potential. After its been cleaned and cleared of debris a few repairs and renovations would go a long way. Residential land use code 1001. Located in the Hillsdale Community School District. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$334.98</p>	5600 OGDEN ST OSSEO	\$2,365.23
2514	<p>Parcel ID: 14 022 400 024 22 8 4; Legal Description: COM 1422.72 FT E OF S1/4 COR TH N 229 FT TH E 250 FT TH S 229 FT TH W 250 FT TO POB UNPLATTED LDFA SEC 22 T8S R4W 1.31 A M/L VILLAGE OF CAMDEN</p> <p>Comments: This storage building sits on approximately 1.31 acres of land. The building is completely full of personal property. Lots of heavy machinery throughout the building, you can barely walk through the building there is so much. Hoarder building but they were hoarding fork lifts, lawn mowers, and other heavy machines. Electric boxes were blocked by shelving and other debris but looked to be heavy duty and still intact. Electric meter still hooked up on side of building. Did not see a gas meter but the entire North side of the building is covered with vegetation and other machines/debris. There is a commercial building that is in operation directly behind this building. There are multiple vehicles and trailers on the property. Thick cement slab foundation looks to be solid. Some cracking but nothing major. I did not see any signs of dumping but its possible there is some contamination only because there is a lot of heavy machines with oil/chemicals. Large grassy yard surrounds the building but the majority of the grassy lot runs along the road and the East side of the property. Did not see any plumbing in the building but there appears to be a metal cap for an underground pump/well. This property has a ton of potential. Would make a great auto repair shop with the ample parking area. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Land use code 5000. Located in the Camden-Frontier School District. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$538.07</p>	332 E BELL ST CAMDEN	\$5,832.15
2515	<p>Parcel ID: 14 135 001 003; Legal Description: LOT 5 SHEPARD PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. Flat grassy lot with a handful of young saplings scattered throughout. There looks to be an old cement two track for a mobile home to sit on on the South side of the property. It is very close to the property line. It may be sitting on the adjacent property to the South. Please do your home work on this one. Small amount of debris such as an old tire. Nothing difficult to clean. Would be a nice spot for a small home. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Quiet area. Across the street from farmland. Land use code 8001. Located in the Reading Community School District. Additional Disclosures: 62 (see key for full text)</p> <p>Summer Tax Due: \$30.57</p>	335 N HAYWARD ST MONTGOMERY	\$1,234.94
2516	<p>Parcel ID: 14 135 001 005; Legal Description: LOT 8 SHEPARD PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. Mostly flat. Open grassy lot with a couple small trees. Gravel ally runs along the South border of the property. Would be a nice spot to put a small home or garage. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Across the street from farmland. Quiet area. Land use code 8001. Located in the Reading Community School District.</p> <p>Summer Tax Due: \$48.15</p>	127 HAYWARD ST MONTGOMERY	\$1,156.49

2517	Parcel ID: 15 001 300 003 01 8 3; Legal Description: NE1/4 SW1/4 SEC 1 T8S R3W 40 A Comments: This vacant lot is approximately 40 acres. The property is out in the country and could offer a beautiful private place to build a forever home or just use it for the hunting season. The property is made up mostly of deciduous forest, wooded wetlands, and open water. Full of mature and young trees. The ground slopes down from the road but has sections that are level and dry. This is an incredible 40 acres. The possibilities are endless. There is a gated entrance on the South portion of the lot. It goes a couple hundred feet onto the property and leads to the remains of an old hunting blind. Lots of wildlife on the property. Don't miss out on an opportunity to own this beautiful lot. Located in the Camden-Frontier School District. Land use code 8001. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$374.61	STEAMBURG RD HILLSDALE	\$7,003.34
2518	Parcel ID: 17 014 100 028 14 8 1; Legal Description: COM 330 FT E OF NW COR TH S 264 FT TH E 148.5 FT TH N 264 FT TH W 148.5 FT TO POB SEC 14 T8S R1W .9 A M/L Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. There are multiple trailers on this property and multiple residents. The trailer sits on approximately 0.90 acres. Multiple vehicles on the property which look to have been sitting for a some time. Dogs on the property. Dirt driveway leads to a cement section with a basketball hoop. Thick vegetation growing up around the trailer and debris. Large amount of debris on the property. Unable to see if the trailer is sitting on a cement pad due trailer skirt. The trailer has some DIY repairs done to the exterior. It doesn't appear to be in the best shape. Residential land use code 1001. Located in the Waldron Area School District Additional Disclosures: 17; 33; 21; 45 (see key for full text) Summer Tax Due: \$100.00	13067 PRATTVILLE RD PITTSFORD	\$4,790.28
2519	Parcel ID: 18 075 001 093; Legal Description: LOT 94 MERRY LAKE - WESTERN HEIGHTS Comments: This vacant lot is approximately 0.28 acres of land. Open grassy lot with many young pine saplings. There is a PVC pipe in the center of the property they may be a well. There are metal stakes at the property's corners. Would be a nice spot for a home. Low traffic road. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Land use code 8001. Located in the Waldron Area School District. Summer Tax Due: \$28.28	14690 LAURA LN CAMDEN	\$914.91
2520	Parcel ID: 20 045 001 053; Legal Description: COM SW COR LOT 100 TH E 66 FT TH N 55 FT TH W 66 FT TH S 55 FT TO POB EXC COM SW COR SD LOT TH N 5 FT TH SE TO PT ON S LOT LN 5 FT E OF POB TH W 5 FT TO POB FULLER & PROUTY ADD SEC 26 T7S R4W CITY OF READING LOT LN ADJ ON 11/19/2008 TO 20 045 001 064; Comments: On the corner of Main St and Willow St. This house sits on approximately 0.08 acres of land. The house is in poor condition. The block foundation has some large cracks on the East side of the home that need to be addressed immediately. The interior of the home has a lot of DIY construction that most likely is not up to code. There did not appear to be a working toilet in the home. There was a toilet but it was not installed. One bathroom studio on the second story. The main floor has two rooms and has the water heater and furnace near the back door. There were birds living in the attic. House is full of personal property. Electric was still hooked up and active. The floors on the second story felt soft and there was an area that was rotten. Please use caution. Small parking area on the back side of the home. The house will need work but it could be a good fixer upper for the right person looking for the challenge. Nice spot close to downtown Reading. Residential land use code 1001. Located in the Reading Community School District. Additional Disclosures: 50; 22; 21; 34 (see key for full text) Summer Tax Due: \$400.21	317 S MAIN ST READING	\$6,056.77
2521	Parcel ID: 20 110 003 109 27 7 4; Legal Description: BEG NE COR LOT 61 TH E ALG N LN LOTS 62 & 63, 103.6 FT TH N 0°, 36'30"W 100 FT TH W 103.6 FT TH S 100 FT TO POB UNPLATTED SEC 27 T7S R4W CITY OF READING .238 A M/L Comments: This vacant lot sits behind a house on W Silver St. Flat ground. Possible access issues, no known legal access. Grassy lot with trees along the North East and West boundary. There is an old cement slab in the back that has an old go cart parked on it. A small amount of debris such as a couple old tires on the property. Nothing difficult to remove. All utilities are at the road. This would be a good property for one of the adjacent land owners to purchase to increase their property size. Please do your homework about access to the property before bidding. The last photo shows the private drive off Silver St. Land use code 8001. Located in the Reading Community School District. Additional Disclosures: 23; 7 (see key for full text) Summer Tax Due: \$41.27	W SILVER ST READING	\$876.53
2522	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 Summer Tax Due: TBA	CHURCH ST	\$25.00

