

Public Land Auction

Hillsdale, Jackson

September 5th, 2023

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).*

2025 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

Kent*, Oceana*, Ottawa, Muskegon 8/1/2025	Northwestern Lower Peninsula (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*) 8/4/2025	Branch, Hillsdale, Jackson 8/5/2025
Monroe 8/5/2025	Bay, Gladwin, Arenac 8/6/2025	The Thumb Area (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola) 8/7/2025
City of Highland Park 8/15/2025	Eastern Upper Peninsula (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*) 8/18/2025	Western Upper Peninsula (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon) 8/19/2025
Oakland 8/20/2025	Southern Central Lower Peninsula (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*) 8/21/2025	Central Lower Peninsula (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*) 8/22/2025
Barry*, Calhoun, Kalamazoo, St. Joseph 8/26/2025	Allegan*, Berrien, Cass, Van Buren 8/27/2025	North Central Lower Peninsula (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon) 8/28/2025
Antrim, Charlevoix, Emmet 9/2/2025	North Eastern Lower Peninsula (Alcona, Alpena, Cheboygan, Iosco, Presque Isle) 9/3/2025	Saginaw 9/4/2025
Genesee* 9/5/2025	Minimum Bid Re-Offer Auction 9/26/2025	No Reserve Auction 10/31/2025

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-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

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

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

Hillsdale

Lot #	Lot Information	Address	Min. Bid
2900	<p>Parcel ID: 006-334-204-06; Legal Description: LOT 64, LYNWOOD PARKWAY THIRD WARD. AS OF 12/31/2018 - WARD 3 Comments: This house sits on approximately 0.17 acres of land. The house is in overall poor condition. Unfortunately there was a dangerous/uninhabitable notice posted to the front of the home. The roof is in very poor shape with visible holes when inside the home. There are tarps on the top of the roof to stop leaks. The furnace, water heater, and electrical have been harvested. The house is full of debris with the most being in the basement. The structure of the home is a concern. It looks like DIY construction has taken place on some of the floor joists and ceiling. The floors are down to the osb subfloors. The block foundation has visible crumbling. The side of the home looks like it was recently dug out and filled. The back and front yard have debris throughout. Dirt driveway. This house will need a great deal of work before its back in good living condition. Two bedroom one bathroom. There was only a toilet in the house no shower or tub. The West exterior wall has had the vinyl siding removed and is bare wood. Residential land use code 1001. In the Hillsdale Community School District.</p> <p>Additional Disclosures: 5; 21; 36; 50; 34; 48; 66 (see key for full text)</p> <p>Summer Tax Due: \$4,025.30</p>	50 GOODRICH AVE HILLSDALE	\$3,181.28
2902	<p>Parcel ID: 04 010 400 045 10 5 1; Legal Description: PRT OF SE1/4 SEC COM INT C/L JACKSON RD & S LN R/R R/W TH S 198 FT TH E 179 FT TO POB TH CONT E 34 FT TH N 312.66 FT M/L TO S R/W LN SD RR TH SWLY ALG SD R/W LN TO PT BEING DUE N OF POB TH S 289.1 FT M/L TO POB SEC 10 T5S R1W .23 A M/L Comments: This vacant lot is approximately 0.23 acres of land. This lot is off a private road that is privately owned, possible access issues. There may be an easement but it is not in the legal description. Wet land indicators throughout. The ground slopes down drastically from the road. Located in the Addison Community School District. Residential land use code 1001. Please contact the local government unit to get more information about building before making any bids on this property. Would be a good purchase for one of the surrounding neighbors that already has access to the property. Additional Disclosures: 49; 41; 7 (see key for full text)</p> <p>Summer Tax Due: \$11.29</p>	S JACKSON RD	\$762.55
2904	<p>Parcel ID: 04 065 001 071; Legal Description: LOT 69 HIGHLAND HILLS SUB Comments: This vacant lot is approximately 0.23 acres of land. The ground slopes down drastically from the road. Terrain challenged. Many trees. The vegetation is not too thick. Fairly easy to traverse. Someone has been dumping grass clippings and other vegetation debris. There is additional road access to the North on a dirt road. Across the street from Leann Lake. Located in the Hanover-Horton School District. Wooded. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$18.93</p>	11430 HIGHLAND HILLS DR	\$706.99
2905	<p>Parcel ID: 04 110 001 203; Legal Description: LOT 205 LAKE LE ANN - FAIRWAY HILLS Comments: This vacant lot is approximately 0.21 acres of land. Wooded. Level flat ground. Residential land use code 8001. In the Addison Community School District. Close to the Lake Leann Golf Course. Nice spot for a small home or a storage barn. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$9.21</p>	10041 WOODLAWN CT	\$736.39
2906	<p>Parcel ID: 04 110 001 244; Legal Description: LOT 246 LAKE LE ANN - FAIRWAY HILLS Comments: This vacant lot is approximately 0.21 acres of land. Wooded lot that is easily traversable. The vegetation is light. Level ground. Very close to the Somerset Beach Campground and the Lake Leann Golf Course. Located in the Addison Community School District. Land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$9.06</p>	9899 BROOKLAWN CT	\$747.12
2907	<p>Parcel ID: 04 135 001 039; Legal Description: LOT 39 LAKE LE ANN - GREENBRIAR Comments: This vacant lot is approximately 0.29 acres of land. Open grassy lot in a neighborhood. There are trees and vegetation along the West and the South portions of the lot. The ground gradually gains elevation as you walk further onto the property. Would be a nice purchase for one of the surrounding property owners. Good spot for a small house. Located in the Hanover-Horton School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Close to Leann Lake.</p> <p>Summer Tax Due: \$102.51</p>	11120 GREENVIEW CT	\$840.30

2908	Parcel ID: 04 145 001 001; Legal Description: LOT 1 LAKE LE ANN - LAGUANA PARK Comments: This vacant lot is approximately 0.48 acres of land. Ground slopes down a lot as you enter from the road. There is a visible body of water to the North of the property. Wet land indicators. There are a handful of trees on the South portion of the lot. Looks like it would be difficult to build. Thick vegetation throughout. Close to Lake Leann. Located in the Addison Community School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to LOT#2909 which is to the East. Additional Disclosures: 49; 41 (see key for full text) Summer Tax Due: \$19.80	11500 E CHICAGO RD	\$963.08
2909	Parcel ID: 04 145 001 002; Legal Description: LOT 2 LAKE LE ANN - LAGUANA PARK Comments: This vacant lot is approximately 0.37 acres of land. Ground slopes down a lot as you enter from the road. There is a visible body of water to the North of the property. Wet land indicators. There are a handful of trees on the South portion of the lot. Looks like it would be difficult to build. Thick vegetation throughout. Close to Lake Leann. Located in the Addison Community School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to LOT#2908 which is to the West. Additional Disclosures: 49; 41 (see key for full text) Summer Tax Due: \$17.03	11512 E CHICAGO RD	\$914.03
2910	Parcel ID: 04 150 001 031; Legal Description: LOT 31 LAKE LE ANN - LAKEVIEW SUBDIVISION Comments: This vacant lot is approximately 0.23 acres of land. Off a busy road. Close to Lake Leann. The ground slopes down drastically from the road. Thick vegetation throughout with trees. Located in the Addison Community School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to LOT#2911 which is to the East. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$13.46	10860 E CHICAGO RD	\$819.03
2911	Parcel ID: 04 150 001 032; Legal Description: LOT 32 LAKE LE ANN - LAKEVIEW SUBDIVISION Comments: This vacant lot is approximately 0.23 acres of land. Off a busy road. Close to Lake Leann. The ground slopes down drastically from the road. Thick vegetation throughout with trees. Located in the Addison Community School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to LOT# 2910 which is to the West. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$13.46	10870 E CHICAGO RD	\$819.03
2912	Parcel ID: 04 165 001 013; Legal Description: LOT 13 AND N 1/2 LOT 12 LAKE LE ANN - PLAZA SUBDIVISION SPLIT FROM 165-001-010; 011; 012 Comments: The shed sits on approximately 0.50 acres of land. Partially wooded lot. Land slopes up from the road. The shed is sitting on a few cinder blocks. No permanent foundation. Wood siding. Shingled roof looks fine. It looks like the neighbors are using this property and may be the owners of the shed. There is a slack line set up between two trees, a pile of landscaping rocks along the road. A small bit of debris is on the property. Such as an small old propane tank and some wood beams. This would be a nice spot to build if you like your privacy. Very low street traffic at the end of a cul-de-sac. There is a two track trail on the property that takes you behind the neighboring home. Close to Lake Leann. Residential land use code 8001. In the Addison Community School District. Summer Tax Due: \$34.88	10621 PLAZA CT	\$1,331.66

2913	<p>Parcel ID: 06 034 200 011 34 5 3; Legal Description: COM AT INT OF CEN LN US 12 & N-S1/4 LN SEC 34 TH N 55°03'E ALG CEN LN 862.07 FT TO POB TH N 16°03'W 232.07 FT TH N 53°03'E 635.63 FT TH S 4°E 252.83 FT TO CEN LN SD RD TH SWLY ALG CEN LN CURVE 454 FT TH S 55°03'W ALG CEN LN RD 130 FT TO POB SEC 34 T5S R3W</p> <p>Comments: This commercial building sits on approximately 2.56 acres of land. Unfortunately the building was not left in good shape by the former owners. The roof appears to be leaking in multiple areas. The ceilings have fallen apart in many spots leaving plaster and insulation. The excess moisture has allowed a small amount to mold to form on some sections of the wall. Animals have made there way inside the building. The cement foundation appears to be solid still. Mix of vinyl and wood siding needs attention. Large dirt/gravel parking lot surrounds the building and offers plentiful parking. Large "Eat" sign by the road. There were two sets of bathrooms. A walk in fridge/freezer. Cooing area. The interior of the building needs a deep clean and many repairs. It has been years since this place was up and running. Surface pressure tank. Large water heater and water softeners. Two large breaker boxes. The electric meter has been removed. Could not locate a gas meter. Possibly propane only. Some of the property is wooded but mostly an open dirt lot. There were some underground tanks on the back of the property. Not certain what they are used for. Commercial land use code 2000. In the Jonesville Community School District. This building will need a lot of work to get it back in working condition. Be prepared. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 32; 63; 12; 5 (see key for full text)</p> <p>Summer Tax Due: \$731.47</p>	1400 E CHICAGO RD	\$45,983.10
2914	<p>Parcel ID: 10 033 200 003 33 7 4; Legal Description: COM AT PT IN E LN SEC 33, 2023 FT S OF NE COR, TH W 270 FT, S 167 FT E 270 FT, N TO POB SEC 33 T7S R4W 1.035 A M/L</p> <p>Comments: This house sits on approximately 1.03 acres of land. The house in not in the best shape but the bones feel solid. Stone foundation needs some attention. Its in overall fair shape but there are areas that are crumbling that need repair. Metal roof is rusting but there was minor leaking seen. Composite siding is old and needs to be cleaned/repaired. Most of the house has thick vegetation growing up over it so its difficult to determine the overall condition. Furnace and water heater were still present but are old and rusted. The basement was damp but no mold was seen. Older fuse box. Four bedroom one bathroom. The house has debris throughout with some personal property. Animals have found their way into the home through the attic. The house will need work but there is some potential here. Large grassy front lawn is overgrown with a handful of trees. Paved driveway runs through the middle of the property and leads to a detached two car garage. The garage has dirt floors. Metal roof adn siding are in fair shape. There is an older wood shed with metal roof on the North side of the property. This building has a cement slab. Surrounded by farm land. Would be a good fixer upper for someone that enjoys the country life. Residential land use code 1001. In the Reading Community School District. Additional Disclosures: 21; 63 (see key for full text)</p> <p>Summer Tax Due: \$328.54</p>	7420 ABBOTT RD READING	\$6,778.81
2915	<p>Parcel ID: 14 027 100 018 27 8 4; Legal Description: COM SW COR LOT 10 ROWE BROTHERS ADD TH S 20 FT TH E 163.5 TH N 20 FT TH W 163.5 FT TO POB UNPLATTED SEC 27 T8S R4W .08 A M/L VILLAGE OF CAMDEN</p> <p>Comments: This vacant lot is approximately 0.07 acres of land. Was not able to find access to the property. There may be an easement somewhere but it is not in the legal description. Sits between a house on Relton Ave and farm land. Appears to be flat level ground. Grassy. This would be a good purchase for one of the adjacent neighbors that already have access to the property. In the Camden-Frontier School District. There are utilities in the area. Additional Disclosures: 7; 9 (see key for full text)</p> <p>Summer Tax Due: \$26.55</p>	RELTON AVE CAMDEN	\$869.03
2917	<p>Parcel ID: 17 060 001 023 15 8 1; Legal Description: LOT 30 SEC 15 T8S R1W VILLAGE OF PRATTVILLE</p> <p>Comments: This vacant lot is approximately 0.21 acres of land. Open and grassy with trees sprinkled throughout. The ground is mostly level with a few uneven sections. Would be a nice spot for a storage building. Adjacent to LOT#2918. In the Waldron Area School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. The property to the West had many dogs on it. Be cautious. Additional Disclosures: 45 (see key for full text)</p> <p>Summer Tax Due: \$7.67</p>	12770 KIPP ST PITTSFORD	\$1,431.66

