

# Public Land Auction

Branch, Hillsdale, Jackson

*August 5th, 2025*

Branch, Hillsdale, and Jackson Counties



***Location:***

Online  
[www.tax-sale.info](http://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](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://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](http://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](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### **H. Limitations on Bidding**

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### **I. Attempts to Bypass These Rules and Regulations**

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

### **4. Terms of Sale**

#### **A. Payment**

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

#### **B. Refund Checks**

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

#### **C. Dishonored Payment**

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

#### **D. Eligible Buyers**

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

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



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

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

## E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

## F. Cancellation Policy

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

## G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

## 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

## 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

## **B. Occupied Property**

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

## **9. Additional Conditions**

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

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

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

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

## Branch

Lot #	Lot Information	Address	Min. Bid
1300	<b>Parcel ID:</b> 010-B50-000-021-00; <b>Legal Description:</b> LOT 21 BLOSSOM LAKE PLAT SEC 30 T5S R8W. <b>Comments:</b> Approximately 0.28 acres. Residential Zoning Code R-1. Located in the Colon Community School District. Unfortunately the building is in poor condition and appears to have been abandoned for some time. The doublewide has collapsed and is most likely a loss. Block foundation is sinking and cracking in areas. Lots of debris surrounds the home. Multiple trees have fallen over in the back yard. Tall grass and saplings throughout the property with a handful of mature trees. The location is the real gem here. Located just across the street from Blossom Lake. This would be a great spot to build a small cottage or put a large barn to store all your lake toys. Approximately 150 feet of road frontage on Blossom Lake Rd. Triangular in shape. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 63; 34; 21; 17; 5; 66; 36 (see key for full text) <b>Summer Tax Due:</b> \$159.68	1283 S BLOSSOM LAKE DR COLON	\$1,314.71
1301	<b>Parcel ID:</b> 010-C30-000-168-00; <b>Legal Description:</b> LOT 168 CHEROKEE LAKE ESTATES SEC 12 T5S R8W. <b>Comments:</b> Approximately 0.17 acres. Located in the Union City Community School District. Zoning Code R-1. The property consists of tall grass, open space, with a mix of trees throughout. Mostly flat ground with a very slight slope up to the West. Approximately 60 feet of road frontage on Ottawa Drive. ~120 feet deep. Nestled between a home and a similar sized vacant lot. Located just South of Union Lake. If you live in the neighborhood this a great opportunity to get some extra space. It could be the site of your new storage barn or cottage. Nice spot to store a boat. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$31.68	OTTAWA DR/VACANT UNION CITY	\$404.76
1302	<b>Parcel ID:</b> 021-000-021-006-00; <b>Legal Description:</b> UNION TOWNSHIP T5S R7W SECTION 4 LOTS 24 THRU 26 BLOCK 21 VILLAGE OF UNION CITY. 0.311 AC. <b>Comments:</b> Approximately 0.30 acres. Located in the Union City Community School District. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Approximately 100 feet of road frontage along Crane St. Multiple dogs on the property. There was personal property still on the premise. The house is in overall fair/poor shape. Shingles don't look very old but the roof is sagging in multiple areas. Mix of poured foundation and stone. Crumbling in certain spots will need attention. Vinyl siding is missing sections. Large amount of debris surrounds the home. Chain link fenced in front entrance. Ground slopes up as you move South. This house will no doubt need some repairs and renovations. If the interior reflects the exterior condition there will be some work involved. Please be prepared. <b>Additional Disclosures:</b> 33; 6; 45; 21; 34 (see key for full text) <b>Summer Tax Due:</b> \$151.51	216 CRANE ST UNION CITY	\$7,858.00
1305	<b>Parcel ID:</b> 110-F20-000-246-00; <b>Legal Description:</b> FIESTA SHORES LOT 246 SEC 19-30 T7S R6W. <b>Comments:</b> Approximately 0.20 acres. Located in the Coldwater Community School District. This vacant lot sits in between Bingham Lake and Lake of the Woods. Partially wooded with some open areas with thick vegetation. Mix of mature and young saplings. Easily traversable. Mostly flat ground with a few raised areas. Approximately 60 feet of road frontage on Robin Dr. Nestled between a home and a similar sized vacant lot. If you live in the neighborhood this is a great opportunity to get some extra space. This could be the site of your new storage barn or cottage. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$13.41	ROBIN DR COLDWATER	\$422.99

## Hillsdale

Lot #	Lot Information	Address	Min. Bid
2700	<p><b>Parcel ID:</b> 006-222-480-14; <b>Legal Description:</b> LOT 33 ALSO S-1/5 LOT 34 BLACKMAR &amp; BEEBE'S ADD'N SECOND WARD AS OF 12/31/2018 - WARD 1. <b>Comments:</b> Approximately 0.39 acres. Located in the Hillsdale Community School District. Land Use Code 8001. Approximately 100 Feet of road frontage along N Manning St. As well as 100 feet along a alley on the West side of the property. No observed structures, however there was a building previously on the property but has since been removed. There is a partial sidewalk still remaining that enters into the property. Consists of mostly an open grassy lot with a handful of trees and bushes. Sits between two homes. Mostly flat ground with a very slight slope to the South. Nice large lot that was mowed and clean last visit. Nice area to rebuild. Close to downtown Hillsdale and the Hillsdale College. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 42; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$261.68</p>	178 N MANNING HILLSDALE	\$39,775.10
2701	<p><b>Parcel ID:</b> 006-227-251-29; <b>Legal Description:</b> LOT 30 0.15A RIPPONS ADDN SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD) AS OF 12/31/2018 - WARD 3. <b>Comments:</b> Approximately 0.15 acres. Located in the Hillsdale Community School District. Land Use Code 8001. Approximately 50 Feet of road frontage along Westwood St. ~130 feet deep. No observed structures. Consists of mostly an open grassy lot. Difficult to determine if there are any trees on the property. There are a couple that are very close to property line. Flat ground near the roadside with a downward slope near the middle of the property. Sits between a home and a vacant lot to the East. The adjacent lot to the East is LOT#2702 and is also available for sale this auction season. If you pick up both lots this would give you a nice sized lot to build. Clean lot that I imagine is being taken care of by neighbors. Nice area to rebuild. Close to downtown Hillsdale. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$175.81</p>	69 WESTWOOD ST HILLSDALE	\$36,212.99
2702	<p><b>Parcel ID:</b> 006-227-251-30; <b>Legal Description:</b> LOT 31 0.15A RIPPONS ADDN SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD) AS OF 12/31/2018 - WARD 3. <b>Comments:</b> Approximately 0.15 acres. Located in the Hillsdale Community School District. Land Use Code 8001. Approximately 50 Feet of road frontage along Westwood St. ~130 feet deep. No observed structures. Consists of mostly an open grassy lot with a couple trees. Flat ground throughout. Sits between a home and a vacant lot to the West. Lot was mowed and appears to be taken care of by neighbors. The adjacent lot to the West is LOT#2701 and is also available for sale this auction season. If you pick up both lots this would give you a nice sized lot to build. Nice area to rebuild. Close to downtown Hillsdale. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$170.68</p>	65 WESTWOOD ST DUPLEX HILLSDALE	\$45,626.08
2703	<p><b>Parcel ID:</b> 006-426-328-02; <b>Legal Description:</b> W4 S 37 FT OF W 99 FT OF LOT 134 SOUTH ADDN FOURTH WARD AS OF 12/31/2018 - WARD 4. <b>Comments:</b> Approximately 0.09 acres. Located in the Hillsdale Community School District Land Use Code 1001 Approximately 37 feet of road frontage on E Saint Joe St. ~99 feet deep. It appears there was once a building on this property but it has since been removed., therefore SEV may not accurately reflect current value. Consists of an open grassy lot. Clean lot, looks like the neighbors are maintaining it well. Mostly flat ground with a slight slope up from the road as you travel East on the property. Sits in between two houses. Would be a good purchase for one of the adjacent neighbors looking to increase their property size. Could be a nice spot for a small home or garage. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$185.36</p>	47 E ST JOE ST HILLSDALE	\$24,463.81