Jackson

Lot #	Lot Information	Address	Min. Bid
6800	Parcel ID: 000-02-07-101-001-02; Legal Description: BEG AT NW COR OF SEC 7 TH E ALG N SEC LN 50 RDS TO A PT FOR PL OF BEG OF THIS DESCN TH S 22 AND 3/8 RDS TH W 185 FT TH NELY TO A PT ON N SECLN 166 FT W OF BEG TH E 166 FT TO BEG. SEC 7 T1S R2W Comments: House in disrepair in the woods. Lots of debris and cleanup. This one is a goner. Lot is nice and wooded. Quiet road and peaceful country setting. ~1.36 Acres. Additional Disclosures: 36; 33 (see key for full text) Summer Tax Due: \$177.70	10839 WILCOX RD ONONDAGA	\$9,230.85
6801	Parcel ID: 000-02-10-351-001-02; Legal Description: BEG AT SW COR OF SEC 10 TH N0A°08'05"W 49.47 FT TO A PT OF A CURVE TH NELY ALG CEN LN OF TOMPKINS RD 304.9 FT ON ARC OF A CURVE CHORD OF WHICH BEARS N6A°35'03.5"E 304.2 FT TO POB TH CONTINUING NELY ALG CEN OF SD RD 42.05 FT ON ARC OF A CURVE TO THE RIGHT CHORD OF WHICH BEARS N14A°13'48"E 42.05 FT TH N15A°09' 24"E 180.89 FT TH CONTINUING NELY ALG CEN OF SD RD 424.01 FT ON ARC OF A CURVE CHORD OF WHICH BEARS N5A°26'21"E 421.98 FT TH S50A°53' 05"E 42.83 FT TO A PT S0A°08'05"E 1665.8 FT AND N89A°51'55"E 164.57 FT AND S4A°45'05"E 41.1 FT FROM W 1/4 POST OF SEC 10 TH S50A°53'05"E 382 FT TH N89A°51'55"E 91.66 FT TH S0A°08'05"E 365.26 FT TH S89A°44'16"W 519.78 FT TO BEG. SEC 10 T1S R2W 4.976A Comments: House is boarded and locked up tight. Outside doesn't look awful but not sure about what's inside. Property is very pretty and peaceful. House sits up high off the road. Other outbuildings, sheds and a pond! It's going to need some work but this property shows a lot of potential! Additional Disclosures: 46; 33; 21 (see key for full text) Summer Tax Due: \$1,042.53	11687 TOMPKINS RD RIVES JUNCTION	\$18,707.36
6802	Parcel ID: 000-04-27-100-001-14; Legal Description: BEG AT W 1/4 POST SEC 27 TH N00DEG05'19"W (RECORDED AS N00DEG05'02"W) 1007 FT ALG W LN OF SD SEC TO POB TH N00DEG05'19"W (RECORDED AS N00DEG05'02"W) 200 FT ALG SD W LN TH S89DEG18'03"E 660 FT TH N00DEG05'19"W 330.75 FT TH S89DEG18'03"E 820 FT TH S00DEG05'19"E 530.75 FT TH N89DEG18'03"W 1480.28 FT TO BEG. SEC 27 T1S R1E 13.02A SPLIT ON 12-14-02 FROM 000-04-27-100-001-01 Comments: Property is a vacant land just over 13 acres. Property is adjacent to lot 6803 (on the South). Dotted with trees and shrubbery and looks like field in the back. Summer Tax Due: \$438.02	KINCH RD JACKSON	\$5,374.44
6803	Parcel ID: 000-04-27-100-001-18; Legal Description: BEG AT W 1/4 POST SEC 27 TH N00A°05'19"W (RECORDED AS N00A°05'02"W) 757 FT ALG W LN OF SD SEC TO POB TH N00A°05'19"W (RECORDED AS N00A°05'02"W) 250 FT ALG SD W LN TH S89A°18'03"E 1480.28 FT TH S00A°05'19"E 320.43 FT TH N89DEG18'03"W 350 FT TH S05A°06'58"W 300 FT TH N89A°18'03"W 383.05 FT TH N01A°34'34"E 149.57 FT TH N89A°18'03"W 64.37 FT TH N00A°05'19"W 220 FT TH N89DEG18'03"W 660 FT TO BEG. SEC 27 T1S R1E 12.74A SPLIT ON 12/14/2002 FROM 000-04-27-100-001-01; COMBINED ON 05/10/2005 FROM PART OF 000-04-27-100-001-15 & PART OF 000-04-27-100-001-17; Comments: Property is currently occupied. Home is a modular looks relatively newer. Shingle roof vinyl siding. Has a large Shed with aluminum roof and a gazebo in the front. Home sits on 12 acres of what looks to be mostly field. Beautiful scenery and nice quiet country road. Lot 6802 is adjacent to the North. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$1,446.80	8709 KINCH RD JACKSON	\$14,573.92
6804	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 000-06-30-401-002-00; Legal Description: SEC 30 T2S R3W PART SE1/4 COM 99 FT N OF INT C/L M-99 & COMDON RD. N 72 FT E 204 FT S 171 FT W 72 FT N 99 FT W 132 FT TO BEG. Comments: Single story home. Very rough shape. Stone slab type foundation, old metal roof and heavily overgrown. May not be worth restoring but close to expressway off-ramp and on a State Highway. It's got a lot of traffic so look into zoning. Could make a good commercial location. Adjacent parcel is included in the auction as well. ~0.80 acres. Additional Disclosures: 46; 33; 21 (see key for full text) (2 of 2) Parcel ID: 000-06-30-401-003-00; Legal Description: SEC 30 T2S R3W W 132 FT OF S 99 FT OF A PARCEL DESC AS N 825 FT OF SE1/4 Summer Tax Due: \$226.34	EATON RAPIDS RD ALBION; 16432 COMDON RD ALBION	\$3,193.35

6807	<p>Parcel ID: 000-08-15-451-003-18; Legal Description: BEG AT S 1/4 POST OF SEC 15 TH E ALG S LN OF SD SEC 1028.30 FT TH N 43 FT TO NLY R/W LN OF PARNALL RD TO POB TH N 214.50 FT TH E 214.50 FT TH E 219.50 FT TH S 214.50 FT TO NLY R/W LN OF PARNALL RD TH W 219.50 FT TO BEG. SEC 15 T2S R1W SPLIT ON 10/01/1999 FROM 000-08-15-451-003-06 Comments: This place is cool! Semi retro design could be useful as a number of commercial projects. Set up currently as a restaurant. Has a drive thru set up and a good location for it. Decent sized parking lot and lots of other commercial businesses around. Did not get inside for a deep inspection but this place looks to be ready to roll. Doesn't look like too much work depending on what your prospects may be. Overall this seems like it would be a solid investment for any investor at the right price. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$3,284.30</p>	1200 W PARNALL RD JACKSON	\$41,644.73
6808	<p>Parcel ID: 000-08-16-377-004-02; Legal Description: BEG AT S 1/4 POST OF SEC 16 TH N ALG N&S 1/4 LN 394.30 FT TO CEN LN OF CLINTON RD BEFORE ITS RELOCATION TO A PT FOR PL OF BEG OF THIS DESCN TH N 20 DEG 53'52"W 283.93 FT TH W 126.71 FT TO CEN LN OF RELOCATED CLINTON RD TH NLY ALG CEN LN OF SD RELOCATED RD 186.79 FT ON THE ARC OF A 705 FT RADIUS CURVE TO THE LEFT, CENTRAL ANGLE 15 DEG 10'50", LONG CHORD BEARING N 4 DEG 52'55"E 186.24 FT TH N 78 DEG 8'50"E 126.94 FT TH N 86 DEG 56'20"E 88.03 FT TO N&S 1/4 LN TH S ALG N&S 1/4 LN 481.59 FT TO BEG. SEC 16 T2S R1W Comments: Large multifamily home. Like it used to have 4 or more units. Boarded up, vinyl siding and aluminum siding mixture, a little overgrown but not too terrible. Definitely looks salvageable. Did not go inside to get pictures but got quite a few from the windows and it does not look in terrible condition. Definitely need some sprucing up and probably a few dollars worth of updates and and fixes. Could be a good flip or future landlord prospects. Quiet area and home sits pretty secluded with only one neighbor to the north. Retaining wall for the driveway MAY need redone. Overall a big project but could be a great opportunity for someone! Additional Disclosures: 21; 33; 46; 18 (see key for full text) Summer Tax Due: \$1,397.16</p>	3335 CLINTON RD JACKSON	\$41,755.51
6809	<p>Parcel ID: 000-08-17-386-006-00; Legal Description: LOT 52 NORTHWEST MOBILE HOMES EXTENSION NO. 1 Comments: Property has Mobile home and garage. Currently occupied so inspection was limited to street pictures. Mobile looks to be in rough shape and the garage too. Mostly mobile homes and single family homes in the area. Quiet community outside of town close to Rod Mills Park and close to M-50 / US 127 on-ramp. Additional Disclosures: 33; 17; 6; 21 (see key for full text) Summer Tax Due: \$313.06</p>	4035 BRIGGS CT JACKSON	\$6,046.42
6810	<p>Parcel ID: 000-08-21-455-005-00; Legal Description: BEG AT THE INTERSECTION OF THE S LN OF LOT 11 WITH THE ELY R/W LN OF HWY US-127 TH NWLY ALG THE ELY LN OF SD HWY 106 FT TO THE N LN OF LOT 11 ALSO SD PT BEING IN THE S LN OF BILED A CT TH E 55 FT ALG S LN OF SD CT TH SELY IN A STRAIGHT LN TO A PT 32 FT E OF BEG TH W 32 FT TO BEG. BEING A PART OF LOTS 11 AND 12. WILLIAM STUDER SUB- DIVISION Comments: Wedged between a house and the expressway this little fenced in lot has a newly built shed and occupants in the form of dog. I assume they are just using the yard and aren't "living here" per se. I think they live next door. Property is close to hotels and other commercial ventures. Unlikely buildable due to size, check with the local zoning folks to ensure property is suited for your intended use. Additional Disclosures: 23; 44 (see key for full text) Summer Tax Due: \$216.39</p>	BILED A CT JACKSON	\$2,925.47
6811	<p>Parcel ID: 000-08-22-251-009-00; Legal Description: BEG AT PT IN N&S 1/4 LN OF SEC 22 251.6 FT N OF CEN OF SD SEC TH S ALGN&S 1/4 LN 109.6 FT TH E PAR WITH E&W 1/4 LN TO CEN OF GRAND RIVER AS NOW LOCATED TH NLY ALG CEN OF SD RIVER 109.6 FT TO A PT E OF PL OF BEG TH W PAR WITH E&W 1/4 LN TO BEG SEC 22 T2S R1W Comments: Single story home, aluminum siding, decent sized yard. Did not get inside for inspection but the outside looks salvageable. Some minor siding repairs and gutter repairs needed. Garage attached to house is probably too small to use for vehicles. Roof looks like it probably needs some repairs but does not look in terrible shape from the outside. Some minor debris scattered throughout yard but overall probably a decent flip or rental investment. Decent neighborhood and much nicer houses in vicinity. Large deep lot. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$655.61</p>	3005 LANSING AVE JACKSON	\$6,746.65