2918	<p>Parcel ID: 17 060 001 024 15 8 1; Legal Description: LOT 31 SEC 15 T8S R1W VILLAGE OF PRATTVILLE Comments: This vacant lot is approximately 0.22 acres of land. Open and grassy with couple trees on the East section. There are many dogs chained up on the property with dog houses. Please use caution. There is a large mound of dirt in the center of the lot. There were two vehicles and some farm equipment parked on the lot. Some chicken coops on the north portion of the lot as well as a metal fenced in area. This property is actively in use. Adjacent to LOT#2917. In the Waldron Area School District. Residential land use code 8001. Please contact the local government unit to get more information about building before making any bids on this property. The property to the West had many dogs on it. Be cautious. Additional Disclosures: 21; 45 (see key for full text) Summer Tax Due: \$5.48</p>	12772 KIPP ST PITTSFORD	\$1,395.83
2919	<p>Parcel ID: 17 065 001 081; Legal Description: COM 66 FT W OF NE COR LOT 159 RNG S 82.5 FT W 44 FT N 82.5 FT E 44 FT TO POB ORIG PLAT SEC 34 T8S R1W VILLAGE OF WALDRON Comments: This house sits on approximately 0.08 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. No one answered the door but there were lights on inside and there was fresh garbage in the garbage can. Block foundation looks solid. Vinyl siding is in decent shape with only minor repairs needed. Shingled roof looks to be in fair shape as well no major damage seen however the roof above the front entrance mud room was wavy. There are some trees that are growing close to the roof. There were tree branches piled up on the North side of the property. One car garage built onto the front of the home. A very small grass backyard with a couple large trees. There is a large amount of debris and garbage in the back yard. The residents may be in the process of moving their things out. Some of the windows are boarded. Across the street from the Wright Waldron Municipal Building. Residential land use code 1001. In the Waldron Area School District. Gas and electric were hooked up and active. Could be a good fixer upper for someone looking for a smaller home. The house doesn't look bad overall but the garbage around the house is concerning. Additional Disclosures: 33; 6; 21; 66 (see key for full text) Summer Tax Due: \$149.85</p>	111 E CENTER ST WALDRON	\$2,435.48
2920	<p>Parcel ID: 17 080 001 016; Legal Description: LOT 31 & 32 ALSO S1/4 LOT 30 EXC S 16.5 FT OF LOT 32 WILCOX & BOYDS ADD SEC 33 T8S R1W VILLAGE OF WALDRON Comments: This house sits on approximately 0.36 acres of land. The house is in very poor shape. The fire has caused major damage to the interior and exterior of the home. A large portion of the roof is missing allowing the elements to enter the home. Unable to find the basement or crawlspace entrance. Block foundation looks ok where visible. Brick siding on the home still looks good. The shingled roof is in very poor shape. Sidewalk leads to the front entrance of the home. The door was missing and there were large holes allowing animals to enter. The house is mostly cleared out but it is full of soot and house debris from the fire. There is an above ground pool in the back yard that is in poor shape. Small shed in the back yard in decent shape. There is a detached one car garage on the South portion of the lot. Cement slab with block walls. One garage door. The garage is in better shape than the home but still needs some repairs. It looks like DIY construction on some parts. Mix of metal and block walls with metal roofing. Its a shame the fire caused so much damage because this house was once a nice looking home. This property will need a great deal of work before its back in good living condition. Please be prepared. Gas meter still hooked up. Electric meter has been removed. Please contact the local government unit to get more information about building before making any bids on this property. In the Waldron Area School District. Residential land use code 1001. Additional Disclosures: 22; 36; 5; 11 (see key for full text) Summer Tax Due: \$331.46</p>	131 MARCUS ST WALDRON	\$5,114.35
2922	<p>Parcel ID: 21 085 001 022; Legal Description: LOT 10 NORTHWESTERN ADD SEC 5 T6S R3W CITY OF JONESVILLE Comments: This vacant lot is approximately 0.40 acres of land. Level flat ground. Partial paved driveway. Open and grassy with a few bushes. It doesn't look like there are any trees on the property. There is a red fence along the Northwest border. There was a tarp laid out on the property with some cinder blocks on it. Large amount of tree debris in the back of the property. Branches piled up. In the Jonesville Community School District. Plenty of space to put up a new building. Please contact the local government unit to get more information about building before making any bids on this property. There was previously a house on this property but it has been removed. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$277.05</p>	335 MURPHY ST JONESVILLE	\$20,824.25

Jackson

Lot #	Lot Information	Address	Min. Bid
3400	<p>Parcel ID: 000-01-14-476-002-00; Legal Description: THE N 10 AC OF SE 1/4 OF SE 1/4 EXC THE N 200 FT OF THE E 450 FT THEREOF. SEC 14 T1S R3W 7.94 AC Comments: This trailer sits on approximately 7.94 acres of land. Unfortunately the trailer is in very poor shape. The inside of the home is full of garbage and debris. The smell was very strong. Very unsanitary. Did not venture in very far before it was too much to handle. The trailer is sitting on a handful of blocks. Dirt foundation. The outside of the trailer has vegetation growing up all around it. Difficult to traverse around the property. There were two small sheds behind the trailer that are not in good shape. Thick vegetation throughout. The East portion of the property is wooded. Plenty of space to build a house and storage garages. Out in the country. Great place for someone that likes to be in nature. If you pick up this lot you're not buying it for the trailer. I would clear the sheds and trailer out and build something new. Please contact the local government unit to get more information about building before making any bids on this property. Nice property but the structures are nearly obsolete. In the Springport Public School district. Additional Disclosures: 17; 36; 63; 66 (see key for full text)</p> <p>Summer Tax Due: \$332.22</p>	10333 BROWN RD SPRINGPORT	\$4,178.20
3401	<p>Parcel ID: 000-01-35-101-003-00; Legal Description: THE E 80 FT OF THE W 476 FT OF THE N 183 FT OF THE W 1/2 OF THE NW 1/4 SEC 35 T1S R3W .33 AC Comments: This vacant lot is approximately 0.33 acres of land. Located in the Springport Public School District. There is a dirt track that runs around the property. Mostly flat level ground. A few trees. There is some debris but nothing difficult to clean out. Good spot to place a mobile. There are a few cement slabs in the center of the lot. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$66.11</p>	12945 TOWN RD SPRINGPORT	\$2,341.41
3402	<p>Parcel ID: 000-04-04-452-002-02; Legal Description: BEG AT S 1/4 POST OF SEC 4 TH N89DEG53'56"E ALG S LN OF SD SEC 1291.40FT TO CEN LN OF BUNKRHILL RD TH N18DEG07'48"E ALG CEN LN OF SD RD 47.94FT TO POB TH CONTINUING N18DEG07'48"E ALG SD CEN LN 165 FT THN81DEG46'39"W 440.08 FT TH S0DEG36'11"W 163.99 FT TH S81DEG46'39"E389.95 FT TO BEG. SEC 4 T1S R1E 1.5 A Comments: This vacant lot is approximately 1.5 acres of land. Located in the Stockbridge Community School District. Thick vegetation throughout but most of the lot is open. There are trees along the North, South, and West borders. Level ground. Surrounded by farmland. There are old wire fences along the North and South separating the lot from the adjacent neighbors. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$38.37</p>	BUNKERHILL RD MUNITH	\$1,110.13
3406	<p>Parcel ID: 000-06-36-202-004-00; Legal Description: SEC 36 T2S R3W PART NE1/4 COM 1379.15 FT S & S89DEG 39'E 1004.67 FT & N25DEG 30'E 206.75 FT & S81DEG E 247.5 FT FROM N1/4 COR S73DEG 30'E 71.1 FT S25DEG 30'W 148.5 FT TO N'LY LINE JAMES ST. NW'LY ALG SD N'LY LINE 66 FT NE'LY TO BEG. Comments: This vacant lot is approximately 0.23 acres of land. Was not able to find access to the property. There may be an easement onto the property but it is not in the legal description. Was able to access the property by crossing over railroad tracks to the South. Grassy with a few trees. Next to LOT#3407 and 3408. In the Western School District. Close to railroad tracks. There are utilities in the area. Would be a good purchase for one of the adjacent neighbors that already have access to the property. Additional Disclosures: 7; 30 (see key for full text)</p> <p>Summer Tax Due: \$72.60</p>	162 RAILROAD ST PARMA	\$897.06
3407	<p>Parcel ID: 000-06-36-202-005-00; Legal Description: SEC 36 T2S R3W PART NE1/4 COM 1379.15 FT S & S89DEG 39'E 1004.67 FT & N25DEG 30'E 206.75 FT & S81DEG E 247.5 FT & S73DEG 30'E 71.1 FT FROM N1/4 COR S25DEG 30'W 140.5 FT TO N'LY LINE JAMES ST. E'LY ALG N'LY LINE SD RD 74.79 FT TO N'LY R/W MCRR N54DEG 30'E ALG SD R/W 174 FT N73DEG 30'W 158.8 FT TO BEG. Comments: This building sits on approximately 0.35 acres of land. We were unable to access the property using public roads. We parked along the railroad and crossed the tracks to gain access. The building is missing the entire roof. Cement slab foundation appears to be solid. Electric meter and gas meter have been removed. The building is full of personal property but it is completely open to the elements. Overgrown vegetation surrounds the building. The building is built into the side of the hill with three of the walls at ground level. The West facing wall has the entrance and two garage doors. Do your homework on this one before bidding. There may be an easement to the property but it is not in the legal description. The property surrounding the building is grassy with a few trees. In the Western School District District. Runs along the railroad. Next to LOT# 3406 and 3408 Additional Disclosures: 7; 21; 5 (see key for full text)</p> <p>Summer Tax Due: \$445.51</p>	162 RAILROAD ST PARMA	\$2,607.54