2704	<p><b>Parcel ID:</b> 006-435-127-03; <b>Legal Description:</b> PRT NE1/4 NW1/4 SEC 35 BEG W LN GRISWOLD ST 252 FT S OF N SEC LN TH W PAR WITH SD SEC LN 148.5 FT TH S 45 FT TH E PAR WITH SD SEC LN 148.5 FT TH N ON SD W LN GRISWOLD ST 45 FT TO POB. 0.15A UNPLATTED SEC 35 T6S R3W FOURTH WARD AS OF 12/31/2018 - WARD 4. <b>Comments:</b> Approximately ~0.19 acres. Located in the Hillsdale Community School District Land Use Code 8001. No Observed Structures but there are some partial remains of a structure on the West portion of the property. Mostly concrete blocks and some random wood. The lot is mostly cleared up and clean. Approximately ~45 feet of road frontage along Griswold St by ~145 ft deep. Consists mostly of mixed vegetation, trees and open grass. The ground has some slopes but wouldn't be difficult to level everything out. Just East of Mill pond and the Hillsdale County Fair. Next to a house to the North and the rest of the surrounding area is forest. Could be a good spot to build after clearing an area. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$156.05</p>	178 GRISWOLD ST VACANT HILLSDALE	\$1,590.11
2705	<p><b>Parcel ID:</b> 02 015 100 004 15 5 3; <b>Legal Description:</b> NW1/4 &amp; W1/2 W1/2 NE1/4 &amp; S3/4 E1/2 W1/2 NE1/4 EXC ALL LD LY SELY (REC SWLY) OF WLY R/W LN OF R/R ALSO EXC THE S 1359.2 FT THEREOF ALSO EXC THE N 1280.8 FT OF W 2650.19 FT LY IN NW COR THEREOF SEC 15 T5S R3W 24 A M/L. <b>Comments:</b> Approximately 24 acres. Located in the Jonesville Community School District. Land Use Code 8001. No observed structures. Approximately 670 feet of road frontage along East Litchfield Road. Appears to consist of mostly unused crop lands, woody wetlands, mixed forest and open space. Located just West of Cobb Lake. There was a semi trailer parked in the middle of the property as well as a travel trailer parked in the back. It appears some work was being done near the travel trailer. Multiple 4x4 posts have been installed in the ground. Electrical, well, and what appears to be a septic located near the road side. Some debris and personal property still on premise. This is a great looking property with a ton of potential. The surrounding area is mostly farm lands and the occasional neighbor. Would be a nice spot to build if you enjoy the country atmosphere and quiet solitude. Could also be prime hunting land. The possibilities are endless with this lot. Don't miss out! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 41; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$462.51</p>	1257 E LITCHFIELD RD JONESVILLE	\$7,408.13
2706	<p><b>Parcel ID:</b> 04 040 001 041; <b>Legal Description:</b> LOT 36 &amp; 37 BAKER MEADOWS SUB. <b>Comments:</b> Approximately 0.69 acres. Located on the North Adams-Jerome School District. Land Use Code: 1006. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Current resident was understanding but still use caution. Beware of dog on premise. The property sits on the corner of Opel Dr and Baker Rd in Jerome. Approximately 190 feet of road frontage along Baker Rd and ~150 on Opel Drive. There is a very large amount of personal property all throughout the property. Ranging from entire vehicles to piles of tires. It will take a great deal of work to remove all of the "debris" and other personal property. The mobile home is in decent but will need repairs as its starting to show its age. There is an addition built on to the side of the mobile. Skirt around the bottom of home and debris did not allow access. Undetermined foundation. Shingled roof is in fair shape. Multiple sections of the gutters have fallen off. Some fascia and soffit damage. There are chimneys coming from both the mobile and the metal storage barn. Large burn pile behind the home. Contamination indicators. There is a shed behind the home that has a walk down basement entrance. The metal storage barn is older but looks to be in fair shape. Can not determine foundation due to debris. This property will require a great deal of work to get it into a safe living environment. Please be prepared. <b>Additional Disclosures:</b> 45; 6; 21; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$105.24</p>	11015 OPEL DR JEROME	\$2,731.10
2707	<p><b>Parcel ID:</b> 04 060 001 007; <b>Legal Description:</b> LOT 7 HIGHLAND GREEN. <b>Comments:</b> Approximately 0.32 acres. Located in the Addison Community School District Land Use Code 8001. No observed Structures. Approximately 70 feet of road frontage on Greenridge Drive. The land consists mostly of open grassy space with a handful of trees. Level flat ground throughout. Third party stated there are association fees in this subdivision. Sits between two vacant lots of similar size. Just South of Lake LeAnn. Could be a nice spot to build a storage barn for all those summer toys. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$12.46</p>	11116 GLENCOE DR JEROME	\$778.70