6812	<p>Parcel ID: 000-08-22-429-003-00; Legal Description: THAT PART OF LOT 3 DESCD AS BEG AT NW COR OF SD LOT TH E ALG N LN OF SD LOT 28.1 FT TH SLY TO A PT IN S LN OF SD LOT 28.2 FT E OF W LN OF SD LOT TH W 28.2 FT TO W LN OF SD LOT TH N ALG SD W LN TO BEG. ALSO ENTIRE LOT 6 ALL IN BLOCK 14 MCNAUGHTON'S RIVERSIDENORTH</p> <p>Comments: Probably could be a pretty easy flip depending on the inside. Could not get in due to doors being screwed shut and locked up tight. Did snap a picture from the inside porch window and conditions don't look horrendous. Looks like the porch may be sinking a little bit but I do not believe the foundation of the house is in any kind of jeopardy that I can see from the outside. Definitely needs a roof, but not much damage yet. For the right buyer this could be a good investment as it is close to the expressway and outside of town in a nice quiet neighborhood. ~0.30 Acres. Additional Disclosures: 5; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,440.87</p>	153 BOLAND ST JACKSON	\$7,555.47
6813	<p>Parcel ID: 000-08-27-128-004-00; Legal Description: THE N 124 FT OF LOT 136 LITTLE KNOLLS FARMS NO. 1 Comments: ~0.19 Acre lot on Shirley. Property backs up to consumers power property which is adjacent to I-96. No houses on either side of property and close to businesses and other commercial properties. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$42.95</p>	SHIRLEY DR JACKSON	\$1,608.18
6814	<p>Parcel ID: 000-08-27-253-017-00; Legal Description: LOT 11 EXC THE E 4 FT THEREOF ALSO THE S 48 FT OF LOT 19 HILLSDALE GARDENS Comments: Property is a two story home currently occupied. Aluminum siding, shingle roof and it does not look like it has a basement. Garage is blockbuilt and sits in front of the house and has L shaped with two garage doors and what looks to be a workspace area or something like that. House sits far back off street behind garage. Due to occupancy I could not get any better photos.</p> <p>Additional Disclosures: 33; 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$530.84</p>	400 HILLSDALE ST JACKSON	\$7,454.06
6815	<p>Parcel ID: 000-08-28-327-011-00; Legal Description: THE N 120 FT OF W 281.49 FT OF LOT 13 ALSO THE S 16 FT OF THE W 281.49 FT OF LOT 14 OAKWOOD ACRES Comments: Dilapidated old house and a couple sheds. The house probably is not worth saving. Collapse and decay. The good news is the property is very nice and pretty. Sheds are in kind of rough shape but could house the tools that you would need to build something new. The property itself sits high up above the road and is lightly wooded. Building would be easier considering house sits directly behind home improvement store! Roughly 0.78 acres. Additional Disclosures: 36; 5; 33 (see key for full text)</p> <p>Summer Tax Due: \$827.31</p>	1424 LONGFELLOW AVE JACKSON	\$8,355.68
6816	<p>Parcel ID: 000-08-28-328-011-00; Legal Description: LOT 318 EXC THEREFROM THE W 132 FT THEREOF DREXEL PLACE Comments: Close to the end of the dead end street. Heavily wooded and thick brush. Roughly 5-6 ft berm along the west side (streetside) of property. Across the street from a temple and close to commercial district. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$327.28</p>	WAYNE ST JACKSON	\$2,324.56
6817	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 000-08-36-413-006-00; Legal Description: LOT 11 BLOCK 9 JAMES T. GANSON'S SUBDIVISION Comments: Bundle of 2 platted lots on Roberts St. Property sits low off the road and looks pretty wet. Heavy brush and some cattails. No other houses on street. Lot may not be buildable, please look into before bidding. Additional Disclosures: 23; 10 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 000-08-36-413-007-00; Legal Description: LOT 13 BLOCK 9 JAMES T. GANSON'S SUBDIVISION</p> <p>Summer Tax Due: \$48.56</p>	ROBERTS ST JACKSON; ROBERTS ST JACKSON	\$1,281.70
6819	<p>Parcel ID: 000-08-36-413-022-00; Legal Description: LOT 20 BLOCK 9 JAMES T. GANSON'S SUBDIVISION Comments: ~0.15 acre Vacant lot. Looks relatively wet with lots of cattails. Houses in vicinity are pretty nice but property may not be buildable. Please do your research with local building authorities before bidding. Additional Disclosures: 10; 23 (see key for full text)</p> <p>Summer Tax Due: \$24.28</p>	HENRIETTA ST JACKSON	\$592.08