3408	Parcel ID: 000-06-36-203-001-00; Legal Description: SEC 36 T2S R3W PART NE1/4 COM 1379.15 FT S & S89DEG 39'E 1272.67 FT FROM N1/4 COR N89DEG 39'W 123 FT S29DEG 53'E 179.9 FT TO N'LY LINE MCRR N54DEG 30'E ALG SD R/W 130 FT TO THE S LINE JAMES ST. NW'LY TO BEG. Comments: This vacant lot is approximately 0.33 acres of land. Was no able to find road access to the property. There may be an easement onto the property but it is not in the legal description. Appears to be landlocked. Accessed the property by crossing over the railroad tracks to the South. Grassy with a few trees. Close to LOT# 3406 and 3407 to the East. In the Western School District. Runs along railroad tracks. There are utilities in the area. Would be a good purchase for one of the adjacent neighbors that already have access to the property. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$106.00	RAILROAD ST PARMA	\$1,034.48
3410	Parcel ID: 000-08-06-326-002-01; Legal Description: THAT PART OF NE 1/4 OF SWFRL 1/4 LYING N OF CEN LN OF HWY M-50. SEC 6T2S R1W Comments: This vacant lot is approximately 0.53 acres of land. Located in the Northwest School District District. Triangular shaped lot. Partially wooded. There are large power lines running on the North border of the property. The ground slopes up from the road a bit but it is mostly flat. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$39.76	CLINTON RD JACKSON	\$885.91
3411	Parcel ID: 000-08-17-393-004-00; Legal Description: LOT 89 NORTHWEST MOBILE HOMES EXTENSION NO. 2 Comments: This house sits on approximately 0.20 acres of land. Unfortunately the trailer and garage are in poor shape. The electrical and plumbing have been harvested. There is graffiti and vandalism in the home. Multiple sections of the exterior wall have been ripped off. The garage door is broken and has been boarded. Many of the windows have been boarded as well. The trailer is sitting on a mobile home pad. It looks like there was a DIY addition built to connect the trailer to the garage. Many of the walls have holes and some of the floors do as well. Could not find a breaker box or a water heater in the house. Furnace is still present but its condition is unknown. The garage is full of debris and the broken door is still there. There are two electrical break boxes in the garage. Gas meter and electric meter still connected. There were two vehicles in poor shape parked on the side of the garage. Many piles of garbage and debris have been dumped behind the building. There is a small metal shed behind the home as well. Paved driveway leads to the two car garage with additional parking on the North section. Flat roof on trailer with shingle on the garage. The shingles are showing their age peeling and cracking. This property will need work be prepared. In the Northwest School District. Additional Disclosures: 48; 46; 47; 17; 21 (see key for full text) Summer Tax Due: \$262.76	4073 GARLAND DR JACKSON	\$6,591.48
3412	Parcel ID: 000-08-24-255-019-00; Legal Description: LOT 61 SUPERVISORS PLAT OF O'LEARY'S SUBDIVISION Comments: This vacant lot is approximately 0.16 acres of land. There is a large rubber mat. The property looks like its still being used by someone. There were a few tires and other personal property on the lot. Partially wooded. Appears to be level ground. Thick vegetation as you enter further onto the land. Located in the East Jackson Community School District. Wooded. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$86.44	ST LUKE DR JACKSON	\$1,175.72
3414	Parcel ID: 000-08-36-404-024-00; Legal Description: W 1/2 OF FOLLOWING DESCD PCL OF LD, --- BEG AT NE COR OF W 1/2 OF SE 1/4 OF SEC 36 TH W ALG E&W 1/4 LN 511.5 FT TH S PAR WITH E 1/8 LN TO A PT WHICH IS MIDWAY BETWEEN S LN OF GANSON ST AND NLY LN OF US-12 WHICH IS THE PL OF BEG OF THIS DESCN TH WLY ALG A LN WHICH IS MIDWAY BETWEEN S LN OF GANSON ST AND NLY LN OF US-12 TO PT OF INTERSECTION OFSD MIDWAY LN WITH A LN RUNNING PAR WITH E 1/8 LN OF SEC 36 AND DISTANT577.5 FT W OF SD E 1/8 LN TH S PAR WITH E 1/8 LN TO NLY LN OF US-12 THN 71 DEG 55'E ALG NLY LN OF US-12 TO A PT DISTANT 511.5 FT W OF E 1/8 LN OF SEC 36 TH N PAR WITH E 1/8 LN TO BEG SEC 36 T2S R1W Comments: This house sits on approximately 0.10 acres of land. Two bedroom one and a half bath. The building appeared to be vacant but when we entered there was fresh fruit on the table. Possible Occupied. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Vinyl siding was in decent shape but there is vegetation beginning to grow up around it. Shingled roof was in fair shape as well, no major damage seen. Gas meter still connected. Furnace and water heater still present. 100 amp breaker. Basement felt dry. No driveway and there is no parking in the road. Small grass backyard. The house wasn't too dirty and for the most part cleared out but there are still personal belongings and furniture left behind. This house has potential. Would be a good fixer upper that doesn't need to much work. In the Jackson Public School District. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,087.69	2604 E MICHIGAN AVE JACKSON	\$6,815.86

3415	<p>Parcel ID: 000-09-29-426-001-01; Legal Description: BEG AT E 1/4 POST OF SEC 29 TH W 50 RDS TH S 12.36 CHS TO A PT FOR POB OF THIS DESCN TH W PAR WITH E&W 1/4 LN 7.73 CHS TH N 200 FT TH E PAR WITH E&W 1/4 LN TO CEN LN OF HAWKINS RD AT A PT 200 FT N OF BEG TH S ALG CEN LN OF SD RD 200 FT TO BEG. SEC 29 T2S R1E D.D.A. Comments: This vacant lot is approximately 2.11 acres of land. Road access on both Hawkins Rd and Ann Arbor Rd. Wet land indicators. Looks to be mostly wooded wetlands. Located in the East Jackson Community School District. There is a small section of dry land near the road but it may be difficult to find a section to build on. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$594.57</p>	HAWKINS RD JACKSON	\$3,205.41
3416	<p>Parcel ID: 000-10-07-351-001-02; Legal Description: BEG AT THE INTERSECTION OF THE S LN OF SEC 7 WITH THE ELY LN OF FRY DR TH E ALG S SEC LN 409.98 FT TH N 367.16 FT TH W PAR WITH S SEC LN 486 FT TO CEN OF FRY DR TH S AND SELY ALG CEN OF SD DR TO S SEC LN TH E ALG S SEC LN 20.125 FT TO BEG. SEC 7 T2S R2E Comments: This lot is approximately 3.91 acres of land. There is an occupied trailer on the far South West corner. The trailer is not in great shape. Propane only area but I did not see a propane tank. You would need a well here but I did not see one on the property, there was tall grass here though so there could possibly be one. Please use caution and be respectful if visiting this property in person. There was another structure on the property at one time but was condemned and removed. There is debris and leftover parts of the building on the property. There were two boats parked on the lot. This is a large lot that is mostly wooded. There is a small clearing where the old building was with a dirt driveway entrance. This would be a nice spot to build if you enjoy nature and quiet areas. Just down the road from Welch Lake. Located in the East Jackson Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 33; 17; 21; 6 (see key for full text) Summer Tax Due: \$383.22</p>	3742 FRY ST GRASS LAKE	\$2,250.34
3417	<p>Parcel ID: 000-12-11-452-003-00; Legal Description: BEG AT S 1/4 POST OF SEC 11 TH E 320.48 FT ALG S SEC LN TH N 369.52 FT TO CEN LN OF M-60 TH SWLY ALG CEN OF SD HWY TO THE N & S 1/4 LN TH S ALG SD 1/4 LN TO BEG. SEC 11 T3S R2W Comments: This vacant commercial lot is approximately 1.49 acres of land. Ground slopes down drastically from the road. Terrain challenged. Next to farm land. On a very busy road. The lot is wooded with very thick vegetation throughout. Difficult to traverse. Located in the Western School District. Would be a nice spot for a commercial building or a large house. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$1,806.87</p>	SPRING ARBOR RD JACKSON	\$9,581.99
3418	<p>Parcel ID: 000-13-11-302-013-00; Legal Description: BEG AT A PT 511.5 FT E AND 33 FT S OF W 1/4 POST OF SEC 11 TH E 38 FT TH S 264 FT TH W 38 FT TH N 264 FT TO BEG SEC 11 T3S R1W Comments: This house sits on approximately 0.23 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be set up as a duplex but there is only one gas meter and one electric meter. Electric meter is still active. Gravel/dirt driveway runs along the side of the home. Block foundation looks solid for the most part with just a few small spots that need attention. Small wood porch on the front entrance. There was a roof over the porch at one point but has since been removed. Wood siding is in poor shape and needs to be painted. The back portion of the house and the East side has OSB plywood as siding. Shingled roof looks to be in fair shape. No major damage seen. There was a vehicle parked on the property on last visit but does not appear to be in use. There were two mail boxes. One for 129 and one for 129.5. The back entrance to the home has a staircase to the second floor. Large back yard has chain link fence around most of it but is not fully enclosed. Pile of rubble and debris in the yard. A tree has fallen over in the yard and there is thick vegetation throughout. The house will need repairs and renovation but there is potential here. In the Jackson Public School District. Additional Disclosures: 21; 18; 33; 6 (see key for full text) Summer Tax Due: \$1,405.05</p>	129 E SOUTH ST JACKSON	\$8,479.07