2708	<p><b>Parcel ID:</b> 04 060 001 079; <b>Legal Description:</b> LOT 79 HIGHLAND GREEN. <b>Comments:</b> Approximately 0.33 acres. Located in the Addison Community School District Land Use Code 8001. No observed Structures. Approximately 75 feet of road frontage on Baker Street. The land consists mostly thick vegetation and a mix of trees. Terrain challenged. Slopes up drastically from the roadside then levels out to flat ground. Sits between two vacant lots. Just South of Lake LeAnn. Could be a nice spot to build a storage barn for all those summer toys. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$12.73</p>	10361 BAKER RD JEROME	\$718.37
2709	<p><b>Parcel ID:</b> 04 065 001 068; <b>Legal Description:</b> LOT 66 HIGHLAND HILLS SUB. <b>Comments:</b> Approximately 0.24 acres. Located in the Hanover-Horton School District. Land Use Code 8001. No observed Structures. Approximately 60 feet of road frontage on Highland Hills Dr. The land consists mostly thick vegetation and mixed trees. Terrain challenged. Ground slopes down drastically from the road. Would be difficult to build anything here. At the bottom of the hill is standing water. Sits between two vacant lots of similar size. Across the street from Lake LeAnn. Houses in the area are above average. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 41; 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$50.73</p>	11400 HIGHLAND HILLS DR JEROME	\$783.24
2710	<p><b>Parcel ID:</b> 04 095 001 383; <b>Legal Description:</b> LOT 379 LAKE LE ANN - CHERRY PARK PLAT TWO. <b>Comments:</b> Approximately 0.21 acres. Located in the Addison Community School District Land Use Code 8001. No observed Structures. Approximately 77 feet of road frontage on Galway Drive. The land consists mostly of open grassy space, thick vegetation and mixed trees. Mostly younger trees. Level flat ground. Sits between two vacant lots of similar size. The back portion of the borders a home on Crystal Lake Dr. Surrounded by Lakes. Lake LeAnn to the West. Crystal Lake to the East and Mirror Lake to the North. If you live in the area this could be a nice spot to build a storage barn for all those summer toys. Nice neighborhood. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement.</p> <p><b>Summer Tax Due:</b> \$31.61</p>	12169 GALWAY DR JEROME	\$1,065.58
2712	<p><b>Parcel ID:</b> 05 005 400 017 05 6 4; <b>Legal Description:</b> LAND IN SE COR OF S 20 A OF E1/2 W1/2 SE1/4 LY SE OF R/R R/W SEC 5 T6S R4W .23 A M/L. <b>Comments:</b> Approximately 0.23 acres. Located in the Litchfield Community School District Land Use Code 8001 No Observed Structures. Land Consists of tall grass and a handful of mixed trees. Triangular in shape. Corner lot with ~160 feet of frontage on Van Wert Rd and ~120 feet of frontage on Thompson Rd. The North border of the property runs along some railroad tracks. There was standing water on the property. Ground slopes down from the road as well as the railroad track. The shape and standing water may make it difficult to build. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 41; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.65</p>	VANWERT RD	\$698.49
2713	<p><b>Parcel ID:</b> 08 045 001 145; <b>Legal Description:</b> COM 66 FT N OF NE COR LOT 55 TH W 132 FT TH N 66 FT TH E 132 FT TH S 66 FT TO POB SEC 3 T6S R2W VILLAGE OF NORTH ADAMS 0.2 A. <b>Comments:</b> Approximately 0.20 acres. Located in the North Adams-Jerome School District. Land Use Code: 1001. Approximately 70 feet of road frontage along Pratt St and 200 feet deep. Unfortunately the building that once stood on this land has collapsed and is now obsolete. There is a very large amount of debris that needs to be cleared. Multiple piles of tires. Former owner stated they tore the building down due to the danger of it collapsing. There are three sheds on the property with personal property. There is an old RV on the side of the property. Third party stated it was partially on the adjacent land owners property. RV has sunk into the wet section of the property up to the axels. Was told there is an old septic but there is sewer access on the road now. Utilities are in the area. At the end of Pratt road. Very low traffic. There is a community baseball field just West of this lot. Would be a good opportunity for one of the adjacent land owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 13; 41; 21; 69 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$417.69</p>	212 PRATT ST NORTH ADAMS	\$8,649.10

2714	<p><b>Parcel ID:</b> 10 095 001 039; <b>Legal Description:</b> LOT 18 SUPERS PLAT OF DAILEY SUB.</p> <p><b>Comments:</b> Approximately 0.26 acres Located in the Reading Community School District Land Use Code: 1001. Unfortunately the home is in very poor shape and has been neglected for many years. The exterior walls are deteriorating and the shingled roof is nearly collapsed. The foundation is sinking and some sections of the house are sinking. The addition on the North side of the home has detached from the main house. The East wall of the home has collapsed allowing animals to enter the building. There is a large amount of debris inside and outside of the home. It looks like the previous owners used the East portion of the property to dump garbage. Electric meter has been removed and the power lines have been cut. Tall overgrown vegetation surrounds the home. Handful of mature trees in front of the home. Many saplings growing throughout the yard. This property will need a lot of attention before its back in good shape and the juice may not be worth the squeeze. Please be prepared for some work with this one. There was a well that serviced this property at one time however we believe the well has been capped and may sit on the adjacent parcel which is not included in this sale. The West portion of the property is level but as you enter further it starts to become uneven and slopes downward. 67 feet of road frontage along Hakes Rd. There is also 170 feet of road frontage along Rosemary Drive. Just West of Mead Lake. Surrounded by farm land, forests and neighbors. Please Note: We've been told that at times there have been squatters and illegal activity present at this property. If visiting in person please exercise caution. <b>Additional Disclosures:</b> 5; 36; 34; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$86.05</p>	7515 HAKES RD	\$3,462.32
2715	<p><b>Parcel ID:</b> 11 060 001 001; <b>Legal Description:</b> LOT 1 BEAR LAKE PARK SUBD.</p> <p><b>Comments:</b> Approximately 0.27 acres. Located in the Hillsdale Community School District. Land Use Code 8001. No observed Structures. Approximately 85 feet of road frontage along Lake Wilson Rd. About 140 feet deep. Appears to be made up of mostly woody wetlands and thick vegetation. There are dry spots but a large portion of the property is wet. There is a creek on the South border. Just East of Bear Lake. Could be a nice spot to build if you can find enough dry land. Appears to be level ground throughout. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$10.80</p>	4360 S LAKE WILSON RD HILLSDALE	\$809.93
2716	<p><b>Parcel ID:</b> 15 012 300 038 12 8 3; <b>Legal Description:</b> COM 660 FT E OF SE COR W1/2 SW1/4 RNG N 99 FT TH W 82.5 FT TH S 99 FT TH E 82.5 FT TO POB EXC 18 FT OFF E SD SEC 12 T8S R3W .19 A M/L. <b>Comments:</b> Approximately 0.19 acres. Land Use Code 1008. This two story home appears to have been abandoned quite for some time. The former occupants were hoarders and the entire house is full on garbage. The house is unsanitary and will most likely need to be gutted. Evidence of animal damage. Very strong odor. The roof has a tarp over a large section and the remaining shingles are in poor shape. Damage to chimney stack. The foundation is cracking in multiple spots. Mix of block and stone. Electric meter still hooked up but has been shut off. Vinyl siding needs repairs and is a mix of different colors. There is a tree growing between the shed and home that is right up against the house's foundation. This will need to be removed before it does more damage to the foundation if it hasn't already. A small tree has fallen over in the yard. Small shed next to home is old with bare OSB. The house sits on a corner lot with approximately 80 feet of road frontage along E Montgomery Rd and ~100 feet along Short Street. Overgrown grassy yard on the side of home. There is a good amount of debris on the porch and surrounding the home. This property will need a great deal attention before its back in good living condition. Please be prepared. <b>Additional Disclosures:</b> 66; 21; 5; 34; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$248.33</p>	2366 E MONTGOMERY RD HILLSDALE	\$2,386.16



2717	<p><b>Parcel ID:</b> 15 012 400 006 12 8 3; <b>Legal Description:</b> COM 198 FT E OF S1/4 COR TH N 214.5 FT TH E 66 FT TH S 214.5 FT TH W 66 FT TO POB SEC 12 T8S R3W .325 A M/L.</p> <p><b>Comments:</b> Approximately 0.325 acres. Located in the Camden-Frontier School District. Land Use Code: 1008. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Former owner was adamant he was not losing the house. Multiple large dogs on property during time of last visit. Use caution. 66 feet of road frontage along E Montgomery Rd. 214 feet deep. Dirt driveway runs along the side of the home and leads to a detached two car garage. The home and the garage are both in fair shape but need some attention. There is a Tree growing to close to the porch foundation and should be removed. Stone foundation on home look fair but did not get a good look on the rear section of home. Metal siding in decent shape. Shingle siding section on rear of the home. Slab concrete porch on rear entrance. Garage is in decent shape but there is a blue tarp in the shingled roof. Slab foundation looked good from afar. Metal roof on the home is showing its age with rust. The back yard is partially fenced in. Large amount of personal property all throughout the property There are also a handful of large mature trees scattered around the property. There is personal property sill on the premise. Old wood shed in back yard. This house will likely need some repairs and renovations. Please be prepared. <b>Additional Disclosures:</b> 21; 6; 33; 45 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$203.88</p>	2544 E MONTGOMERY RD HILLSDALE	\$2,154.69
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# Jackson