6820	Parcel ID: 000-08-36-418-020-00; Legal Description: S 47 FT OF LOT 27 G.H. BEAN'S SUB-DIVISION Comments: Heavily overgrown and rough shape. Looks like the plants have done some damage around here. Boarded up and I did not get a good look on the inside but from the outside this place needs a lot of work. Foundation issues and roof issues. There is a garage in the back as well. Not sure if this one is salvageable or not but houses on the street are in better condition and neighborhood seems quiet. There is an abandoned vehicle on the property which we do not have title to and is not included in the auction. Additional Disclosures: 5; 34; 46; 33 (see key for full text) Summer Tax Due: \$1,072.51	200 WATTS ST JACKSON	\$7,456.36
6821	Parcel ID: 000-09-04-353-001-00; Legal Description: BEG AT SW COR OF SEC 4 TH N ALG W SEC LN 314 FT TO CEN OF PORTAGE RIVER DRAIN TH N89°30'W ALG CEN OF SD DRAIN 37 FT TO CEN OF PORTAGE RIVER FOR POB OF THIS DESCN TH NELY ELY AND SELY ALG CEN OF PORTAGE RIVER TO CEN OF PORTAGE RIVER DRAIN TH N89°30'W ALG CEN OF SD DRAIN 367 FT TO BEG. SECS 4 & 5 T2S R1E .438A Comments: Lot appears to be in and/or part of the Portage River. Accessible by foot through DNR lands but no known road access. Most or all of parcel may be submerged under water. Additional Disclosures: 14; 7; 10 (see key for full text) Summer Tax Due: \$80.36	OLD PORTAGE RIVER JACKSON	\$875.50
6822	Parcel ID: 000-09-30-326-001-00; Legal Description: BEG AT CEN OF SEC 30 T2S R1E TH W ALG E&W 1/4 LN 421.54 FT TH S1°45'E TO N LN OF JUDY LANE TO A PT FOR POB OF THIS DESCN TH W ALG THE N LN OF JUDY LANE 148.4 FT TH N0°38'20"E TO A PT 298 FT S OF E&W 1/4 LN TH E TO A PT BEARING N1°45'W FROM BEG TH S1°45'E TO BEG. EXC THE S 221.9 FT THEREOF SEC 30 T2S R1E Comments: Property sits behind 3216 Judy. No known road access. Looks to be half wooded and is also being used as a backyard. Probably little to no value to anyone other than an adjacent property owner, but hey it's land and they're not making anymore of it! Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$34.55	GREGORY RD JACKSON	\$634.15
6823	Parcel ID: 000-09-31-326-008-00; Legal Description: LOT 48 WOODLAWN FARMS SEC 31 T2S R1E Comments: 30ft x 80ft vacant strip of land on Sheridan. Sits behind house on Lockwood. May be of little value. Maybe a community garden lot or playground lot. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$155.88	SHERIDAN RD JACKSON	\$1,333.92
6824	Parcel ID: 000-14-09-130-004-00; Legal Description: LOTS 162 163 164 165 166 167 168 169 & 170 CENTRALIA SUBDIVISION SEC 9 T3S R1E Comments: Pretty heavily wooded vacant lot on Grand St. Sits behind house on Broad Street and vacant land on all other sides. Decent neighborhood older houses, Michigan Center School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$14.87	GRAND ST MICHIGAN CENTER	\$725.61
6825	Parcel ID: 000-14-09-136-003-00; Legal Description: LOTS 56, 57 AND 58 CENTRALIA SUBDIVISION SEC 9 T3S R1E Comments: Heavily wooded vacant lot on 9th Street. Pretty much all vacant lots in the vicinity and looks to be very wet. No other houses on the street leads me to believe it may not be buildable. Please check with zoning folks to ensure property is suitable for your intended use. Additional Disclosures: 10; 23 (see key for full text) Summer Tax Due: \$164.70	NINTH ST MICHIGAN CENTER	\$1,708.04
6826	Parcel ID: 000-14-09-412-006-00; Legal Description: LOT 11 BLOCK 4 RAMONA PARK SEC 9 T3S R1E Comments: Single story home with a garage. Aluminum siding, poured foundation. Roof is in bad shape but does not look collapsed or majorly irreparable. Garage is in rough shape and needs to be fixed up. Did not get inside for inspection but got some decent pics from the windows. A little bit of overgrowth but nothing detrimental. Houses on both sides are in better condition and comparable in age. Overall could be a good flip or rental investment, or just a good investment in general Quiet neighborhood Michigan Center School District Additional Disclosures: 5; 33 (see key for full text) Summer Tax Due: \$819.87	203 HUGGINS RD MICHIGAN CENTER	\$20,152.83
6827	Parcel ID: 000-14-13-401-006-09; Legal Description: BEG AT S 1/4 POST OF SEC 13 TH N0DEG54'39"W 664.96 TH N00DEG54'39"W ALG N&S 1/4 LN 132.21 FT TH S89DEG33'43"E 144.86 FT TH S0DEG22'58"W 132.13 FT TH N89DEG34'40"W 141.88 FT TO BEG. SEC 13 T3S R1E .43A SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS RECORDED IN LIBER-1575 PAGE -78 Comments: Property is a mobile home with a pole barn. Currently occupied so inspection was limited to the street. Looks like an older mobile home. Tons of cars in the driveway so I couldn't see very much. Pole barn has metal siding and shingle roof. Mobile home looks to be probably from the 70s. Property is a corner lot with fields on the backside. ~0.43 Acres. Property is subject to an easement as noted in the legal description. Additional Disclosures: 17; 6; 33; 30; 21 (see key for full text) Summer Tax Due: \$284.78	8671 JENNINGS DR JACKSON	\$2,343.22

6828	Parcel ID: 000-14-13-401-009-00; Legal Description: LOT 35 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 1 SEC 13 T3S R1E Comments: Property used to have a mobile home on it and is now a vacant lot. Fenced in and just under one quarter acre. Small rural subdivision and Leoni. Decent houses, some trailers and modulars. Michigan Center School District. Looks like there is a power pedestal on a telephone pole that sits outside of the fence around the yard. No meter leads me to believe this may be the box for the parcel. Look into it before Bidding Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$58.38	3512 SECHLER DR JACKSON	\$2,665.54
6829	Parcel ID: 000-14-13-408-008-00; Legal Description: LOT 69 THE CEDAR'S MOBILE HOMES SUBD EXTENSION NO. 2 SEC 13 T3S R1E Comments: Property is currently occupied. Home is a modular (double wide) with a garage. Currently occupied so inspection was limited to some outside pictures. Fenced in yard, vinyl siding and debris strewn throughout yard. Looks like it has some roof issues or incomplete roofing. Cameras all over the place so we were unable to get much info or pictures. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$649.71	3588 NASH DR JACKSON	\$11,317.57
6830	Parcel ID: 000-14-13-413-018-00; Legal Description: LOT 132 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3 SEC 13 T3S R1E Comments: ~0.23 Acre lot on Bellrose. Personal property including travel trailer that may be occupied by some extent. Other trailers and vehicles scattered throughout property. Michigan Center School District. Mostly mobiles and modular homes in the area. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$12.84	BELLROSE DR JACKSON	\$739.77
6831	Parcel ID: 000-14-13-413-021-00; Legal Description: LOT 135 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3 SEC 13 T3S R1E Comments: Property is a condemned mobile home. Lots of junk and debris visible. Lot itself is a ~0.22 acre parcel. Did not locate a well head. Lots of clean up to do here. Neighborhood seems quiet with mostly mobile homes. Michigan Center School District. Additional Disclosures: 33; 66; 21; 36; 31 (see key for full text) Summer Tax Due: \$306.66	3580 BELLROSE DR JACKSON	\$2,537.61
6832	Parcel ID: 000-14-17-451-003-00; Legal Description: BEG AT S 1/4 POST OF SEC 17 TH E ALG S SEC LN 230.45 FT TO A PT WH IS THE PL OF BEG OF THIS DESCN TH N 49.5 FT TH E PAR WITH S SEC LN 209.1 FT TO CEN OF HOYER RD TH SWLY ALG SD CEN LN INTO SEC 20, 125.3 FT TH WPAR WITH N SEC LN OF SEC 20, 128.5 FT TH N 45.4 FT TO BEG. SECS 17 AND20 T3S R1E Comments: Currently occupied. Two stories but smaller. Wood siding and roof looks like it needs redone. Older home but the foundation looks to be in good shape from where I'm sitting. Can't tell for sure but looks like a full basement with the windows I see. Definitely could be a good investment. House sits higher off road and has trees along the front for privacy. Did not get more pictures as occupants were in the yard. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$1,541.85	4236 HOYER RD JACKSON	\$17,955.58
6835	Parcel ID: 000-19-24-426-010-02; Legal Description: BEG IN CEN OF MARSHALL ST AT A PT DISTANT 360 FT W OF W LN OF ORIGINAL PLAT OF VILLAGE OF BROOKLYN TH N 329 FT TO POB TH N 28.5 FT TH W 102 FT TH S 28.5 FT TH E 102 FT TO BEG. SEC 24 T4S R1E VILLAGE OF BROOKLYN .067 A CREATED 04/21/04 AS AN OMITTED NOT ASSESSED PARCEL; Comments: Property is a ~0.06 acre lot off of Marshall St in Brooklyn. Property has no road access and is not accessible. Roughly 100ft x 30ft. Likely too small to be built upon. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$116.45	MARSHALL ST BROOKLYN	\$6,239.36
6836	Parcel ID: 000-19-25-226-015-00; Legal Description: BEG AT NW COR OF SEC 30 T4S R2E TH W 33 FT TO W LN OF ADRIAN ST TH N ALGW LN OF ADRIAN ST 103 FT TO S LN OF JACKSON ST TH W ALG S LN OF JACKSONST 414FT TO A PT WH IS PL OF BEG OF THIS DESCN TH W ALG S LN OF JACKSONST 50 FT TH S PAR WITH W LN OF ADRIAN ST 150 FT TH E PAR WITH S LN OF JACKSON ST 50 FT TH N 150 FT TO BEG BEING LOT 35 OF HANSBERGER'SSUBDIVISION UNRECORDED SECTION 25 T4S R1E VILLAGE OF BROOKLYN Comments: Currently occupied. Home is a single story looks to be built on a slab. Overgrown yard. Looks to be in semi-rough shape but is occupied and utilities appear to be on. Vinyl siding. Sits on a dead end street and houses around are in decent shape and kept up. Additional Disclosures: 5; 6; 33; 21 (see key for full text) Summer Tax Due: \$934.39	123 JACKSON ST BROOKLYN	\$5,081.39