3419	<p>Parcel ID: 000-13-14-151-074-10;Legal Description: BEG AT NW COR OF SEC 14 TH N 89DEG14'E ALG N SEC LN 1316 FT TO CEN LN OF FRANCIS ST TH ALG SD CEN LN S 00DEG10'W 1146.3 FT TH S 05DEG05'E 597 FT TH S 05DEG37'E 404.6 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 05DEG37'E 81.45 FT TH S 87DEG29'W 250 FT TH N 05DEG47'47"W 96.44 FT TH N 89DEG E 250 FT TO BEG EXC THAT PORTION USED AND OCCUPIED BY FRANCIS ST SEC 14 T3S R1W Comments: This building sits on approximately 0.41 acres of land. Unable to gain access to the building without causing major damage to the commercial doors. The back door was boarded from inside the building. Gas meter still hooked up. Electric meter has been removed. Space for two electric meters. Cement foundation on the back of the building is cracking. Metal siding is in fair shape. Flat roof will need some repairs. Looking through the glass front door entrance we were able to see some small signs of leaking. It appears the former owners were in the middle of renovating the building. New electric and new framing were visible. Paved parking lot on the on the front and North side of the building. Open grassy area behind the building. There are piles of debris leftover from renovations. Nice location. Was formerly the "Ice House Party Store". Porto potty on side of the building. The building will no doubt need some repairs but it looks to be in decent shape. There is potential here. If you are looking for a small commercial building and don't mind doing some renovations this is a good property for you. In the Jackson Public School District. Additional Disclosures: 5; 50; 34; 21 (see key for full text) Summer Tax Due: \$2,196.69</p>	3318 FRANCIS ST JACKSON	\$11,871.53
3420	<p>Parcel ID: 000-13-26-451-074-00;Legal Description: BEG AT SE COR OF SEC 26 TH N ALG E SEC LN 459.59 FT TH W 633.8 FT TO A PT WH IS PL OF BEG OF THIS DESCN TH W 100 FT TH N 200 FT TH E 100 FT TH S 200 FT TO BEG BEING LOT 88 OF ROBERT HERNDON'S GARDEN CITY ESTATES UNRECORDED SEC 26 T3S R1W Comments: This house sits on approximately 0.46 acres of land. Dirt driveway runs along the side of the home and leads to a detached two car garage. Two bedroom one bathroom. The basement in this home is very wet with lots of debris that has begun to break down and form mold. The entire house is full of personal belongings, debris, and garbage. The neighbors stated the former owners passed away. Block foundation is solid with some minor cracks. Composite siding needs some repairs but there is decent looking wood siding underneath. Shingled roof is in fair shape. There is some vegetation build up but we did not see any leaking inside the home. Wood front porch will need some repairs. Nice sized lot with front and back yard. Open and grassy with trees sprinkled throughout. The garage is older with block walls that appear solid. The shingled roof appears older than the home. Lots of vegetation built up. The garage is full of debris. Car parked on the property looks like its been here for awhile. Electric meter has been removed. Gas meter still hooked up. The house will need a lot of work and a major cleaning before its back in good living condition but there is potential here. The basement is wet with some mold forming but with cement floors and block walls it shouldn't be to difficult to clean out. Cement slab in the back yard with a basketball hop. In the Vandercook Lake Public Schools District. Additional Disclosures: 66; 32; 21 (see key for full text) Summer Tax Due: \$858.22</p>	2958 VALLEY VIEW RD JACKSON	\$9,029.27
3421	<p>Parcel ID: 000-13-29-402-001-35;Legal Description: UNIT 35 THE LEGENDS CONDOMINIUM Comments: This vacant lot is approximately 0.50 acres of land. This vacant lot is in a private neighborhood that has been developed throughout the Country Club of Jackson golf course. The homes in the area are high-end with very high square footage. There is highly likely an association fee tied to this property. Level flat open grassy lot. Backs up to a golf course. There is a pond across the street. Some small trees along the border. This would be a great place to build nice home. Located in the Jackson Public School District. Open grassy lot with a handful of trees along the perimeter. Level flat ground. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$618.15</p>	EAGLE DR JACKSON	\$3,025.12
3422	<p>Parcel ID: 000-14-05-327-003-00;Legal Description: BEG AT CEN OF SEC 5 TH N 88DEG35'W ALG E & W 1/4 LN 146.96 FT TH S 11DEG45'W ALG ELY LN OF S SUTTON RD 198.54 FT FOR POB OF THIS DESCN TH S 11DEG45'W ALG ELY LN OF SD RD 55 FT TH S 78DEG15'E 181.61 FT TH N 5DEG59 1/2'E 55.27 FT TH N 78DEG15'W 175.82 FT TO BEG BEING LOT 24 OF VERNONDALE UNRECORDED SEC 5 T3S R1E Comments: This vacant lot is approximately 0.23 acres of land. Located in the Michigan Center School District District. Wooded with thick vegetation throughout. Not easily traversable. Possible wet lands deeper into the woods. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$36.50</p>	S SUTTON RD JACKSON	\$885.98

3423	Parcel ID: 000-14-05-327-004-00; Legal Description: BEG AT CEN OF SEC 5 TH N 88DEG35'W ALG E&W 1/4 LN 146.96 FT TH S 11DEG45'W ALG ELY LN OF S SUTTON RD 253.54 FT FOR POB OF THIS DESCN TH S 11DEG45'W ALG ELY LN OF SD RD 55 FT TH S 78DEG15'E 187.4 FT TH N 5DEG 59 1/2'E 55.27 FT TH N 78DEG15'W 181.61 FT TO BEG BEING LOT 23 OF VERNONDALE UNRECORDED SEC 5 T3S R1E Comments: This vacant lot is approximately 0.23 acres of land. Located in the Michigan Center School District District. A portion of this lot is open and grassy. Recently mowed section with some bushes and trees separating this lot with the adjacent house to the south. Partially wooded with thick vegetation throughout. Not easily traversable. Possible wet lands deeper into the woods. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$36.50	S SUTTON RD JACKSON	\$885.98
3424	Parcel ID: 000-14-05-478-001-00; Legal Description: BEG AT SE COR OF SEC 5 TH N ALG E SEC LN 363 FT TH W PAR WITH S SEC LN 495 FT TO E LN OF STILLWELL AVE FOR PL OF BEG OF THIS DESCN TH N PAR WITH E SEC LN 66 FT TH E PAR WITH S SEC LN 132 FT TH S PAR WITH E SEC LN 66 FT TO N LN OF SOUTH ST TH W PAR WITH S SEC LN 132 FT TO BEG BEING LOT 1 OF BELLEVIEW UNREC SEC 5 T3S R1E Comments: This vacant lot is approximately 0.20 acres of land. Across the street from a strip mall. Open grassy lot with a handful of large trees that provide some nice shade. Level flat ground. Metal fence along the North and East perimeter. Located in the Michigan Center School District District. Ready for a new building. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$65.78	STILLWELL AVE MICHIGAN CENTER	\$2,504.39
3426	Parcel ID: 000-14-35-276-001-01; Legal Description: BEG AT E 1/4 POST OF SEC 35 TH N 0DEG 31'21"W ALG E SEC LN 513.1 FT TH S 89DEG 28'39"W 650.6 FT TH N 1DEG 18'06"W 988.06 FT TO CEN LN OF BROOKLYN RD (HWY M-50) TH N 59DEG 53'50"W ALG SD CEN LN 384.51 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 0DEG 31'21"E 58.11 FT TH S 59DEG 53'50"E 81.40 FT TH N 78DEG 52'07"W 107.72 FT TO A 378.52 FT RADIUS CURVE TO THE SW TH NELY ALG SD CURVE TO BEG. SEC 35 T3S R1E Comments: This vacant lot is approximately 0.03 acres of land. Very small piece of land. Too small to build. On the corner of Gillis Dr and Brooklyn Rd. Small triangular piece of land in front of a home. Recently mowed. Would be a good purchase for the adjacent property owner. Located in the Napoleon Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$3.96	BROOKLYN RD JACKSON	\$591.72
3428	Parcel ID: 000-19-11-251-002-00; Legal Description: BEG AT A PT IN THE CEN LN OF GILES RD 1617.8 FT S OF N LN OF SEC 11 TH S 88DEG48'E 160 FT TH S PAR WITH CEN LN OF SD RD 140 FT TH N 88DEG48'W 160 FT TO CEN LN OF SD RD TH N 140 FT TO BEG. SEC 11 T4S R1E Comments: This vacant lot is approximately 0.40 acres of land. The ground slopes up from the road but is mostly level. There was a septic cover in the middle of the lot. Dirt U shaped drive wraps around the property. Surrounded by farmland. One large tree by the road. Pile of large rocks. Tall grass throughout. There was a building previously on this property but it has been removed. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. Located in the Columbia School District District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$380.94	8397 GILES RD BROOKLYN	\$35,261.90
3429	Parcel ID: 000-19-24-481-031-80; Legal Description: LOT 80 LIGHTHOUSE VILLAGE Comments: This vacant lot is approximately 0.13 acres of land. On the corner of Huron Cir and St Clair Cir. The roads end at this property and then become unimproved. This lot is in a subdivision that is in the process of being built. Adjacent to LOT#3430 to the West. Level ground. Grassy with many young saplings. Located in the Columbia School District District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$91.75	HURON CIR BROOKLYN	\$1,691.03
3430	Parcel ID: 000-19-24-481-031-81; Legal Description: LOT 81 LIGHTHOUSE VILLAGE Comments: This vacant lot is approximately 0.10 acres of land. This lot is on an unimproved road but it is close to where the paved road ends and it is easily accessible. This lot is in a subdivision that is in the process of being built. Adjacent to LOT#3429 to the East. Level ground. Grassy with saplings. Portions of the lot have been recently mowed. Located in the Columbia School District District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$91.75	ST CLAIR CIR BROOKLYN	\$1,691.03

3431	<p>Parcel ID: 010-01-20-103-020-01;Legal Description: PART OF BLK 10 VILLAGE OF SPRINGPORT BEG AT NW COR OF SEC 20, TH S ALG W SEC LN 297 FT TO S LN OF WILLOW ST, TH E ALG S LN OF WILLOW ST 379.5 FT TO A POB OF THIS DESCN, TH S 247.5 FT, TH W 199FT, TH S 247.5 FT, TH E 148.5 FT, TH S 165 FT, TH S 50 DEG W 86.36 FT, TH S 66 FT, TH S 13 DEG E 126.72 FT, TH S 02-09-00 W 66.76 FT, TH E 268.25 FT, TH N PAR TO W LN 648.93 FT, TH N 38 DEG E 260.59 FT, TH N 135.81 FT, TH W 379.5 FT TO POB. SEC 20 T1S R3W VILLAGE OF SPRINGPORT Comments: This commercial building sits on approximately 7.45 acres of land. Unfortunately the building is in poor shape. There are condemned notices posted on multiple sections of the building. This is an incredibly large building that is somewhere close to ~60,000 Sq Ft. The condition of the building varies a great deal as you go through the property. There are large portions of the building where the roof has completely caved in, areas where the walls have been torn down, and spots where the building appears fine. Most of the collapsed roof is still there with other debris and personal property underneath it. Some rooms in the building have personal property stored in them. The North West section of the building along Willow St is in the best shape. It looks like it was being used as an auto repair shop. There's car lift equipment and bolts in the floor for installation. Contamination indicators all throughout the building. The South section of the building is mostly cleared out. Large sections of the roof are missing. Graffiti throughout the building. There are sections where vegetation has begun to grow. It appears like someone has been in the process of cleaning up the area but it is unknown if they are still in the process. There is a dirt parking lot area at the corner of Willow St and Mill St. There are wooded sections of the property to the South and West. Vegetation is growing around the outside of the building and is very thick in some places. Dirt/grassy drive that runs on the West side of the building and a paved drive that runs along the Easy section. There is a break in the building near the middle where you can drive through. This is going to be a very large undertaking. Be prepared for a large clean up and major work to get this area back in working order. Please do your homework before bidding on this property. In the Springport Public School District. Additional Disclosures: 5; 21; 65; 31; 36; 47; 22; 13 (see key for full text) Summer Tax Due: \$2,133.14</p>	120 WILLOW ST SPRINGPORT	\$16,905.81
3432	<p>Parcel ID: 014-07-30-353-004-01;Legal Description: THE SOUTH 90.42 FT OF LOTS 15, 16, 17 BLOCK 1 OF SUTTON'S ADDITION TO THE VILLAGE OF PARMA Comments: This is a bundle of two vacant lots. One is approximately 0.41 and the other is 0.18 acres of land. Together they are ~0.59 acres. Paved driveway on the East portion of the parcel nearest the road. Appears to be mostly level. Thick vegetation throughout but not too difficult to traverse. Mix of old trees and saplings. Next to a car wash to the West. Nice spot to build or for one of the adjacent neighbors looking to increase their property size. Located in the Western School District District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: (see key for full text) Summer Tax Due: \$99.16</p>	MCLAIN RD PARMA	\$1,446.16
3433	<p>Parcel ID: 053-07-30-351-007-01;Legal Description: THE N 41.58 FEET OF LOTS 15,16,17; BLOCK 1 ; SUTTONS ADDITION TO THE PARMA VILLAGE Comments: This vacant lot is approximately 0.18 acres of land. Located in the Western School District District. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$51.48</p>	MCLAIN RD PARMA	\$1,080.32
3434	<p>Parcel ID: 070-18-33-455-005-00;Legal Description: LOT 5 "MIRROR LAKE NO 1" Comments: This vacant lot is approximately 0.41 acres of land. Wooded lot with thick vegetation throughout. Wet land indicators to the West. Close to Mirror Lake. Ground slopes down from the road. Located in the Hanover-Horton Schools District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$205.25</p>	116 WEST SHORE DR JEROME	\$1,547.54