Lot #	Lot Information	Address	Min. Bid
3300	<b>Parcel ID:</b> 000-02-10-227-001-01; <b>Legal Description:</b> ALL THAT PART OF NE 1/4 OF NE 1/4 OF SEC 10 LYING E OF MCRR R/W EXC BEG AT NE COR OF SEC 10 TH S ALG E SEC LN 292 FT TH W PAR WITH N SEC LN TO NELY LN OF NYCR R/W LN TH NWLY ALG SD R/W LN TO N SEC LN TH E ALG N SEC LN TO BEG. SEC 10 T1S R2W. <b>Comments:</b> Currently occupied so pictures of property were limited. Looks to be in decent shape. Mobile home with a garage and a deck built on triangle shape property ~2.99 acres. Quiet country road and relatively secluded. Looks like there is a driveway easement back to property. PLEASE NOTE ~ An easement for a driveway runs through this parcel, please see the document attached below for additional information. <b>Additional Disclosures:</b> 21; 30; 6; 17; 33 (see key for full text) <b>Summer Tax Due:</b> \$564.73	7221 SNYDER RD RIVES JUNCTION	\$5,796.12
3301	<b>Parcel ID:</b> 000-03-17-305-002-00; <b>Legal Description:</b> LOT 43 PALMER'S PLAT OF THE VILLAGE OF RIVES JUNCTION. <b>Comments:</b> ~66 ft Road frontage and ~132 ft depth. Lightly wooded lot with a telephone pole on it. Looks like it may be a little low and damp, but not a swamp. Houses in the area are older but nice. Quiet neighborhood. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$45.68	SMITH ST RIVES JUNCTION	\$1,028.93
3304	<b>Parcel ID:</b> 000-07-11-376-004-00; <b>Legal Description:</b> BEG AT S 1/4 POST OF SEC 11 TH W ALG S SEC LN 80 1/2 LKS TO CEN OF SPRINGPORT RD AT A PT WH IS THE PL OF BEG OF THIS DESCN TH W ALG S SECLN 22 RDS TH N 11DEG 30'E 17 1/2 RDS TO CEN OF SPRINGPORT RD TH S 46DEG 45'EALG CEN OF SD RD TO BEG. SEC 11 T2S R2W 1.21 A. <b>Comments:</b> Property is a single-story home in abhorrent conditions. Roof collapsing, lots of garbage, lots of water damage, etc. I don't think this one is restorable. You're gonna need some dumpsters, that's for sure. You might be better than I, but I just don't see it coming back to life. That being said, the property is a nice wooded triangular-shaped ~1.2-acre parcel. Not too many houses in the vicinity, and a quiet country road. <b>Additional Disclosures:</b> 66; 5; 36 (see key for full text) <b>Summer Tax Due:</b> \$475.35	6555 SPRINGPORT RD JACKSON	\$5,816.54
3305	<b>Parcel ID:</b> 000-07-30-276-001-11; <b>Legal Description:</b> BEG AT NE COR OF SEC 30 TH S 0DEG 28'59"E 945.78 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 0DEG 28'59"E 669.20 FT TH N 88DEG 59'36"W (S 88DEG 20'37"E RECORDED) 1325.53 FT TH N 0DEG 38'59"W 57.78 FT TH N 0DEG 28'59"W590.80 FT TO A PT S 0DEG 28'59"E 945.78 FT FROM N SEC LN TH S 89DEG 53' 04"E 1325.33 FT TO BEG. SEC 30 T2S R2W 20.0000 A. <b>Comments:</b> Property is a single-story home on Hendershot Rd with a very large pond on the North side of property. Not motorboat big, but big. Currently occupied so pictures of property were limited to outside from the road/driveway. Appears to have vinyl siding and the roof looks to be in decent shape. Could not determine foundation type (concealed). Doesn't seem to have any real structural issues. Not too many houses in the vicinity. Barn/garage looks to be roughly 24x24ish. Quiet country road and relatively secluded. Why can't they all be this nice? <b>Additional Disclosures:</b> 21; 41; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$3,027.62	2880 HENDERSHOT RD PARMA	\$19,787.90
3306	<b>Parcel ID:</b> 000-08-17-326-005-00; <b>Legal Description:</b> BEG AT THE SW COR OF LOT 78, NORTHWEST MOBILE HOMES SUBDIVISION EXT. NO. 2, A RECORDED PLAT, TH S 89 DEG 40'W 75 FT TH N 125 FT TH N 89 DEG 40'E 75FT TO NW COR OF LOT 79 OF SD SUBDIVISION TH S ALG W LNS OF LOTS 78 AND79 TO BEG. SEC 17 T2S R1W. <b>Comments:</b> Both the mobile home and garage are in rough shape, boarded up, and we were unable to get inside. Sits on ~0.22 acres with ~75 ft road frontage and ~125 ft depth. Linked below, you will find an attached Warranty Deed indicating that the Mobile home is to be included with the property, or affixed. If you are interested in this property,. please do thorough research to confirm this information. If planning to develop the land please contact the local government unit to get more information. <b>Additional Disclosures:</b> 33; 17; 46 (see key for full text) <b>Summer Tax Due:</b> \$358.75	3602 GENEVA DR JACKSON	\$6,237.26