6839	Parcel ID: 005-11-27-351-135-00; Legal Description: BEG AT THE INTERSECTION OF THE N LN OF HANOVER ST WITH THE E LN OF CONCORD ST TH N 89DEG 33'30"E ALG THE N LN OF HANOVER ST 269.94 FT TO THE PL OF BEG OF THIS DESCN TH N 1DEG 28'30"E 165 FT TH N 89DEG 33'30"E 82.5 FT TH S 1DEG 28'30"E 165 FT TO THE N LN OF HANOVER ST TH S 89DEG 33' 30"W ALG THE N LN OF HANOVER ST 82.5 FT TO BEG. BEING LOT 157 ASSESSOR'S PLAT OF VILLAGE OF CONCORD, UNRECORDED. SEC 27 T3S R3W Comments: 2 story home, wood and vinyl mixed siding, boarded. Locked up tight but I did get some pics from the window. House is not representative of other homes around. Nicer neighborhood and community. May be restorable but would have to get in to see. Additional Disclosures: 5; 21; 33; 46 (see key for full text) Summer Tax Due: \$752.90	318 HANOVER ST CONCORD	\$10,445.96
6840	Parcel ID: 015-01-19-227-007-00; Legal Description: A PCL OF LAND IN THE NE 1/4 OF SEC 19 DESCD AS BEG AT NE COR OF SD SEC TH S ALG E SEC LN 165 FT TH W PAR WITH N SEC LN 33 FT TO W LN OF MECHANIC ST FOR POB TH S ALG W LN OF MECHANIC ST 66 FT TH W PAR WITH S LN OF W MAIN ST 214.5 FT TH N PAR WITH W LN OF MECHANIC ST 66 FT TH E PAR WITH S LN OF W MAIN ST 214.5 FT TO BEG SEC 19 T1S R3W .4 AC VILLAGE OF SPRINGPORT Comments: Two story Victorian style house in Springport. Definitely needs some work and investment. Didn't get a good look inside (pics through window). Garage is a goner. Inside looks like restoration has been started but needs some TLC. Nice neighborhood and community. Could be a lot of work but may be a good investment project! Additional Disclosures: 33; 50 (see key for full text) Summer Tax Due: \$976.71	124 MAPLE ST SPRINGPORT	\$14,170.70
6841	Parcel ID: 050-04-29-153-056-00; Legal Description: LOT 80 APPLE BLOSSOM PARK SUBDIVISION Comments: ~0.16 Acre lot across the street from White Lake. Looks wet on North part and dry on the southern portion. Could be useful near the lake! Auction lot 6842 is adjacent to the North Summer Tax Due: \$50.72	WHITE LAKE RD PLEASANT LAKE	\$1,042.04
6842	Parcel ID: 050-04-29-153-057-00; Legal Description: LOTS 81 AND 82 APPLE BLOSSOM PARK SUBDIVISION Comments: 0.31 acre lot on White Lake Rd. Looks pretty wet with cattails and tall grass. Across the street from White Lake. Auction lot 6841 is adjacent to the south. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$101.48	N MERIDIAN RD	\$1,554.34
6843	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 090-13-04-111-061-00; Legal Description: LOT 114 BELMONT PARK Comments: Bundle of two parcels; a house and a neighboring lot. Overgrown in the front. Single story home with what looks to be asbestos siding. Small garage and the best climbing tree a kid could ask for. Nice little yard. Inside home needs some work. Solid and not in too rough shape. Lots of updates needed and probably a dumpster worth of belongings. Could be a nice little flip, investment project or rental. Additional Disclosures: 21 (see key for full text) <i>(2 of 2)</i> Parcel ID: 090-13-04-111-064-00; Legal Description: LOT 117 BELMONT PARK Summer Tax Due: \$1,083.94	613 18TH ST JACKSON; 600 18TH ST (BLOCK) JACKSON	\$10,192.80
6845	Parcel ID: 095-20-03-204-002-02; Legal Description: Lot 8 BLOCK 25 OF NORVELL CITY Comments: This place is rough but may have potential. Roof is in terrible shape. Probably need a full restoration. Looks like it is partially built on a stone Foundation and then possibly a crawlspace on part. Ceilings coming down. Lots of animal damage and about a half a dumpster worth of junk. The garage in the back has a dumpster worth by itself. This one needs some TLC. Houses in the area are pretty decent and I believe this still has potential but is a big project. Did not locate water supply. Nice neighborhood and quiet rural area. Additional Disclosures: 5; 66; 21; 63 (see key for full text) Summer Tax Due: \$1,131.60	308 COMMERCIAL ST BROOKLYN	\$4,337.06
6846	Parcel ID: 1-0348.1000; Legal Description: W 43 FT OF E 66 FT OF LOT 3 BLK 4 DURAND'S ADD Comments: Small single story house with a small shed. Siding and Stone Foundation. Siding looks newer. Roof does not look to be in terrible shape but may need shingles. Did not get inside due to home being boarded and screwed shut. Overall property would probably not take too much financially to repair if anything needs to be done. Could be a good flip or rental investment. Close to Jackson County Fairgrounds. Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$616.28	311 TAYLOR ST JACKSON	\$4,299.38
6847	Parcel ID: 1-069900000; Legal Description: LOT 52 HILLSIDE SUB DIV Comments: Demolished within the past year. New sidewalk in front. Houses in area are mixture of single family homes and multi-family homes. Close to business district and homes in the area are nicer with nice yards. SEV may not accurately reflect the value of the property with the house removed. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$22.16	441 JEFFERSON ST JACKSON	\$6,536.76