3436	<p>Parcel ID: 1-056600000; Legal Description: LAND COM AT NW COR OF LOT 2 BLK 5 NORTH STAR ADD ON E LN OF LANSING AVE TH E 8 RDS TH N 4 RDS TH W 8 RDS TH S 4 RDS TO BEG NE 1/4 NW 1/4 SEC 34 T2S R1W Comments: This house sits on approximately 0.21 acres of land. This property is labeled as commercial but it looks like its been turned into a residential building. The inside of the home is in poor shape overall. A portion of the inside has cement slab flooring and another section with wood floors that are above the basement. There are normal stairs leading to the basement as well as a lift up latch door that gives you a second staircase to the basement. One bedroom on the main floor with another bedroom loft area on the second story. Bare subfloor on the second story. There is debris throughout the building with a large amount in the basement. Breaker box in the basement has two 100 amp breakers. There is an additional breaker box on the second floor. One and a half bathrooms. Looks like a lot of DIY construction has taken place. The inside of the home is sectioned off in a odd manor. The side of the building that has large glass storefront windows has wood framing behind them like the owner has built walls up around the windows. The front of the building has large windows spanning the length of the walls. They have been blacked out and many of them are broken. Mix of wood and vinyl siding needs repairs. Shingled roof is showing its age and is peeling and cracking. There were multiple areas inside the home showing signs of leaking. Water heater and furnace are still present. Neighbors stated the owner doesn't live here but comes and goes frequently. There are a few piles of debris behind the building as well as an old trailer. Poured foundation looks solid. This building will need some repairs. You could use it as a commercial property or see if you can change it into a residential home. Plenty of parking on the South side of the property. Driveway runs along the side of the building and leads to extra parking behind the home. This building is going to need a good deal of work but there is potential here. In the Jackson Public School District. Additional Disclosures: 50; 21; 66; 5 (see key for full text) Summer Tax Due: \$3,695.49</p>	1011 LANSING AVE JACKSON	\$13,034.58
3437	<p>Parcel ID: 1-058000000; Legal Description: N 77.25 FT OF LOT 12 LANSING AVE ADD Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot. Ground has a slight slope to the East. There are a few piles of tree/vegetation debris at the back of the property. Nothing to difficult to clean up. There is no driveway entrance at the curb. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$17.04</p>	413 ADAMS ST JACKSON	\$1,148.27
3438	<p>Parcel ID: 1-082400000; Legal Description: W 16 FT OF LOT 204 & E 29 FT OF LOT 205 C K PERRINE'S HILLSIDE SUB DIV Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot across the street from an apartment complex. Sits in between a home and wooded area. There are the remains of an old block foundation with steps leading to the South. There is a trailer and debris on the property but this looks like its from the adjacent house to the West that is being renovated. The trailer and debris will most likely be cleaned up when they are finished working. Ground is mostly level but slopes slighting to the East. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$17.40</p>	425 ST CLAIR AVE JACKSON	\$819.18
3439	<p>Parcel ID: 180-12-09-151-005-00; Legal Description: LOT 4 SUNNY DELL TRAILER HOME SITES Comments: The garage sits on approximately 0.32 acres of land. Overall the garage is in fair shape. Shingled roof was older but we did not see any leaks. It sits on a cement slab and has block foundation at the base of the building. They both looks generally solid. Minor cracks on the slab. Two fuse boxes in the interior had all the fuses pulled but looked intact. Gas meter and electric meter have been removed. The walls of the garage are showing their age. Some of the boards should be replaced and the whole garage needs a fresh coat of paint to help with rain protection. The garage was for the most part cleared out with a bit of debris here and there. Nice open grassy yard on the West portion of the lot. A few trees. Small metal fence panel behind the garage. Would be a good spot to put a small home. Please contact the local government unit to get more information about building before making any bids on this property. In the Western School District District. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$455.49</p>	7962 CABOT DR PARMA	\$4,865.79

3440	Parcel ID: 180-12-09-153-012-00; Legal Description: LOT 31 SUNNY DELL TRAILER HOME SITES Comments: This house sits on approximately 0.35 acres of land. Unfortunately the house has been condemned. The inside of the home is trashed. There is garbage and debris throughout. Unsanitary conditions. There is mold forming in multiple areas. The trailer sits on a mobile home pad. There was an addition built onto the side of the home. Mix of metal and vinyl siding. Flat roof on the trailer section and shingle on the addition. There are three sheds on the property. The two wood sheds in the back yard have been boarded up. They are in fair/poor shape. The wood exterior is showing its age. The small shed on the side of the trailer is in better shape with vinyl siding. Small gravel driveway. Wood porch on the side of the home has a wheel chair accessible ramp. The inside of the trailer has been animal damaged. The former residents abandoned their cats in this home. The house will need a great deal of work to get it back into living condition. Unable to access the entire home due to debris blocking doors. Gas meter still hooked up, electric meter has been removed. In the Western School District. Additional Disclosures: 66; 17; 46; 31; 32; 63; 62 (see key for full text) Summer Tax Due: \$523.80	7972 BRANDON DR PARMA	\$6,962.60
3442	Parcel ID: 2-100900000; Legal Description: W 1/2 OF LOT 33 BLK 7 STEWARD'S AMENDED ADD Comments: *PLEASE NOTE* The City of Jackson plans to DEMOLISH this home so please consider this to be a VACANT LOT. For more information regarding the demolition please contact the City of Jackson. 0.07 Acre lot on Oakhill Ave. Near the end of a cul de sac that abuts Business Highway 127 ROW. Property is located in the Jackson Public School District. Additional Disclosures: 64 (see key for full text) Summer Tax Due: \$375.58	710 OAKHILL AVE JACKSON	\$9,019.05
3443	Parcel ID: 2-101600000; Legal Description: E 1/2 OF LOT 1 BLK 8 STEWARD'S AMENDED ADD Comments: This vacant lot is approximately 0.13 acres of land. 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. The ground has hay, grass seed, and netting to help the lot grass over. There were a few freshly planted trees on the lot. New sidewalk along the road. Open and grassy. Ground slopes up from the road. Possible shared driveway to the West but difficult to determine. Please do your homework. Sits in between two homes. In the Jackson Public School District. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$309.76	411 W TRAIL ST JACKSON	\$7,925.68
3444	Parcel ID: 2-135400000; Legal Description: N 1/2 OF LOT 22 BLK 6 FOOTE & BENNETT'S ADD Comments: This house sits on approximately 0.16 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple vehicles on the property. House looks to be in over all fair shape. Wood siding is older and could use a fresh coat of paint. The roof has sections where the shingles are peeling and need to be replaced and other sections that look fine. Block foundation looks solid from what we could see. Windowed enclosed front porch. Mix of chain link and privacy fencing surrounds the home. There are large amounts of debris behind the home. Gas and electric meter are still attached and appear active. Beware of dog. Gravel driveway runs along the side of the home. The house looks to be in overall fair shape from the outside. The house has a lot of potential. In the Jackson Public School District. Additional Disclosures: 5; 45; 6; 33; 21 (see key for full text) Summer Tax Due: \$1,092.90	807 N WEST AVE JACKSON	\$13,569.33
3445	Parcel ID: 2-148900000; Legal Description: N 51 FT OF LOT 16 BLK 11 FOOTE & BENNETT'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot with a few large trees on the East border. Level ground. Sits between two homes. No driveway entrance at the curb. Located in the Jackson Public School District. 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. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$53.33	809 FOOTE ST JACKSON	\$4,135.47
3446	Parcel ID: 200-13-23-184-119-00; Legal Description: LOT 158 GOLFSIDE EXTENSION Comments: This house sits on approximately 0.09 acres of land. In the Vandercook Lake Public School District. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall fair/good shape. Its difficult to determine only having access to the exterior. Foundation was covered up by thin plywood. Mix of wood and vinyl siding is in decent shape the wood could use a fresh coat of paint. Shared gravel driveway runs along the side of the home and leads to a detached one car garage. The garage has a small addition built onto its side. The garage is in fair shape. Woods siding could use a fresh coat of paint. Small wood porch on the back of the home. Small grassy backyard. Shingled roof is in fair shape no major damage seen. Nice small neighborhood. This is a decent property. Don't miss out on your chance to pick this one up. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$639.68	403 MEYERS AVE JACKSON	\$6,354.46

3447	<p>Parcel ID: 4-039300000; Legal Description: E 2 FT OF LOT 6 & W 1/2 OF LOT 7 BLK 5 LIVERMORE WOOD & EATON'S ADD Comments: This house sits on approximately 0.08 acres of land. The adjacent house had a dog off leash roaming their proerpty. Please use caution if visiting this property in person. The house is in overall fair shape but it needs a lot of repair work. Nice wood accents throughout the home. Built in cabinets. Four Bedrooms and one bathroom. The basement was cleared out. Furnace and water heater were still present. 150 amp breaker box. The drywall that is in the basement is starting to form mold. There is a hole for a sump pump but there is no pump. Basement felt damp. The house is difficult to see from the outside. There are trees and bushes growing up all over the sides of the house. There are thick vines growing around the pipes where the gas meter was removed. Electric meter removed as well. Nice wood floors throughout most of the house. Unfortunately there is evidence that animals have gotten inside the home. Large amounts of animal droppings throughout the second and third floors. Some of the plaster ceiling and walls have crumbled. Small back yard. Cement front porch. This house will need a great deal of work but the bones feel solid. There is a lot of potential here. This was a beautiful home at one point and should be brought back to its prime. Don't miss out on this one. In the Jackson Public School District. Additional Disclosures: 63; 66; 45; 32 (see key for full text) Summer Tax Due: \$831.76</p>	328 W MASON ST JACKSON	\$30,754.49
3448	<p>Parcel ID: 4-042100000; Legal Description: LOT 3 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B6S R1W Comments: This vacant lot is approximately 0.20 acres of land. Paved parking lot next to the Men Of God Ministries. The South portion of the lot is grassy. Level ground. Labeled commercial. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$81.69</p>	608 GREENWOOD PL JACKSON	\$3,132.75
3449	<p>Parcel ID: 4-089200000; Legal Description: S 16.5 FT OF LOT 11 & N 1/2 OF LOT 12 BLK 3 C E WEBB'S ADD Comments: This house sits on approximately 0.20 acres of land. The house is in overall poor condition. Mix of block and stone foundation is crumbling in many areas. The shingled roof is in poor shape with visible leaking damage in one of the upstairs bedrooms. Three bedroom one bathroom home. Mix of composite, wood, and metal siding needs repairs and a fresh coat of paint. Paved driveway runs along the side of the house and leads to a detached garage. The garage is in poor shape as well. Foundation is crumbling. The shingled roof is missing sections. There are holes in some of the walls. It looks like the garage foundation has settled causing one side of the building to sag. 60 amp breaker box, furnace and water heater are still present but look older. The pipes in the basement have rust. The floors on the main level are engineered linoleum. The floors on the second level are older wood. The ceiling in one of the bedrooms is falling in. One of the bedrooms closets had mold forming. The house will need a lot of work before its back in good living condition. Electric meter is still connected as well as the gas meter. In the Jackson Public School District. Additional Disclosures: 32; 5; 34 (see key for full text) Summer Tax Due: \$324.58</p>	1041 MAPLE AVE JACKSON	\$4,510.16
3450	<p>Parcel ID: 4-098000000; Legal Description: LAND COM AT A PT ON E LN OF JACKSON ST 10 RDS S OF S LN OF ROCKWELL ST TH E 8 RDS TH S 2 RDS TH W 8 RDS TH N 2 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W Comments: This vacant lot is approximately 0.10 acres of land. Level ground. Open and grassy. There is some vegetation debris on the back of the property. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$9.02</p>	1111 S JACKSON ST JACKSON	\$3,369.76
3452	<p>Parcel ID: 4-150900000; Legal Description: LAND COM AT A PT 132 FT S OF S LN OF HIGH ST & 115.78 FT E OF E LN OF MAPLE AVE EXTENDED S TH E 80 FT TH S 132 FT TH W 80 FT TH N 132 FT TO BEG NE 1/4 NE 1/4 SEC 10 T3S R1W Comments: This vacant lot is approximately 0.24 acres of land. Level ground. Open and grassy with a trees and bushes on the East and West sections. There was a small amount of debris in the wooded areas. Such as an old tire and some bottles. Nothing to difficult to clean out. Across the street from a commercial building. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$19.04</p>	RANDOLPH ST JACKSON	\$1,193.40