3307	<p><b>Parcel ID:</b> 000-08-21-456-010-01; <b>Legal Description:</b> BEG AT SE COR OF SEC 21 TH S ALG E LN OF SEC 28, 342.5 FT TH W PAR WITH N LN OF SEC 28, 1320 FT TH N PAR WITH E SEC LN 331 FT TO A PT WH IS THE PL OF BEG OF THIS DESCN TH N PAR WITH E LN OF SECS 28 AND 21, 66 FT TH W PAR WITH S LN OF SEC 21 TO CEN OF M-50 TH S 7 DEG 22'E ALG CEN OF M-50 TO A PT DISTANT 11.5 FT DUE S OF N LN OF SEC 28 TH E PAR WITH N LN OF SEC 28, 293 FT TO BEG EXC THE E 126.5 FT THEREOF. SECS 21 AND 28 T2S R1W 2397 N SHIRLEY DR. <b>Comments:</b> ~0.31 acre. Close proximity to expressway and multiple hotels. Property is a commercial structure on Shirley Dr. Looks and layout appear to be of versatile use. Parking lot in decent shape. This is more like something rough amongst a group of diamonds! As opposed to the old saying "a diamond in the rough". Once in a great while, you stumble upon a property like this in this business. This must be what a "great while" feels like. Huh. It's been a while. A great while I might say. This property could not be inspected on the inside. Pictures and knowledge are limited to outside only.</p> <p><b>Additional Disclosures:</b> 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,123.35</p>	2397 SHIRLEY DR JACKSON	\$16,451.67
3308	<p><b>Parcel ID:</b> 000-08-27-229-002-00; <b>Legal Description:</b> LOT 9 IN BLK 3 OF RIVERSIDE. <b>Comments:</b> This one needs some TLC. Currently occupied so pictures of property were limited. Vinyl siding and fenced yard. Houses in the area are older but decent and kept up relatively well. Sits on ~0.15 acres with ~66 ft road frontage and ~99 ft depth.</p> <p><b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,247.63</p>	1915 RIVER ST JACKSON	\$6,024.59
3309	<p><b>Parcel ID:</b> 000-08-32-226-020-01; <b>Legal Description:</b> LOT 99. ALSO E 7 FT OF ABANDONED ALLEY ADJOINING SD LOT ON THE W HACKETT PARK. <b>Comments:</b> ~0.17 acre vacant low. ~128 ft road frontage, ~56 ft depth. Across from Eaton Aerospace. The property is a vacant lot on the corner of Bellevue and Argyle St. Thick foliage and moderately wooded. Location is good. Well, there is land here nonetheless. And they aren't making any more of it. So come get you some! If planning to develop the land, please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$170.77</p>	ARGYLE ST JACKSON	\$1,222.16
3311	<p><b>Parcel ID:</b> 000-11-27-101-001-02; <b>Legal Description:</b> BEG AT NW COR OF SEC 27 IN CEN LN OF ALBION RD TH S ALG W SEC LN 265 FT TH E PAR WITH N SEC LN TO CEN LN OF ALBION RD TH N 36DEG30'W ALG CEN LN OF SD RD TO BEG SEC 27. ALSO BEG AT NE COR OF SEC 28 TH W ALG N SECLN AND CEN LN OF CORNELL RD 262 FT TH S 265 FT TH E 262 FT TO E SEC LNTH N TO BEG SEC 28. SECS 27 AND 28 T3S R3W. <b>Comments:</b> ~2.1 acres. Old farmhouse on Albion and Cornell Road, looks like they added on to the back. Stone foundation in the front and more recent block foundation in the back. Quiet country setting, and it's surrounded by farmland and nicely secluded. Aluminum siding and roof has some visible issues. This property could not be inspected on the inside due to the inability of the inspector to lawfully gain access to the interior. Pictures and knowledge are limited to outside only. Couple old sheds. Little bit of clean up and a little TLC and you'll be back in business! <b>Additional Disclosures:</b> 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$534.81</p>	13001 CORNELL RD CONCORD	\$13,637.87
3312	<p><b>Parcel ID:</b> 000-11-35-126-001-00; <b>Legal Description:</b> ALL THAT PART OF W 1/2 OF NW 1/4 SEC 35 LYING NELY OF CEN OF HANOVER RD. SEC 35 T3S R3W .7116 A. <b>Comments:</b> Property is a vacant lot on Hanover and Mill. Gravel approach on Hanover. Grassy but not wooded. Appears to be a little low lying in the back. Not too many houses in the vicinity. Quiet country road and relatively secluded. ~0.71 acres, with ~320 ft frontage, and ~170 ft depth. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement.</p> <p><b>Summer Tax Due:</b> \$49.62</p>	SEARS RD CONCORD	\$1,284.00
3313	<p><b>Parcel ID:</b> 000-12-08-351-008-00; <b>Legal Description:</b> BEG AT A PT IN CEN OF RIEGEL RD 594 FT N OF S SEC LN OF SEC 8 TH W 220 FT TH N 100 FT TH E 220 FT TO CEN OF RIEGEL RD TH S 100 FT ALG CEN OF SD RD TO BEG. SEC 8 T3S R2W .506A. <b>Comments:</b> Property is a single story home on Riegle. Not 100% on this properties occupancy status so not inside inspection was performed. Vinyl siding and roof may have some issues but none visible. Couple decent out-buildings. Nice deck off the side of the home. Poured concrete foundation. Doesn't appear to have any visible issues. Doesn't seem to have any real structural issues. Quiet country setting and it's surrounded by farmland and nicely secluded. Could be a great investment property or possible project for somebody looking into a residential real estate endeavor. ~0.51 acres <b>Additional Disclosures:</b> 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,017.53</p>	2850 RIEGEL RD PARMA	\$7,895.27

3314	<b>Parcel ID:</b> 000-13-10-427-011-00; <b>Legal Description:</b> BEG 132 FT S AND 139 FT W OF E 1/4 POST OF SEC 10 TH W 65.5 FT TH S 155 FT TH E 171.5 FT TH N 100 FT TH W 106 FT TH N 55 FT TO BEG EXC THE S 13 FT THEREOF SEC 10 T3S R1W. <b>Comments:</b> Property is a 2 Story home on Francis. Front yard is nice and big and slopes down to the road. Unable to conduct an interior inspection. Pictures and knowledge are limited to outside only. Wood siding and the roof looks in rough shape. Looks like a block foundation, assessor card linked below indicated a small basement, unsure from visual inspection. May have some structural issues to address or repairs to be done. Older homes in area some have been recently updated. Close to businesses and other amenities. ~0.50 acres, with ~128 ft frontage ~171 ft depth. <b>Additional Disclosures:</b> 5; 46; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$730.15	2120 FRANCIS ST JACKSON	\$5,497.18
3315	<b>Parcel ID:</b> 000-13-26-451-062-00; <b>Legal Description:</b> BEG AT NE COR OF SEC 35 TH S ALG E SEC LN 17.03 FT TH W 233 FT TO A PT WH IS PL OF BEG OF THIS DESCN TH W 200 FT TH N 100 FT TH E 200 FT TH S 100 FT TO BEG BEING LOT 37 OF GARDEN CITY ESTATES UNRECORDED SECS 26 AND 35 T3S R1W. <b>Comments:</b> Property is a 1 1/2 Story home on Argyle. Currently occupied so pictures of property were limited to outside from the road. Looks like a large barn in back. Vinyl siding and the roof looks in decent shape. Looks like a block foundation. Quiet neighborhood and houses are kept up nicely. Outside of town on a quiet paved road. ~0.46 acres with ~100 ft frontage and ~200 ft depth. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,300.40	6063 ARGYLE RD JACKSON	\$8,608.27
3316	<b>Parcel ID:</b> 000-13-29-402-001-41; <b>Legal Description:</b> UNIT 41 THE LEGENDS CONDOMINIUM. <b>Comments:</b> ~0.38 acre vacant lot in newer subdivision. Very nice homes in sub, all new builds and probably 2500 sq ft or better. Looks ready to build to me, but do your research before buying! If planning to develop the land, please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. ~113 ft frontage and ~ 137 ft depth. Assessor card indicates that there is a structure here, but we do not believe that to be true. Please conduct thorough research on this one. <b>Additional Disclosures:</b> 15 (see key for full text) <b>Summer Tax Due:</b> \$530.33	4500 EAGLE DR (BLOCK) JACKSON	\$2,326.38
3318	<b>Parcel ID:</b> 000-14-13-413-020-00; <b>Legal Description:</b> LOT 134 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3 SEC 13 T3S R1E. <b>Comments:</b> The property is a mobile home on Belrose. Vinyl siding and the roof look in decent shape. Quiet, secluded neighborhood and houses (mostly mobile homes) are kept up for the most part. Currently occupied, so pictures of the property were limited to the outside from the road. ~0.23-acre lot with ~75 ft frontage and ~132 ft depth. <b>Additional Disclosures:</b> 17; 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$358.22	3576 BELLROSE DR JACKSON	\$9,516.23
3319	<b>Parcel ID:</b> 000-14-19-327-001-01; <b>Legal Description:</b> BEG AT W 1/4 POST OF SEC 19 TH S89DEG06'45" E 1744.09 FT ALG E & W 1/4 LN AND CEN LN OF NAPOLEON RD TO POB TH CONTINUING S89DEG06'45" 720.93 FT TO N&S 1/4 LN TH S00DEG13'04" E 764.80 FT TO CEN LN OF MILES RD TH N69DEG21'36" W 801.75 FT TH CONTINUING ALG SD CEN LN 64 FT ON THE ARC CURVE TO THE RIGHT, RADIUS OF 473.18 FT. CENTRAL ANGLE OF 007DEG44' 58" AND A CHORD WH BEARS N65DEG29'07" W 63.95FT TH N10DEG17'12" E 474.44 FT TO BEG. SEC 19 T3S R1E. <b>Comments:</b> 2 old office buildings and the haunted remanence of an old Michigan trailer park! **Oh the stories that were once told here...and possibly on the "Jerry Springer Show" back in the good ol' 1900's! Brick siding and the roof looks in rough shape on one and Stucco siding and the roof looks in rough shape on the other. The brick one looks better. May have some minor structural issues to address or repairs to be done. Wonder why the big bad wolf didn't mess with stucco? Hmmm. Anyway that one is boarded and locked up tight. It's going to need a lot of work and a good chunk of change but this could be a decent investment for somebody. Outside of town on a quiet paved road. Nice location. Close to businesses but not overly noisy area. This property could not be inspected on the inside due to the inability of the inspector to lawfully gain access to the interior. Pictures and knowledge are limited to outside only. ~11 acres. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 62; 69; 46; 33 (see key for full text) <b>Summer Tax Due:</b> \$1,298.97	3425 BROOKLYN RD JACKSON	\$105,785.85