6848	Parcel ID: 127-14-15-400-023-01; Legal Description: BEG AT E 1/4 POST OF SEC 22 TH N 89DEGW 1310.78 FT ALG E&W 1/4 LN TH N0DEG29'13"W 43 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING N0DEG29'13"W 561.71 FT TH E 245.90 FT TH S 17DEG6'E 595.27 FT TH N89DEGW 416.22 FT TO BEG. SEC 22 T3S R1E CONVERTIBLE AREA OF PENINSULAPINES-SITE CONDOMINIUM Comments: Vacant wooded land on the corner of Moon Lake Road and Peninsula Lane. Wooded and it sits lower than road ways. Looks possibly wet or swamp like in some parts. Check into building before bidding. Property is very pretty and houses in area are very nice larger, newer homes. Additional Disclosures: 41; 68 (see key for full text) Summer Tax Due: \$134.57	PENINSULA DR VACANT JACKSON	\$1,141.55
6849	Parcel ID: 194-12-09-303-007-00; Legal Description: LOT 106 SUNNY DELL TRAILER HOME SITES NO 4 Comments: This place is in rough shape. It's a modular, heavily overgrown and locked up tight. Didn't get a good look inside (snapped pics from outside window). No shingles (paper only). Looks like they were working on the inside and didn't finish. Neighborhood is generally nice with lots of homes in much better condition. Additional Disclosures: 33; 5; 50 (see key for full text) Summer Tax Due: \$853.85	7971 IVAN DR PARMA	\$6,920.21
6850	Parcel ID: 2-083400000; Legal Description: LOT 2 BLK 2 MRS M J SMITH'S WILDWOOD ADD Comments: Large two-story multifamily home. Wood siding, three car detached garage in the back, looks like two units. Home is definitely older but does not look in terrible shape from the outside. Could not get inside very far to get pictures or inspection. Large city lot and possible good investment project. Other houses in area are kept up relatively decent and similar in age. Neighborhood is a mixture of single family and multifamily homes. Additional Disclosures: 18; 33; 21 (see key for full text) Summer Tax Due: \$1,449.69	916 WILDWOOD AVE JACKSON	\$7,605.12
6851	Parcel ID: 2-124300000; Legal Description: N 1/2 OF LOT 8 BLK 2 FOOTE & BENNETT'S ADD Comments: Two story brick home with a small garage. In bad shape looks like it could use some updates and sprucing up on the outside but roof looks newer and no leakage seen inside. The floors have been redone recently on the main floor. Looks like someone was working on fixing it up. Basement looks a little wet but no visible water. Overall could be an easy fixer upper and or flip. Summer Tax Due: \$1,039.69	930 BACKUS ST JACKSON	\$17,612.58
6852	Parcel ID: 2-153400000; Legal Description: S 36 FT OF LOT 1 BLK 15 FOOTE & BENNETT'S ADD Comments: Two story home boarded up and locked up tight. Vinyl siding with some stone work, does not look terrible from the outside but cannot see inside. Open windows upstairs. Doors screwed shut. Houses on street are roughly th same age but nicer for the most part. Close to school w/ playground and close to downtown. Could be a good rental or possible flip depending on the inside condition. Additional Disclosures: 46; 33 (see key for full text) Summer Tax Due: \$1,251.08	710 BENNETT ST JACKSON	\$7,418.29
6854	Parcel ID: 3-203400000; Legal Description: E 111.10 FT OF S 38.50 FT OF N 92 FT OF LOT 6 BLK 4 EATON WEBSTER & HARWOOD'S ADD Comments: Small vacant urban lot ~0.10 acres. Property has a small aluminum shed on it. Probably had a house at one time, but it is now a vacant lot. Close to downtown and other amenities. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$18.40	904 FIRST ST JACKSON	\$6,767.42
6856	Parcel ID: 4-048600000; Legal Description: N 33 FT OF LOT 5 EX E 1 RD AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B8S R1W (W OF GREENWOOD AVE) Comments: Property formerly had a house. Now just a vacant lot between two houses. Any and deep and looks to slope a little bit towards the sidewalk. Check with local about building before bidding. Close to downtown and other amenities. SEV does not accurately reflect the value of the lot with the house removed. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$1,363.98	809 S BLACKSTONE ST JACKSON	\$3,956.37
6858	Parcel ID: 4-109800000; Legal Description: LOT 81 TINKER'S ADD Comments: Property is a vacant urban lot on Woodsum Street. Some type of transformer box in the front. Wooded in the back and some shrubs. Freshly paved black top on the street. Houses in area are predominantly single family homes . Close to local businesses. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$17.51	1235 WOODSUM ST JACKSON	\$1,486.37

6859	Parcel ID: 4-123300000; Legal Description: NLY 30 FT OF LOT 18 BLK 8 HARWOOD'S ADD Comments: Half the work is already done here. Newer siding and some newer windows. If you see the picture of the stairs going upstairs the wall is supposed to be like that. Roof is an extreme pitch. The neighbor said the roof was done probably five or six years ago. Structurally sound and I did not see any leakage. The basement did seem a little wet but did not have any water on the floor . This place needs cleaned up and updated but other than that probably a good flip or rental. The garage is on the backside of the house on Woodbridge St . No parking or driveway on Greenwood. The house sits across the street from a cemetery and close to downtown, lots of amenities and commercial businesses. This one could be a good investment! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$910.34	1040 GREENWOOD AVE JACKSON	\$5,470.79
6860	Parcel ID: 4-1362.A000; Legal Description: W 44 FT LOT 2 BLK 4 DIV 1 & A STRIP OF LAND 16.5 FT WIDE ADJ SD LOT ON N FORMERLY PLATTED AS PART OF HIGH ST NOW VACATED AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD Comments: Houses on both sides. Being used as a side yard for parking for the neighboring house which is a two unit home. Fencing along the back of the lot separating the neighbor's house and fencing on the W separating the neighbor. Close to downtown and other amenities. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$17.51	241 W HIGH ST JACKSON	\$3,669.11
6863	Parcel ID: 5-106900000; Legal Description: LAND COM AT A PT ON E LN OF S MARTIN LUTHER KING JR DR (FKA FRANCIS ST) 6 RDS N OF N LN OF RIDGEWAY ST (FORMERLY S HILL ST) TH E 223 FT TH N 66 FT TH W 223 FT TO E LN OF S MARTIN LUTHER KING JR DR TH S 66 FT TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W Comments: At least one of the units is currently occupied. Large multifamily home looks to have 2, possibly three units. Siding is newer and roof does not look atrocious. And then I drove around the backside and saw the fire damage. Looks repairable but may be costly. All in all someone could have their work cut out for them but may have a good end product. Large yard and houses in area are mostly multifamily. Could be a good investment or rental opportunity. Additional Disclosures: 11; 33; 6; 21; 18 (see key for full text) Summer Tax Due: \$972.02	1109 S MARTIN LUTHER KING JR DR JACKSON	\$4,242.71
6864	Parcel ID: 5-107200000; Legal Description: LAND COM AT A PT ON N LN OF RIDGEWAY ST (FORMERLY S HILL ST) 112 FT E OF E LN OF FRANCIS ST TH E 48 FT TH N 6 RDS TH W 48 FT TH S 6 RDS TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W Comments: Property is a vacant lot on Ridgeway Street. Generally flat and no real foliage. A swing set in the back I think the neighbors are using it as a yard. Fencing on the West side of the property. Close to commercial businesses and other amenities. Additional Disclosures: 23; 21; 44 (see key for full text) Summer Tax Due: \$10.46	RIDGEWAY ST JACKSON	\$1,007.18
6865	Parcel ID: 5-122500000; Legal Description: LAND COM 72 FT E OF NE COR OF HIGH ST & ADRIAN AVE TH N 90 FT TH E 51.75 FT TH S 90 FT TH W 51.75 FT TO BEG SE 1/4 SW 1/4 SEC 2 T3S R1W Comments: Property is a vacant urban lot on East High Street. With a newer sidewalk in the front. Looks like there is a patch of high grass where possible debris from previous home maybe. Close to the Grand River and parks. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$24.13	222 E HIGH ST JACKSON	\$1,498.00
6867	Parcel ID: 5-167900000; Legal Description: 1680 W 30 FT OF LOT 10 & ALL OF LOT 11 BLK 2 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PARTS OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: The property is a two-story home with wood siding and a garage. The garage looks rough, and I wouldn't be caught crawling through the window or tarps. The house looks like it probably needs some work and some updates. I can't get an inside inspection due to the home being screwed shut. I stuck my hand in a window and snapped a couple of pics. The retaining wall on the west may need to be redone. It may be salvageable, but I'm not sure. The outside looks relatively structurally sound. Looks like there is probably some cleanup to do first. It could be a decent flip for someone ambitious enough! Close to commercial business and other amenities. Additional Disclosures: 33; 21; 5; 34 (see key for full text) Summer Tax Due: \$1,020.41	125 E EUCLID AVE JACKSON	\$4,175.08
6868	Parcel ID: 5-193300000; Legal Description: LOT 24 BLK 11 FRANCIS ST ADD Comments: Property has no road access. Accessible by foot and Sits behind 340 E Euclid. Heavily wooded and probably not buildable. Close to light industrial and commercial and close to the Grand River. Additional Disclosures: 23; 8 (see key for full text) Summer Tax Due: \$34.77	347 E ROBINSON ST JACKSON	\$610.86