3453	<p>Parcel ID: 4-155700000; Legal Description: LAND COM AT INTERS OF W LN OF MAPLE AVE EXT S WITH N LN OF DOUGLAS ST TH W 93.8 FT TH N 40.5 FT TH E 93.8 FT TH S 40.5 FT TO BEG NE 1/4 NE 1/4 SEC 10 T3S R1W Comments: This house sits on approximately 0.09 acres of land. This house is in overall poor shape. The inside of the home is trashed with garbage and debris throughout. Block foundation has cracking and has shifted in areas. Shingled roof looked to be in fair shape on the South section but the North section is in very poor shape. There was a spot in the bathroom where you can see outside. Wood siding is in poor shape and needs repairs. Plaster ceilings are falling in and some of the walls are as well. Two bedroom one bathroom. The basement is full of garbage and not traversable. Older octopus furnace. Break box still present. This house will need a great deal of work before its back in good living condition. Please do your homework and be prepared. Partial cement driveway to the West is cracking. Small grassy backyard. Gas meter hooked up but the electric meter is still present. In the Jackson Public School District. Additional Disclosures: 5; 21; 66; 34; 31 (see key for full text) Summer Tax Due: \$736.04</p>	1414 MAPLE AVE JACKSON	\$6,034.33
3454	<p>Parcel ID: 485-13-10-453-060-00; Legal Description: LOT 72 AND THE W 1/2 OF LOT 73 SOUTHLANDS Comments: This house sits on approximately 0.17 acres of land. In the Jackson Public School District. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall good condition. Shingled roof looks fairly new. Block foundation looks solid no cracking. The foundation for the enclosed front porch has some cracking and may need some repairs. The vinyl siding is in good shape but could use a wash. In a nice small neighborhood. Chain link fenced in back yard that has a shed siting on a block foundation. The shed is in fair shape but looks old. The garage sits on a cement slab. Partial dirt driveway turns into a cement two track. Large wooden porch on the rear entrance. The foundation under the porch is crumbling and will need attention. Small grassy front and back yard with a few trees. Electric and gas meter are still hooked up and appear active. The house looks good but we were only able to look at the exterior. This house has a lot of potential. Don't miss your chance at picking this one up. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$618.48</p>	2646 BOW ST JACKSON	\$7,123.51
3455	<p>Parcel ID: 5-006300000; Legal Description: S 34 FT OF N 1/2 OF LOT 5 EX W 48 FT B3S R2E OF ORIGINAL PLAT OF VILLAGE OF JACKSONBURG Comments: This building sits on approximately 0.06 acres of land. The building is in fair shape. Repairs are needed but I believe it is manageable. Brick interior and exterior. Commercial window front on street side. There are four doors on the rear of the building and 3 doors on the front of the building. The drain pipes are broken on the second floor and it appears there is a hole in the roof near this location. There is evidence of leaking. The basement is wet, the wood floors on the main floor are in poor shape near the leak and the second story wood floors are showing damage as well. Flat roof. The main floor is sectioned in half by wood framing down the middle. These two areas have there own entry ways. Access to the second floor is only on the South side section. Some of the wood flooring looks like it can be salvaged. Sky lights on the second floor provide great lighting. Some of the windows have been broken and are now boarded up. Nine spots for electric meters on the back of the building. There is only one electric meter still present. Gas meter is located in the basement. The cement foundation has a few cracks in the basement. There is a section of brick with a significant crack spanning from the floor up to the ceiling on the South East corner (see photos). The South side of the building has had metal siding installed by the owners of the parking lot. This is a really cool building that deserves to be renovated. There are many possibilities for a building like this and the location is great too. If you are a commercial business owner looking for a building and don't mind getting you hands dirty this is a great opportunity. In the Jackson Public School District. Property is connected to LOT#3456 which includes the parking area behind the home. Consider purchasing both if you need all of the building and the parking. Additional Disclosures: 34; 5; 50; 22 (see key for full text) Summer Tax Due: \$3,663.60</p>	304 S MARTIN LUTHER KING JR DR JACKSON	\$17,261.18

3456	<p>Parcel ID: 5-006400000; Legal Description: 0062 N 32 FT OF LOT 5 & S 34 FT OF N 66 FT OF W 48 FT OF LOT 5 B3S R2E OF ORIGINAL PLAT OF VILLAGE OF JACKSONBURG</p> <p>Comments: This building sits on approximately 0.13 acres of land at the corner of E Washington Ave and Francis St. It appears that this building was once a pub. There is a commercial kitchen with three walk in refrigerators/freezers. Exterior is a mix of brick and metal. Metal sidewalk overhanging roof wraps around the North and East sides of the building. There are two doors on the North side of the building and one on the rear. Three electric meter spots on the rear of the building. All meters have been removed. Gas meter is still hooked up in the basement. The brick wall has a section that is crumbling near the electric mains that will need attention. The flat roof has issues. There is a large hole that has allowed rain to damage the interior of the building. Most of the floors and the basement are wet, the floors on the main floor are cement and tile, the second story wood floors are showing damage near the leaks. There are area on the second story that have been framed out. Some fresh lumber stacked up. Some of the wood flooring looks like it can be salvaged but there are sections that will need to be replaced. Some of the windows have been broken and are now boarded up. Gas meter is located in the basement. The foundation looks pretty solid but there are a few areas that are crumbling and will need to be repaired. There are many possibilities for a building like this and the location is great too. If you are a commercial business owner looking for a building and don't mind getting you hands dirty this is a great opportunity. The building will require a great deal of work but it has a lot of potential for someone willing to put in the time and money. In the Jackson Public School District. Property is connected to LOT#3455 Consider purchasing both if you need all of the building. Additional Disclosures: 22; 50; 5 (see key for full text)</p> <p>Summer Tax Due: \$2,785.99</p>	133 E WASHINGTON AVE JACKSON	\$15,995.84
3457	<p>Parcel ID: 5-037600000; Legal Description: LOT 5 BLK 4 KNAPP'S ADD</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. There was a house previously on this property but it has been removed. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. The lot is open dirt with a few trees that were recently planted. Flat level ground. Please contact the local government unit to get more information about building before making any bids on this property. Brand new side walk and curb along Adrian Ave. In the Jackson Public School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$1,234.15</p>	911 ADRIAN AVE JACKSON	\$4,958.62
3458	<p>Parcel ID: 5-050200000; Legal Description: S 63 FT OF N 1/2 OF LOTS 11 & 13 BLK 14 KNAPP'S ADD</p> <p>Comments: This vacant lot is approximately 0.19 acres of land. Open grassy lot. There is a small amount of debris in the middle of the lot. Level ground. It looks like the fence to the South is encroaching onto this lot. Other encroachments are possible. Both adjacent properties to the South look very close to this property. The trees to the South look to be on the property as well. Please do your homework on this one before bidding. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23; 39 (see key for full text)</p> <p>Summer Tax Due: \$34.15</p>	921 EVERHARD ST JACKSON	\$1,894.64
3459	<p>Parcel ID: 5-052000000; Legal Description: LOT 3 BLK 16 KNAPP'S ADD</p> <p>Comments: This house sits on approximately 0.20 acres of land. Chain link fenced in yard with gate for sidewalk entrance and a gate for the driveway. Paved driveway runs along the side of the house and leads to a detached two car garage. The garage is full of personal belongings and debris. Cement slab foundation on garage looks good. Shingled roof looks older with vegetation build up but did not see signs of leaking. Siding is in ok shape but most of the walls are covered in thick vegetation. There is also a small shed in the side yard as well. Its in fair shape but the lock and latch has been broken and the doors are now boarded. The inside of the home is dirty. There was a racoon living in the home but has expired in the bathroom. Two bedroom one bathroom. Mix of linoleum and carpet. There is debris and garbage throughout the home. The garage is completely full of debris and is difficult to traverse. There are four electrical boxes in the basement. Two are fuses and two are breakers. Sump pump. Furnace, water heater and water softener are all still present. The copper piping is rusting. The shingled roof on the home looks fair. No major damage seen and no leaking found in the home. Soffit damage in a few areas. Gas and electric meter are still hooked up. Metal security doors on all the entrances. Mix of block and poured cement foundation looks solid. Wheel chair accessible ramp on the front entrance. Large windowed mudroom on the side of the home. Mix of wood and vinyl siding looks fair could use some new paint. Its difficult to tell the state of it because the North side of the house is covered in vegetation. This house has a lot of potential. Would be a great fixer upper. In the Jackson Public School District. Additional Disclosures: 21; 66; 63 (see key for full text)</p> <p>Summer Tax Due: \$784.51</p>	808 EVERHARD ST JACKSON	\$4,699.34