3321	<p><b>Parcel ID:</b> 000-16-03-153-003-00; <b>Legal Description:</b> BEG AT NW COR OF SEC 3 TH S ALG W LN OF NWFR 1/4 OF SD SEC 196.6 RDS TO W 1/4 POST TO A PT FOR PL OF BEG OF THIS DESC TH E ALG E&amp;W 1/4 LN TO SELY SHORE OF SWAINS LAKE AT A PT DISTANT 92 RDS W OF CEN OF SD SEC TH NELY ALG SD SHORE 25 RDS TO SW COR OF COUNTY PARK TH N 16DEG 30'E 50.84 RDS TO THE NW COR OF SD PARK TH N TO N 1/8 LN TH W ALG N 1/8 LN TO W SEC LN TH S ALG W SEC LN TO BEG EXC THAT PART EMBRACED WITHIN THE BOUNDARIES OF THE RECORDED PLAT OF SWAIN'S LAKE HILLS SUBDIVISION NO. 2. ALSO EXC BEG AT THE SW COR OF LOT 42 OF THE RECORDED PLAT OF SWAINS LAKE HILLS SUBDIVISION NO. 2 TH N 67DEG 53'40"W 50 FT TH N 14DEG 07'36"E 187.88 FT TO W LN OF SD LOT 42 TH S 0DEG 07'E ALG SD W LN TO BEG. ALSO ALL THAT PART OF THE NW 1/4 OF NW FRL 1/4 LYING SLY OF THE RECORDED PLAT OF SWAIN'S LAKE HILLS SUBDIVISION &amp; SLY &amp; ELY OF THE RECORDED PLAT OF SWAIN'S LAKE HILLS SUBDIVISION NO. 2 EXC BEG AT NW COR OF SEC 3 TH S 0DEG 5'45"W 2069.96 FT TH S 89DEG 54'E 168.33 FT TO W LN OF WOOD HILLS DR TH S 0DEG 7'E ALG W LN OF WOOD HILLS DR 73 FT TH ON A CURVE TO THE LEFT HAVING AN I ANGLE OF 2DEG 40'04" A RADIUS OF 150.48 FT AN ARC DISTANCE OF 7.01 FT A CHORD BEARING OF S 1DEG 27'02"E &amp; A CHORD DISTANCE OF 6.99 FT TO A PT FOR PL OF BEG OF THIS EXCN TH S 89DEG 53'W 94.62 FT TH S 0DEG 11'W 295.52 FT TH S 66DEG 21'E 175.4 FT TH N 1DEG 04'E 30 FT TH N 67DEG 53'40"W 120 FT TH N 14DEG 07'36"E TO A PT ON THE CURVE OF WOOD HILLS DR TH ALG A CURVE TO THE RIGHT OF WOOD HILLS DR HAVING AN I ANGLE OF 21DEG 51'52" A RADIUS OF 150.48 FT AN ARC DISTANCE OF 57.59 FT CHORD BEARING OF N 13DEG 43'W AND A CHORD DISTANCE OF 57.07 FT TO BEG. ALSO EXC BEG AT NW COR OF SEC 3 TH S 0DEG 05'45"W 1939.96 FT ALG W SEC LN TO A PT FOR PL OF BEG OF THIS EXCN TH S 86DEG 57'30"E 167.85 FT TH S 0DEG 07'E 130 FT TH N 86DEG 57'39"W 168.09 FT TO W SEC LN TH N 0DEG 05'45"E 130 FT TO BEG. ALSO EXC BEG AT NW COR OF SEC 3 TH S 0DEG 05'45"W 2069.96FT TO A PT FOR PL OF BEG OF THIS EXCN TH S 89DEG 54'E 168.33 FT TO W LN OF WOOD HILLS DR TH S 0DEG 07'E 73 FT TH ON A CURVE TO THE LEFT HAVING AN I ANGLE OF 2DEG 04'04" A RADIUS OF 150.48 FT AN ARC DISTANCE OF 7.01 FT A CHORD BEARING S 1DEG 27'02"E &amp; A CHORD DISTANCE OF 6.99 FT TH S 89DEG 53'W 94.62 FT TH S 0DEG 11'W 295.52 FT TH S 66DEG 21'E 175.4 FT TO SHORE OF SWAINS LAKE TH ALG SHORE OF SWAINS LAKE S 31DEG 41'W 310.79 FT TH S 59DEG 34'E 75.86 FT TH S 29DEG 43'W 75.45 FT TH S 18DEG 47'W 144 FT TH S 47DEG 08'W 73.89 FT TO W SEC LN TH N 0DEG 05'45"E 1001.44 FT TO BEG. SEC 3 T4S R3W. <b>Comments:</b> This is a vacant parcel, however, it is almost completely submerged in Swains Lake. Pulaski Township advised that there is ~0.19 acres on the northwestern tip of this lot. Interested bidders should contact the local government unit to get more information on usability. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 14; 41 (see key for full text) <b>Summer Tax Due:</b> \$11.39</p>	SWAINS LAKE DR	\$777.10
3322	<p><b>Parcel ID:</b> 000-17-21-355-011-00; <b>Legal Description:</b> LOT 22 AND PART OF LOT 21 BLOCK 7 ORIGINAL PLAT VILLAGE OF HANOVER DESCD AS---BEG AT NE COR OF SD LOT 21 TH W 1.51 FT TH S 2.85 FT TH SLY TO A PT 2.86 FT W AND 27.05 FT N OF SE COR OF SD LOT 21 TH S 27.05 FT TO S LN OF SD LOT 21 TH E 2.86 FT TH N 115.5 FT TO BEG. ORIGINAL PLAT VILLAGE OF HANOVER. <b>Comments:</b> Very old commercial structure in Hanover. Pretty rough shape on the outside. Currently occupied so pictures of property were limited to outside from the road. Front of the building is not terrible but the back shows some serious structural issues on the upper floors. Needs lots and lots of brick restoration. This one is going to take a lot of work and will be costly to bring back to life. <b>Additional Disclosures:</b> 22; 33; 21; 6; 36 (see key for full text) <b>Summer Tax Due:</b> \$731.38</p>	103 W MAIN ST HANOVER	\$6,769.23
3323	<p><b>Parcel ID:</b> 000-19-15-329-005-00; <b>Legal Description:</b> LOT 10 CORAL CITY ESTATES. <b>Comments:</b> Property is a vacant lot on Clark Lake Rd. Sits between 2 houses. Has 2 Trees. It appears the adjacent neighbors may be utilizing this as a side yard. Nice location. Close to businesses but not an overly noisy area. Close to the Lake. Beautiful scenery and a nice quiet country road. Why can't they all be this nice? ~0.23 acres. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 21; 23 (see key for full text) <b>Summer Tax Due:</b> \$93.73</p>	N LAKE RD CLARKLAKE	\$1,154.90
3325	<p><b>Parcel ID:</b> 000-20-30-151-001-05; <b>Legal Description:</b> COMMENCING AT THE NW CORNER OF SECTION 30 TH S 0DEG19'30"W 1989.50 FT TH S 89DEG39'E 765.37 FT TO WLY BANK OF KEDRON DRAIN TH S 2DEG11'18"E 509.49 FT ALG WLY BANK OF SD DRAIN FOR POB BEG OF THIS DESCN TH CONTINUING S 2DEG11'18"E 150.13 FT TO E&amp;W 1/4 LN TH W ALG SD 1/4 LN 334.30 FT TH N 0DEG19'30"E TO A PT N 89DEG50'17"W 327.72 FT FROM BEG TH S 89DEG50'17"E 327.72 FT TO BEG. SEC 30 T4S R2E. <b>Comments:</b> Property is a vacant wooded ~1.06-acre parcel. The parcel sits behind Dollar Tree on Brooklyn Rd. No known legal road Access. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$896.18</p>	BROOKLYN RD BROOKLYN	\$4,543.10