6869	Parcel ID: 5-20250000; Legal Description: LOT 92 SOUTH GARDENS SUB DIV Comments: The property is a small single-story home with Cedar Shake siding. Does not look in too rough of shape. It looks like it needs some updates and TLC from the outside. The house is screwed shut, and I could not get inside, but I snapped some pictures from the windows. The inside looks pretty cleaned out and ready to be restored. It could be a good investment project, flip, or rental! Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$1,039.09	314 E ADDISON ST JACKSON	\$15,338.58
6870	Parcel ID: 545-13-23-408-134-00; Legal Description: LOTS 201 AND 204 SUPERVISOR'S LAKESIDE PLAT Comments: ~0.18 ac. The property is a vacant lot on Helena near Maurice Ave., with houses on both sides. Flat and clean. Houses in the area are generally kept up nice and are predominately single-family homes. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$213.30	825 HELENA AVE JACKSON	\$4,939.91
6871	Parcel ID: 6-032900000; Legal Description: LOT 28 BLK 1 WILSON'S AMENDED ADD Comments: Roughly 0.12 acre vacant lot on Johnson. Adjacent to community walkway and measures roughly 50 feet by 100 feet. No houses on either side of property. It is close to downtown and other commercial businesses. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$30.20	329 JOHNSON ST JACKSON	\$3,896.41
6872	Parcel ID: 6-051700000; Legal Description: LOT 32 BLK 5 EATON'S EAST ADDITION Comments: ~0.13 ac urban lot on Elm Avenue. Privacy fence on one side and newer sidewalk in the front. Homes in the area are generally single family and some multifamily units. Flat vacant and ready to build as far as I can see. Please check with Local Governmental Unit for building requirements. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$13.91	404 S ELM AVE JACKSON	\$11,120.92
6874	Parcel ID: 6-076500000; Legal Description: COM AT THE NE COR OF LOT 4 BLK 6 THE KIRTLAND ADD TH S 46 DEG 41' E ALONG SLY LN OF PAGE AVE 176.85 FT FOR POB OF THIS DESC TH S 12 DEG 19' W 94.59 FT TH S 45 DEG 19' E 66.77 FT TH N 42 DEG 19' E 82.63 FT TO SLY LN OF PAGE AVE TH N 46 DEG 41' W 113.95 FT TO BEG NE 1/4 OF NE 1/4 SEC 2 T3SR1W Comments: Probably a structure here long ago. Currently being used as parking for the Polish hall. Flat and half covered with gravel. Check into possible uses before bidding. Close to other commercial businesses and ventures. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$163.06	630 PAGE AVE JACKSON	\$2,004.89
6875	Parcel ID: 6-146300000; Legal Description: LOT 17 ASSESSOR'S TOMLINSON PLAT Comments: Upstairs currently occupied did not inspect inside property. Large brick building with a bar in the bottom and a residential unit up top. Parking lot was paved but is in very rough condition and might as well be gravel at this point. Structurally looks very solid but would have to see conditions of the inside to see extent of what would need to be redone. Overall property could be redone and a great investment for the right buyer! Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$2,860.62	1100 PAGE AVE JACKSON	\$29,822.28
6876	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 6-157700000; Legal Description: COM AT INTERS OF N/S 1/4 LN OF SEC 2 & S LN OF BRIDGE ST TH NELY ALG S LN OF BRIDGE ST 41.03 FT TH ELY ALG SD S LN 403 FT M/L TH S 189 FT M/L TO E/W 1/4 LN OF SEC 2 TH W ALG E/W 1/4 LN 435 FT M/L TO CENTER OF SEC 2 TH N ALG N/S 1/4 LN OF SD SEC TO POB SW 1/4 NE 1/4 SEC 2 T3S R1W Comments: This is a bundle of two parcels being sold together. It consists of 2 vacant lots on Morell Street, totaling ~ 5.49 acres together. It is mostly wooded and looks to sit lower off the ground. The area is mostly light industrial, and the Property has frontage on the Grand River as it runs through this property. Additional Disclosures: 23; 41 (see key for full text) (2 of 2) Parcel ID: 6-1578.1000; Legal Description: THAT PART OF NW 1/4 OF SE 1/4 OF SEC 2 T3S R1W LYING E OF GRAND RIVER & MILL POND EX RR R/W OF FT WAYNE JACKSON & SAGINAW RR CO & LAND LYING S & SELY THEREFROM ALSO EX LAND COM AT E 1/4 POST OF SEC 2 TH W 1703.53 FT ALG E/W 1/4 LN OF SD SEC TO SLY LN OF BRIDGE ST FOR POB TH SELY 55.2 FT ALG SLY LN OF SD ST TO NWLY LN OF FORMER AIRLINE DIV OF MCRR TH S 43 DEG 36' W 777.78 FT ALG SD RR LN TH N 788.08 FT TO SLY LN OF BRIDGE ST TH E 214.61 FT ALG SD SLY LN TH SELY 126.6 FT ALG SLY LN OF BRIDGE ST TH S 44 DEG 54' E 172.08 FT TH SELY 48.34 FT ALG SLY LN OF BRIDGE ST TO POB Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$669.65	E MORRELL ST JACKSON; E MORRELL ST JACKSON	\$3,791.54

6878	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 7-005500000; Legal Description: LOT 3 BLK 3 BLACKMAN'S ADD Comments: This is a bundle consisting of 3 tax foreclosed parcels. The building once on Martin Luther King Drive appears to be gone for some time. There is a boarded-up two-story brick structure on the Oak St side. Most of the building is crumbling and is fenced off for safety. Not sure if it's salvageable but the outside structure of the brick building on Oak Street does not look too awful. The backside of the building is crumbling but maybe structurally separate from the front. Again, it's boarded up, so you would have to get inside to see what's worth anything. There is also an old commercial garage-style building with a brick storefront on Martin Luther King Junior Dr. There is a Large warehouse space in the back with two probably fourteen-foot garage doors. The building in the front and the building in the back look connected but like they were built at different times. Did not gain access to the main storefront. The backside of the lot has a gravel patch and approach, and the front side has new sidewalks. Close To downtown and other businesses. Area being revitalized Additional Disclosures: 46; 33; 69; 36 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 7-014200000; Legal Description: 0142.1 COM AT A PT ON W LINE OF COOPER ST (NKA N MARTIN LUTHER KING JR DR) AT THE SE CORNER OF LOT 3, HOUGH'S ADD, TH W ALONG SLY LINE OF LOTS 3 & 4, HOUGH'S ADD, TO E LINE OF OAK ST, TH S ALONG E LINE OF OAK ST 55 FT, TH ELY TO A PT ON W LINE OF COOPER ST 55 FT S OF BEGINNING, TH NLY ALONG W LINE OF COOPER ST TO BEG. SE $\frac{1}{4}$ SEC 34, T2S, R1W. Comments: Property goes all the way through the block from Martin Luther King Junior Drive to Oak Street. The building that was once on Martin Luther King Drive appears to be gone for some time. There is aborted up two story brick structure on the Oak St side. Most of the building is crumbling and is fenced off for safety. Not sure if it's salvageable but the outside structure of the brick building on Oak Street does not look too awful. The backside of the building is crumbling but maybe structurally separate from the front. Again boarded up so you would have to get inside to see what's worth anything. Area is being revitalized and is close to downtown and lots of commercial businesses. Additional Disclosures: 69; 46; 33 (see key for full text)</p> <p><i>(3 of 3)</i> Parcel ID: 7-014300000; Legal Description: COM AT A PT ON W LINE OF COOPER ST (NKA N MARTIN LUTHER KING JR DR), 55 FT S OF THE SE CORNER OF LOT 3, HOUGH'S ADD, TH WLY PARALLEL WITH SLY LINE OF SAID LOT 3, HOUGH'S ADD, 112 FT, TH SLY 110 FT, M/L TO THE NW CORNER OF LOT 3, BLK 3, BLACKMAN'S ADD, TH ELY ALONG N LINE OF BLK 3, BLACKMAN'S ADD TO W LINE OF COOPER ST, TH NLY ALONG W LN OF COOPER ST TO POB. SE $\frac{1}{4}$ SEC 34, T2S, R1W. Comments: Property is an old commercial garage style building with a brick storefront on Martin Luther King Junior Dr. Large warehouse space in the back with two probably fourteen foot garage doors. The building in the front and the building in the back do look like they are connected but look like they were built at different times. Did not gain access to main storefront. Close to downtown and lots of other commercial businesses and area is being revitalized. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$5,022.77</p>	<p>302 N MARTIN LUTHER KING JR DR JACKSON;</p> <p>312 N MARTIN LUTHER KING JR DR JACKSON;</p> <p>308 N MARTIN LUTHER KING JR DR JACKSON</p>	\$98,849.06
6881	<p>Parcel ID: 7-030700000; Legal Description: E 41 FT OF N 1/2 OF LOT 6 BLK 9 AN EXT OF THE OF VILLAGE OF JACKSONBURGH ON E SIDE OF THE GRAND RIVER KNOWN AS FORD'S EASTERN EXT Comments: Property is a vacant urban lot on Homewild Avenue. Steps in a sidewalk show that there was a house here at one time but it is no more. Driveway and remnants of garage pad in the back. Property is close to commercial and downtown. Property class Residential-Vacant, zoned C-2 Commercial. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$14.64</p>	303 HOMEWILD AVE JACKSON	\$1,720.71
6882	<p>Parcel ID: 7-032100000; Legal Description: W 22 FT OF N 1/2 LOT 6 & E 22 FT OF N 1/2 LOT 7 BLK 10 AN EXT OF VILLAGE OF JACKSONBURG ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT Comments: Property is a two story home with vinyl siding. Sidewalk in front of home looks like water may have recently been cut. Boarded up and screwed shut so Inspection was limited to outside pictures only. A couple pictures of the front porch. Overall, the home does not look terrible, but I am unsure about the inside. The siding looks newer and the windows look relatively new as well. I can't tell for sure, but it looks like the possible basement and partial crawl, or it could be crawl all the way through. One of the windows has been cemented shut. Probably salvageable, Looking from the outside. Could be a good investment or flip. Close to downtown businesses and amenities! Additional Disclosures: 46; 33 (see key for full text) Summer Tax Due: \$1,055.31</p>	403 HOMEWILD AVE JACKSON	\$6,519.25