3460	<p>Parcel ID: 5-073700000; Legal Description: LOT 5 BLK A MOORE'S ADD Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house is in poor condition. The windows and doors have been boarded shut and there is debris piled up around them. The inside of the home looks to be in poor shape. Visible paint and ceiling collapse. Unsafe/Condemned notice posted on the front entrance. There is a Uninhabitable Dangerous building notice posted as well. Do your homework on this one before building. The building is set up as a duplex. Partial cement driveway runs along the side of the home and leads to a nice open grassy back yard. There is vegetation growing up around the home. Some of the trees are growing into the building. There are three gas meters and two electric meters. The shingled roof is old showing peeling and cracking. Block foundation looks solid. Vinyl siding is in decent shape. Enclosed front porch area. This property is going to need a great deal of work and the code violations fixed before it habitable and back in good living condition. Be prepared. In the Jackson Public School District. Additional Disclosures: 18; 5; 31; 46 (see key for full text) Summer Tax Due: \$661.71</p>	108 MOORE ST JACKSON	\$26,734.94
3461	<p>Parcel ID: 5-110400000; Legal Description: LAND COM ON E LN OF S MARTIN LUTHER KING JR DR (FORMERLY FRANCIS ST) 74.25 FT S OF S LN OF RIDGEWAY ST (FORMERLY S HILL ST) TH E 132 FT TH S 66 FT TH W 132 FT TH N ON E LN OF S MARTIN LUTHER KING JR DR 66 FT TO POB SW 1/4 SW 1/4 SEC 2 T3S R1W Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot. Chain link fence along the South border. Small fire pit to the East. A few tall trees. Mostly level ground with a small slope down at the back of the property. Nice spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Located in the Jackson Public School District. 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. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$49.20</p>	1207 S MARTIN LUTHER KING JR DR JACKSON	\$7,048.05
3462	<p>Parcel ID: 5-132400000; Legal Description: E 22 FT OF LOT 5 & W 22 FT OF LOT 6 BLK 1 EGGLESTON'S ADD Comments: This house sits on approximately 0.12 acres of land. The house looks like it was in the middle of a renovation. Two bedroom one bathroom. Some of the windows have been replaced with new ones. Mix of wood floor and engineered flooring. The basement was in the process of being drywalled. Some of the rooms are nearly finished. Breaker box is hooked up and looks intact. Furnace and water heater are still present. Block foundation looks solid. Shingled roof looks older but is in fine shape. No leaks or major damage seen. This house is nearly move in ready. It has been cleared out so there is no garbage or debris to take care of. Vinyl siding on the home is in good shape a few small spots need attention but over all looks good. Cement driveway runs along the side of the home and leads to a detached one car garage. The garage is full of personal property and debris. The garage is in fair shape. Small addition on the back of the garage has shingle damage. Small grassy back yard with a couple trees. Cement slab in the back yard. Enclosed back porch with cement slab. This house has a lot of potential. Would be a great starting point for someone looking for a fixer upper. Gas meter still hooked up. Electric meter has been removed. In the Jackson Public School District. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$1,339.56</p>	134 DAMON ST JACKSON	\$6,175.53
3463	<p>Parcel ID: 5-176600000; Legal Description: LOT 4 BLK 6 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: This vacant lot is approximately 0.15 acres of land. Level ground for the most part. Slopes down slightly at the back of the property to the South. Open and grassy with a few trees. No driveway entrance at the curb. Ready for a new build. Please contact the local government unit to get more information about building before making any bids on this property. Located in the Jackson Public School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$20.49</p>	E ROBINSON ST JACKSON	\$1,106.86

3464	<p>Parcel ID: 5-183000000; Legal Description: LOT 14 BLK 11 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD</p> <p>Comments: This house sits on approximately 0.16 acres of land. The inside of the home has been trashed. There is garbage and debris throughout the home. The floors are in bad shape. Two bedroom one bathroom. Unable to access the basement do to the door being swollen shut. Lots of leftover food in the kitchen. Strong smell. Block foundation is not in terrible shape but its not in great shape either. Most of the blocks are level but the mortar is begging to fail in a lot of areas. Metal siding is in decent shape but a majority of it is covered up by thick vegetation that is growing up the side of the home. Shingled roof looks older and is showing signs of peeling and cracking. There is soffit damage around most of the roof. Back yard has a few trees and has thick vegetation growing. Electric and gas meter are still hooked up but appear to be inactive. This house will need a major cleaning before repairs can begin. Sanitation issues. The back door is boarded. Be prepared for some work on this one. In the Jackson Public School District.</p> <p>Additional Disclosures: 34; 66; 21 (see key for full text)</p> <p>Summer Tax Due: \$755.58</p>	312 E EUCLID AVE JACKSON	\$4,304.49
3465	<p>Parcel ID: 5-183100000; Legal Description: LOT 15 BLK 11 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD</p> <p>Comments: This house sits on approximately 0.16 acres of land. This house is in overall poor/fair shape. The house is full of garbage and other debris. The basement is very wet and there is mold beginning to form. Block foundation looks ok. There is some slight cracking here and there. Shingled roof is in decent shape. No major damage seen. Although it looked like there was some slight leaking at one point but it was repaired in one of the bedrooms. The gutters are in poor shape and will need repairs. Dirt driveway runs along the side of the home and leads to an overgrown back yard with a few trees. Gas and electric meter were still hooked up and were active. There was a light on in the basement. The stairs going down to the basement were falling apart and there was a large pile of debris blocking the way. Breaker box was open and looked like someone was working on it. Water heater and furnace were still present. The water in the basement leads me to believe there is some freeze damage. Four bedrooms and 1.5 bathrooms. Linoleum tiles over wood flooring. The floors all feel wavy and will most likely need attention. The enclosed front porch area has some damage on the wood siding. This house will need a major cleaning and repairs before its back in good living condition. Be prepared. In the Jackson Public School District. Additional Disclosures: 66; 32; 35; 21 (see key for full text)</p> <p>Summer Tax Due: \$580.56</p>	316 E EUCLID AVE JACKSON	\$8,323.25
3466	<p>Parcel ID: 5-198200000; Legal Description: LOT 49 SOUTH GARDENS SUB DIV</p> <p>Comments: This vacant lot is approximately 0.13 acres of land. Wooded lot with thick vegetation throughout. It appears people have been dumping their garbage on this lot as well as other properties surrounding it. There is a rotting smell in the area. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23; 66 (see key for full text)</p> <p>Summer Tax Due: \$14.53</p>	ADDISON ST JACKSON	\$643.63
3467	<p>Parcel ID: 6-0382.0100; Legal Description: S 76.4 FT OF LOT 1, ALSO THAT PART OF LOT 1 DESC AS COM AT INTERS OF S LN OF E MICHIGAN AVE WITH W LN OF SUMMIT AVE TH W ALG SD S LN OF MICHIGAN AVE TO A PT 30.5 FT E OF NE COR OF LOT 2, BLK 1, TH SLY 63.75 FT TO A PT 10.5 FT W OF E LN OF LOT 1, TH E 10.5 FT TH N ALG SD E LN OF LOT 1 TO BEG, BLK 1 EATON'S E ADD</p> <p>Comments: This vacant lot is approximately 0.09 acres of land. Odd shaped lot. There is road access on both E Michigan Ave and as well as Summit Ave. Open grassy lot with bushes and a few trees. Level ground. Located in the Jackson Public School District. Located next to the Henry Ford Allegiance Pain Management Center. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$178.19</p>	1317 E MICHIGAN AVE JACKSON	\$1,977.58
3468	<p>Parcel ID: 6-040700000; Legal Description: LOT 9 BLK 2 EATON'S EAST ADD</p> <p>Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot with a small wooded section. Mostly level ground. There is a cement driveway entrance at the road as well as a partial sidewalk that leads into the property. There is technically an alley to the North of the property but it does not look like it has been established and is grown over with vegetation. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$20.49</p>	1208 DEYO ST JACKSON	\$934.36

3473	<p>Parcel ID: 6-103600000; Legal Description: W 1/2 OF LOT 9 BLK 32 EAST ADD</p> <p>Comments: This vacant lot is approximately 0.10 acres of land. Side yard parcel. The lot is fenced in with the adjacent home to the East with wood privacy fence. Garden in the middle of the lot. Open and grassy with some trees on the South border. Encroachment issues. Partial concrete driveway. In the Jackson Public School District. Additional Disclosures: 44; 45; 39 (see key for full text)</p> <p>Summer Tax Due: \$27.39</p>	1817 CHAPIN ST JACKSON	\$697.31
3474	<p>Parcel ID: 6-125500000; Legal Description: E 31 FT OF LOT 3 BLK 2 CARR'S EAST ADD</p> <p>Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot. A few trees on the back South Portion. The ground slopes up from the road. No driveway entrance at the curb. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$14.14</p>	1811 PLYMOUTH ST JACKSON	\$904.22
3475	<p>Parcel ID: 6-145900000; Legal Description: 1464 LOT 16 ASSESSOR'S TOMLINSON PLAT</p> <p>Comments: This vacant lot is approximately 0.15 acres of land. There were a couple cars parked on the property on last visit but I believe they were from the workers on the adjacent properties. Sits in between Barb's Star Bar and Thuli's Pub. Gravel parking lot with a few grassy areas. Some trees on the North section. Level ground. Partially fenced in along the road. This would be a great purchase for one of the businesses looking to increase their parking lot. Located in the Jackson Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Possible commercial lot but was labeled residential by the USPS. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$194.65</p>	1108 PAGE AVE JACKSON	\$1,469.12
3477	<p>Parcel ID: 7-032300000; Legal Description: S 29.88 FT OF S 1/2 OF LOTS 6 & 7 BLK 10 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT</p> <p>Comments: This house sits on approximately 0.10 acres of land. There was an uninhabitable notice posted to the front of the building stating no gas, electric, and water. The house looks to be in overall poor/fair shape. The stone foundation is old and much of the mortar has deteriorated and crumbled away. Most of the foundation is still up but there is a lot of cracking and some crumbling has begun. The front entrance to the home has new block foundation that looks good. The shingled roof is in poor shape overall but we did not see any leaks inside the home. Mix of old shingles and roll out shingle. Composite siding needs repairs in a few areas. Gas meter still hooked up. Electric meter has been removed. Water heater and old furnace still in the basement but it is an old furnace and the water heater is rusted and has been cut from the water lines. Small dirt floor basement felt dry. Two bedroom one bathroom. The house is full of debris. In the Jackson Public School District. The house will need a good amount of work before its back in good living condition. Once the roof and foundation are repaired/replaced this could be a nice home. There is an attic off of one of the bedrooms. Driveway entrance at the road with a dirt driveway on the side of the home. There was some tree debris in the back yard. Tree limb on the back side of the roof. Additional Disclosures: 21; 31; 34; 66 (see key for full text)</p> <p>Summer Tax Due: \$767.51</p>	309 N COLUMBUS ST JACKSON	\$4,512.52