3326	<b>Parcel ID:</b> 007-10-32-453-013-00; <b>Legal Description:</b> BEG IN THE ELY LN OF WATSON ST AT A PT DISTANT 132 FT SELY FROM SW COROF LOT 6, SOUTH OF TERRITORIAL RD AND WEST OF CROSS RD ACCORDING TO ORIGINAL PLAT OF THE VILLAGE OF GRASS LAKE TH NELY PAR WITH SLY LN OF LOTS 6 AND 5 OF SD PLAT 132 FT TH SELY PAR WITH ELY LN OF WATSON ST 67.98 FT TH SWLY PAR WITH SLY LN OF SD LOTS 5 AND 6, 132 FT TO ELY LN OF WATSON ST TH NWLY 67.98 FT TO BEG. SEC 32 T2S R2E VILLAGE OF GRASS LAKE D.D.A. .21A. <b>Comments:</b> Semi-hoarding conditions. Didn't go through the whole house due to conditions, but did get some pics. Seems structurally sound for the most part. Aluminum siding and roof may have some issues (leakage inside), but none are visible. Slab foundation, so no basement issues! Pretty "musty" aromas in here. Close to businesses and other amenities. Quiet neighborhood and houses are kept up nicely. Sits on ~0.21 acres with ~68 ft frontage and ~132 ft depth. <b>Additional Disclosures:</b> 21; 5; 32; 66 (see key for full text) <b>Summer Tax Due:</b> \$2,042.23	125 WATSON ST GRASS LAKE	\$14,994.85
3327	<b>Parcel ID:</b> 050-06-31-152-140-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 140. <b>Comments:</b> ~0.28-acre heavily wooded lot is located in the back of a nice, quiet subdivision. Houses in Sub are probably from the 80s and 90s. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$25.39	MERCURY DR	\$981.72
3328	<b>Parcel ID:</b> 050-06-31-152-141-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 141. <b>Comments:</b> This 0.28-acre lot is located in the back of a nice, quiet subdivision. Houses in Sub are probably from the 80s and 90s. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$25.39	MERCURY DR	\$981.72
3329	<b>Parcel ID:</b> 050-06-31-152-148-01; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 146 147 & 148. <b>Comments:</b> ~0.79-acre Lot located in the back of a nice, quiet subdivision. Houses in Sub are probably from the 80s and 90s. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$71.98	MERCURY DR	\$1,712.67
3330	<b>Parcel ID:</b> 050-06-31-152-149-00; <b>Legal Description:</b> AMBERTON VILLAGE NO. 3 LOT 149. <b>Comments:</b> ~0.28-acre Lot located in the back of a nice, quiet subdivision. Houses in Sub are probably from the 80s and 90s. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$25.83	MERCURY DR	\$993.69
3331	<b>Parcel ID:</b> 060-14-22-179-015-00; <b>Legal Description:</b> N 1/2 OF LOT 35 AND ENTIRE LOT 36 BONNYMEDE. <b>Comments:</b> The property is a single-story home on Innisbrook. The wood siding and the roof look in decent shape. Attached garage. Nice street with nice houses. Quiet neighborhood and houses are kept up nicely. Currently occupied, so pictures of the property were limited to a few from outside. It could be a great investment property. sits on ~0.43 acres with ~135 ft frontage and ~ 140 ft depth. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,339.01	4448 INNISBROOK DR JACKSON	\$8,554.25
3332	<b>Parcel ID:</b> 067-09-05-151-001-06; <b>Legal Description:</b> LOT 5 JORDON WOODS MOBILE HOME SUBDIVISION TRAILER. <b>Comments:</b> Currently occupied, so pictures of the property were limited. Decent-sized shed. Lots of stuff all around the property. There is a mobile home back in there as well! Nice-sized lot and nice quiet area. Homes in the area have been kept up relatively well. sits on ~1.02 acres with ~80 ft of frontage and ~553 ft depth. <b>Additional Disclosures:</b> 21; 33; 6; 17 (see key for full text) <b>Summer Tax Due:</b> \$280.40	6420 HAWKINS RD JACKSON	\$5,474.14