6883	Parcel ID: 7-1115.1000; Legal Description: LOT 1 EX W 77.59 FT ALSO N 25 FT OF E 53.09 FT OF LOT 3 BLK 8 EAST ADD Comments: Pretty rough conditions. Boarded up and did not get inside for inspection. Looks like the aluminum siding was ripped off. Posted hazardous building. May be salvageable but doesn't look to promising from outside. Neighborhood has houses in better shape and with a lot of work there may be some value here. Additional Disclosures: 46; 5; 36; 34 (see key for full text) Summer Tax Due: \$1,032.28	1607 HOMEWILD AVE JACKSON	\$12,247.94
6884	Parcel ID: 7-117700000; Legal Description: N 1/2 OF LOT 11 BLK 11 EAST ADD Comments: The home is currently occupied. It is a single-family Victorian-style house with what looks to be vinyl siding on portions. There may be some roof issues, or the eaves need cleaning. Due to occupancy, the home was only inspected from the exterior. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$1,083.19	215 N PLEASANT ST JACKSON	\$6,074.30
6885	Parcel ID: 8-011000000; Legal Description: LOT 21 BLK 5 NORTH EASTERN ADD Comments: ~0.14-acre vacant urban lot on Gorham. The houses in the vicinity are generally decent, and the neighborhood seems pretty quiet. It looks ready to build, so look into your options before bidding! Adjacent to Auction Lot 6886. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$36.24	313 N GORHAM ST JACKSON	\$2,512.17
6886	Parcel ID: 8-011100000; Legal Description: LOT 22 BLK 5 NORTH EASTERN ADD Comments: ~0.14 acre vacant urban lot on Gorham. Houses in the vicinity are generally decent, and the neighborhood seems pretty quiet. Looks ready to build, look into your options before bidding! Adjacent to Auction Lots 6885 and 6887. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$36.24	N GORHAM ST JACKSON	\$2,241.52
6887	Parcel ID: 8-011200000; Legal Description: LOT 23 BLK 5 NORTH EASTERN ADD Comments: ~0.14-acre vacant urban lot on Gorham. Houses in the vicinity are generally decent, and the neighborhood seems pretty quiet. Looks ready to build, look into your options before bidding! Adjacent to Auction Lot # 6886. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$36.24	N GORHAM ST JACKSON	\$2,241.52
6888	Parcel ID: 8-046300000; Legal Description: LAND COM AT A PT ON N LN OF GANSON ST 25 RDS E & 2 RDS N OF W 1/4 POST OF SEC 36 TH E 2 RDS TH N 8 RDS TH W 2 RDS TH S 8 RDS TO BEG SW 1/4 NW 1/4 SEC 36 T2S R1W Comments: Property is a two story home with garage. Upon arrival I found the home to be occupied. Home deemed "Unfit for human habitation" for lack of services. Home looks decent from the outside with no major repairs visible. Aluminum siding and shingle roof. Looks to be in relatively decent shape but would have to go inside to see the conditions. Houses on street are relatively nice with some multifamily and single family homes. Additional Disclosures: 21; 6; 33; 31 (see key for full text) Summer Tax Due: \$1,964.94	1704 E GANSON ST JACKSON	\$10,587.17
6889	Parcel ID: 8-047700000; Legal Description: LAND COM AT A PT ON E LN OF ORANGE ST 63 6/13 FT N OF N LN OF LEROY ST TH E 44 FT TH N 63 6/13 FT TH W 44 FT TH S 63 6/13 FT TO POB W 1/2 NW 1/4 SEC 36 T2S R1W Comments: Flat and looks pretty fresh. Newer sidewalk and nice little tree planted in the front. ~0.06 acres so pretty small but houses around here are not in bad shape and some are updated. Walking distance to Loomis Park Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$18.08	407 ORANGE ST JACKSON	\$28,315.82
6890	Parcel ID: 8-136900000; Legal Description: S 1/2 OF LOT 3 & N 6 FT OF LOT 2 BLK 5 KENNEDY'S ADD Comments: Property is a two story home on Kennedy currently occupied. Looks to be block built all the way up and has some cracking going on. Definitely needs the roof re-done. Inspection was limited due to occupancy. Looks like it needs some sprucing up and basic updates but not in terrible shape. Additional Disclosures: 22; 21; 33; 6; 5 (see key for full text) Summer Tax Due: \$1,334.04	704 KENNEDY ST JACKSON	\$7,460.18
6891	Parcel ID: 8-171700000; Legal Description: W 40.25 FT OF LOTS 3 & 4 BLK 16 MURPHY'S ADD Comments: House is 2 stories, vinyl siding and boarded up tight. Building is posted condemned. Looks like foundation issues, roof issues, structural issues, you name it. Not sure if there is anything worth saving here. It would need a lot of work and could be costly be hey, nothing is impossible! Close to Nixon Park/Pool! Additional Disclosures: 33; 46; 21; 34; 5; 31 (see key for full text) Summer Tax Due: \$544.81	814 E NORTH ST JACKSON	\$3,755.74

6892	Parcel ID: 8-247500000; Legal Description: LOT 5 BLK 11 WALKER'S ADD Comments: Looks like a nice little house. Locked up and screwed shut, could not get inside for inspection. On top of that, a Pitbull was running loose around the yard, so more pictures were not taken. It looks to be a decent investment from the road. The aluminum siding is not in rough shape, and the roof does not look terrible from here. It looks to be a block foundation and has some personal property visible in the front room. Overall, it looks like it could be a nice flip or rental property. Homes in the area are of similar age and condition. Additional Disclosures: 21; 33; 45 (see key for full text) Summer Tax Due: \$1,322.66	1126 WALKER ST JACKSON	\$5,850.52
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Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

10: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property**. However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is

strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

32: This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.** Trespassers are subject to prosecution.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and **should not base your valuation on the stated SEV**.

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please **exercise caution** if you choose to assess this property in person.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you

should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should **carefully review and understand the master deed and investigate association fees prior to bidding.**

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

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.