3478	<p>Parcel ID: 7-076000000; Legal Description: LAND COM AT A PT ON E LN OF WATERLOO AVE 115.5 FT S OF S LN OF GANSON ST TH E 118 FT TH S 67.5 FT TH W 118 FT TO E LN OF WATERLOO AVE TH N 67.5 FT TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W Comments: This house sits on approximately 0.19 acres of land. The house is going to need some work but the foundation looks solid and the shingled roof has been recently replaced. It looks like there is a lot of DIY construction going on inside this home and much of it will need to be redone. Incomplete construction. It looked like they were in the process of adding a new breaker box. Much of the wiring is gone but it doesn't look like it was from harvesting. All of the bathrooms are in poor shape and will need to be completely redone. Mix of wood and vinyl flooring. Some of the floors feel a bit saggy. The home has a lot of debris inside of it mostly on the main floor. The basement has a older boiler heater but it appears that the former residents were going to change this out. All of the heater boxes in the rooms have been gutted. No water heater was found. The basement was partially finished but has incomplete construction. Four bedroom three bathroom. Siding is in decent shape but needs a power wash. Foundation looks solid. Shingles look new. Gutters are in decent shape but need a few small repairs. Some brick work on the front entrance needs some repairs. Paved driveway leads to a detached one car garage. The garage is full of garbage and debris. Mix siding on the garage needs attention. The shingled roof looks ok and the cement foundation looked good. Chain link fence surrounds the property but the gate that crosses the driveway is missing. Open grassy yard with a couple small trees. This house has a lot of potential. The inside need to be completely renovated but there is a nice house here. Would be a great fixer upper. Gas meter still hooked up but the electric meter is gone. In the Jackson Public School District. Additional Disclosures: 63; 48; 50; 46 (see key for full text) Summer Tax Due: \$2,745.51</p>	523 N WATERLOO AVE JACKSON	\$7,137.11
3480	<p>Parcel ID: 7-117600000; Legal Description: S 1/2 OF LOT 11 BLK 11 EAST ADD Comments: This house sits on approximately 0.10 acres of land. Unfortunately the house is in poor shape. There is an dangerous condemned notice posted to the front of the home. The inside of the home is in very poor shape. Animal damaged throughout the entire home. Unsanitary. Very strong smell. There are large amounts of animal droppings and stains on all of the floors. Was not able to gain entry to the basement due to debris and garbage blocking the way. Two bedrooms upstairs. All of the floors will need to be redone. The shingled roof doesn't look bad but it appeared that one of the rooms on the second floor had some leaking. The ceiling had begun to collapse. The house is full of garbage and debris. The bedroom with ceiling issues was completely full and you can barely open the door to take pictures. One bathroom on main floor. Paved driveway runs along the side of the home and leads to a detached one car garage. The house has composite siding that is in decent shape. The garage has wood siding that is in decent shape but could use a fresh coat of paint. The house is boarded. This building will need a substantial cleaning and will likely need repairs before its back in living condition. Please be prepared. Gas and electric meter have been removed. In the Jackson Public School District. Additional Disclosures: 21; 46; 5; 31; 36; 66; 63 (see key for full text) Summer Tax Due: \$996.28</p>	213 N PLEASANT ST JACKSON	\$14,693.98
3482	<p>Parcel ID: 8-124000000; Legal Description: BEG AT NW COR OF EDGEWOOD ST (FORMERLY ALLEN ST) & NORTH ST TH W ON N LN OF NORTH ST 132 FT FOR POB OF THIS DESC TH N PARA WITH W LN OF EDGEWOOD ST 132 FT TH W PARA WITH N LN OF NORTH ST 57.64 FT TH SLY IN A STRAIGHT LINE TO N LN OF NORTH ST AT A POINT 59 FT 2 INCHES W OF POB TH E ON N LN OF NORTH ST 59 FT 2 INCHES TO BEG NW 1/4 NE 1/4 SEC 35 T2S R1W Comments: This vacant lot is approximately 0.18 acres of land. Open grassy lot. The ground slopes down from the East. A couple newly planted trees near the roadside with a large older tree to the North. 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. There is no driveway entrance at the curb. Located in the Jackson Public School District. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$265.80</p>	1206 E NORTH ST JACKSON	\$6,299.57

3483	<p>Parcel ID: 8-149100000; Legal Description: W 32.5 FT OF E 88 FT OF LOT 2 & W 32.5 FT OF E 88 FT OF S 26 FT OF LOT 3 BLK 5 MURPHY'S ADD Comments: This house sits on approximately 0.07 acres of land. This house is in overall good shape. It looks like a bank was in the process of selling. The house was winterized 2020 and all of the personal belongings have been removed. Clean house overall. Tile floors in the kitchen and bathroom. Carper through the rest of the home. The paint is chipping and peeling but there were no signs of leaks. The basement was slightly wet but it may be from the cracks in the cement floor allowing ground water to seep up. Furnace and water heater are still present and hooked up. Block foundation looked solid. The shingled roof looks fairly new. Vinyl siding is in good shape. The wood siding is peeling is certain spots and could use some attention. Enclosed mudroom front entrance. Newer windows. Two bedroom 1.5 bathrooms. Gravel driveway runs along the side of the home and leads to a detached one car garage. The shingles on the garage look new as well. Vinyl siding in good shape. The cement slab is cracking in many areas. Small grassy backyard. This house is move in ready. After an initial cleaning and fresh paint job this will be a nice home. Don't miss out on this one! Gas meter still hooked up. Electric has been removed. In the Jackson Public School District.</p> <p>Summer Tax Due: \$1,089.11</p>	1112 E GANSON ST JACKSON	\$5,045.56
3484	<p>Parcel ID: 000-11-36-101-005-00; Legal Description: A PCL OF LD IN NW 1/4 OF SEC 36 DESCD AS---BEG AT NW COR OF SD SEC TH E ALG N SEC LN 1761.5 FT TO A PT FOR PL OF BEG OF THIS DESCN WH SD PT IS AT INTERSECTION OF CEN LN OF KEELER RD WITH CEN LN OF PARSONS RD THS ALG CEN OF PARSONS RD 132 FT TH S 83DEG 15'W 337 FT TH S 73DEG W 159 FT THN PAR WITH W SEC LN TO CEN OF KEELER RD TH ELY ALG CEN OF SD RD TO BEGEXC THEREFROM THE W 12 RDS 5 FT THEREOF. SEC 36 T3S R3W 1.1000 A Comments: This house sits on approximately 1.10 acres of land. On the corner of Parsons Rd and Keeler Rd. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a large dog on the property at the time of last visit. Please use extra caution. Metal siding and metal roof on the home. There is a section of the exterior wall that is bare OSB board. The poured foundation is cracked and has shifted. Well water. Did not see an electric meter. Dirt/gravel driveway. Large metal storage barn next to the home. Wood post foundation. Metal roof and metal siding are in fair shape. The house will need some work. Be prepared. Please contact the local government unit to get more information about building before making any bids on this property. In the Concord Community School District. Additional Disclosures: 21; 33; 6; 45; 34 (see key for full text)</p> <p>Summer Tax Due: \$373.32</p>	10697 KEELER RD CONCORD	\$9,430.70
9993411	<p>Parcel ID: 000-08-17-393-004-00; Legal Description: LOT 89 NORTHWEST MOBILE HOMES EXTENSION NO. 2 Comments: This house sits on approximately 0.20 acres of land. Unfortunately the trailer and garage are in poor shape. The electrical and plumbing have been harvested. There is graffiti and vandalism in the home. Multiple sections of the exterior wall have been ripped off. The garage door is broken and has been boarded. Many of the windows have been boarded as well. The trailer is sitting on a mobile home pad. It looks like there was a DIY addition built to connect the trailer to the garage. Many of the walls have holes and some of the floors do as well. Could not find a breaker box or a water heater in the house. Furnace is still present but its condition is unknown. The garage is full of debris and the broken door is still there. There are two electrical break boxes in the garage. Gas meter and electric meter still connected. There were two vehicles in poor shape parked on the side of the garage. Many piles of garbage and debris have been dumped behind the building. There is a small metal shed behind the home as well. Paved driveway leads to the two car garage with additional parking on the North section. Flat roof on trailer with shingle on the garage. The shingles are showing their age peeling and cracking. This property will need work be prepared. In the Northwest School District. Additional Disclosures: 48; 46; 47; 17; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	4073 GARLAND DR JACKSON	\$6,591.48

9993455	<p>Parcel ID: 5-006300000; Legal Description: S 34 FT OF N 1/2 OF LOT 5 EX W 48 FT B3S R2E OF ORIGINAL PLAT OF VILLAGE OF JACKSONBURG Comments: This building sits on approximately 0.06 acres of land. The building is in fair shape. Repairs are needed but I believe it is manageable. Brick interior and exterior. Commercial window front on street side. There are four doors on the rear of the building and 3 doors on the front of the building. The drain pipes are broken on the second floor and it appears there is a hole in the roof near this location. There is evidence of leaking. The basement is wet, the wood floors on the main floor are in poor shape near the leak and the second story wood floors are showing damage as well. Flat roof. The main floor is sectioned in half by wood framing down the middle. These two areas have there own entry ways. Access to the second floor is only on the South side section. Some of the wood flooring looks like it can be salvaged. Sky lights on the second floor provide great lighting. Some of the windows have been broken and are now boarded up. Nine spots for electric meters on the back of the building. There is only one electric meter still present. Gas meter is located in the basement. The cement foundation has a few cracks in the basement. There is a section of brick with a significant crack spanning from the floor up to the ceiling on the South East corner (see photos). The South side of the building has had metal siding installed by the owners of the parking lot. This is a really cool building that deserves to be renovated. There are many possibilities for a building like this and the location is great too. If you are a commercial business owner looking for a building and don't mind getting you hands dirty this is a great opportunity. In the Jackson Public School District. Property is connected to LOT#3456 which includes the parking area behind the home. Consider purchasing both if you need all of the building and the parking. Additional Disclosures: 5; 34; 22; 50 (see key for full text) Summer Tax Due: TBA</p>	304 S MARTIN LUTHER KING JR DR JACKSON	\$17,261.18
9993459	<p>Parcel ID: 5-052000000; Legal Description: LOT 3 BLK 16 KNAPP'S ADD Comments: This house sits on approximately 0.20 acres of land. Chain link fenced in yard with gate for sidewalk entrance and a gate for the driveway. Paved driveway runs along the side of the house and leads to a detached two car garage. The garage is full of personal belongings and debris. Cement slab foundation on garage looks good. Shingled roof looks older with vegetation build up but did not see signs of leaking. Siding is in ok shape but most of the walls are covered in thick vegetation. There is also a small shed in the side yard as well. Its in fair shape but the lock and latch has been broken and the doors are now boarded. The inside of the home is dirty. There was a racoon living in the home but has expired in the bathroom. Two bedroom one bathroom. Mix of linoleum and carpet. There is debris and garbage throughout the home. The garage is completely full of debris and is difficult to traverse. There are four electrical boxes in the basement. Two are fuses and two are breakers. Sump pump. Furnace, water heater and water softener are all still present. The copper piping is rusting. The shingled roof on the home looks fair. No major damage seen and no leaking found in the home. Soffit damage in a few areas. Gas and electric meter are still hooked up. Metal security doors on all the entrances. Mix of block and poured cement foundation looks solid. Wheel chair accessible ramp on the front entrance. Large windowed mudroom on the side of the home. Mix of wood and vinyl siding looks fair could use some new paint. Its difficult to tell the state of it because the North side of the house is covered in vegetation. This house has a lot of potential. Would be a great fixer upper. In the Jackson Public School District. Additional Disclosures: 21; 66; 63 (see key for full text) Summer Tax Due: TBA</p>	808 EVERHARD ST JACKSON	\$4,699.34
9993460	<p>Parcel ID: 5-073700000; Legal Description: LOT 5 BLK A MOORE'S ADD Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house is in poor condition. The windows and doors have been boarded shut and there is debris piled up around them. The inside of the home looks to be in poor shape. Visible paint and ceiling collapse. Unsafe/Condemned notice posted on the front entrance. There is a Uninhabitable Dangerous building notice posted as well. Do your homework on this one before building. The building is set up as a duplex. Partial cement driveway runs along the side of the home and leads to a nice open grassy back yard. There is vegetation growing up around the home. Some of the trees are growing into the building. There are three gas meters and two electric meters. The shingled roof is old showing peeling and cracking. Block foundation looks solid. Vinyl siding is in decent shape. Enclosed front porch area. This property is going to need a great deal of work and the code violations fixed before it habitable and back in good living condition. Be prepared. In the Jackson Public School District. Additional Disclosures: 18; 5; 31; 46 (see key for full text) Summer Tax Due: TBA</p>	108 MOORE ST JACKSON	\$26,734.94

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.

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.

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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.

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

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.

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

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.

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjamb, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

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.

64: The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

65: A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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**.