3333	<p><b>Parcel ID:</b> 070-13-10-434-048-00; <b>Legal Description:</b> LOTS 62 AND 63 AVONDALE SUBDIVISION. <b>Comments:</b> The property is a 2-story home on Avondale. This property could not be inspected on the inside, so pictures and knowledge are limited to the outside only. Newer block foundation on part (addition). The other block foundation doesn't look terrible, but older. Nice-sized detached garage. Vinyl siding and roof may have some issues, but none are visible. Houses in the area are older, but most are decent and kept up relatively well. It's going to need some work, but this property shows a lot of potential! sits on ~0.25 acres with ~80 ft frontage and ~ 138 ft depth. <b>Additional Disclosures:</b> 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,765.29</p>	115 AVONDALE AVE JACKSON	\$15,974.30
3334	<p><b>Parcel ID:</b> 096-20-03-129-002-00; <b>Legal Description:</b> LOT 1 IN BLOCK 32 OF NORVELL CITY. ALSO THAT PART OF ABANDONED JOHN ST RUNNING SOUTH 136 FT FROM COMMERCIAL AVE TO RAILROAD ST, BEING 33 FT IN WIDTH. <b>Comments:</b> The property is a 2-story home on Commercial Street in Brooklyn. Fenced yard and semi-hoarder conditions. Aluminum siding and the roof may have some issues, but none were visible at the time of inspection. The foundation is poured, and it appears to have some issues. Doesn't seem to have any real structural issues. The roof is definitely a goner. Pretty "musty" aromas in here. Didn't go through the whole house due to hoarding conditions. Outside of town on a quiet paved road. Older homes in the area have been recently updated. Sits on ~0.34 acres with ~99 ft frontage and ~148 ft depth. <b>Additional Disclosures:</b> 5; 32; 66; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$651.06</p>	203 COMMERCIAL ST BROOKLYN	\$5,236.01
3335	<p><b>Parcel ID:</b> 1-0535.1000; <b>Legal Description:</b> COM AT PT 66 FT N &amp; 462 FT W OF NW COR OF HILL PLACE &amp; HILL ST TH W TO E LN OF LANSING AVE SD PT BEING 66 FT NLY FROM INTERS OF N LN OF HILL ST &amp; ELY LN OF LANSING AVE AS NOW EST TH NLY 32.7 FT ALG ELY LN OF LANSING AVE TO A PT WHICH IS POB OF THIS DESC TH NLY 33 FT ALG ELY LN OF LANSING AVE TH E TO A PT 33 FT E OF E LN OF LOT 2 TH S 23 FT TH W 50 FT TH S 10.3 FT TH W TO POB BEING A PART OF LOTS 2 &amp; 3 BLK 5 NORTH STAR ADD. <b>Comments:</b> This parcel is ~0.08 acres. Commercial Lot located on Lansing Ave in the City of Jackson. ~23 ft road frontage, ~122 ft depth. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Zoned C-2 Commercial <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$18.35</p>	1007 LANSING AVE JACKSON	\$1,494.62
3337	<p><b>Parcel ID:</b> 124-19-01-252-026-00; <b>Legal Description:</b> UNIT 26 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.34 acres with ~100 ft frontage and ~150 ft depth. <b>Additional Disclosures:</b> 7; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$42.84</p>	SOLITUDE DR JACKSON	\$876.00
3338	<p><b>Parcel ID:</b> 124-19-01-252-027-00; <b>Legal Description:</b> UNIT 27 BRENDAN ESTATES. <b>Comments:</b> This property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.34 acres with ~100 ft frontage and ~150 ft depth. <b>Additional Disclosures:</b> 7; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$38.10</p>	SOLITUDE DR JACKSON	\$854.31
3339	<p><b>Parcel ID:</b> 124-19-01-252-028-00; <b>Legal Description:</b> UNIT 28 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.28 acres. ~80 ft by ~150 ft <b>Additional Disclosures:</b> 7; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$33.31</p>	SOLITUDE DR JACKSON	\$832.11
3340	<p><b>Parcel ID:</b> 124-19-01-252-029-00; <b>Legal Description:</b> UNIT 29 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.31 acres, ~90 ft by 148 ft. <b>Additional Disclosures:</b> 7; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$33.31</p>	SOLITUDE DR JACKSON	\$832.11

3341	<b>Parcel ID:</b> 124-19-01-252-030-00; <b>Legal Description:</b> UNIT 30 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.29 acres, ~90 ft by 142 ft <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$33.31	SOLITUDE DR JACKSON	\$832.11
3342	<b>Parcel ID:</b> 124-19-01-252-032-00; <b>Legal Description:</b> UNIT 32 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.31 acres. ~90 ft by 151 ft <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$33.31	SOLITUDE DR JACKSON	\$832.11
3343	<b>Parcel ID:</b> 124-19-01-252-033-00; <b>Legal Description:</b> UNIT 33 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.31 acres. ~ 90 ft by 151ft. <b>Additional Disclosures:</b> 68; 7 (see key for full text) <b>Summer Tax Due:</b> \$33.31	SOLITUDE DR JACKSON	\$832.11
3344	<b>Parcel ID:</b> 124-19-01-252-037-00; <b>Legal Description:</b> UNIT 37 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.33 acres. ~110 ft by 130 ft. <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$38.10	SOLITUDE DR VACANT JACKSON	\$854.31
3345	<b>Parcel ID:</b> 124-19-01-252-038-00; <b>Legal Description:</b> UNIT 38 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.33 acres. ~110 ft by 130 ft <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$38.10	SOLITUDE DR VACANT JACKSON	\$854.31
3346	<b>Parcel ID:</b> 124-19-01-252-040-00; <b>Legal Description:</b> UNIT 40 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.36 acres. ~120 ft by 130 ft. <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$28.50	SOLITUDE DR VACANT JACKSON	\$810.23
3347	<b>Parcel ID:</b> 124-19-01-252-059-00; <b>Legal Description:</b> UNIT 59 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~ <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$200.65	JORDAN DR JACKSON	\$1,600.21
3348	<b>Parcel ID:</b> 124-19-01-252-060-00; <b>Legal Description:</b> UNIT 60 BRENDAN ESTATES. <b>Comments:</b> Property is a vacant lot on Jordan and Solitude Dr. Undeveloped part of a subdivision. No known legal road access. Accessible on foot via public property allotted for street use. Homes in the subdivision are 20 years or less. Well, the 3 good things are: 1. It has a deed. 2. It exists. 3. It is for sale right here! ~0.27 acre, ~81 ft by 146 ft. <b>Additional Disclosures:</b> 7; 68 (see key for full text) <b>Summer Tax Due:</b> \$157.63	JORDAN DR JACKSON	\$1,402.86
3349	<b>Parcel ID:</b> 130-13-10-431-053-00; <b>Legal Description:</b> W 41 1/4 FT OF E 82 1/2 FT OF N 132 FT OF LOT 24 CARSON'S SUBDIVISION. <b>Comments:</b> Pretty rough from the outside. The property is a 2-story home on Hollis with a boarded-up small detached garage. This property could not be inspected on the inside. Pictures and knowledge are limited to the outside only with a couple of window pics. Fenced-in yard. Vinyl siding and the roof have some visible issues. Houses on each side are much nicer. The block foundation looks like it may have some minor issues. The neighborhood seems to be quiet, and most occupied homes in proximity are in decent shape. Not sure about this one. Gonna take quite a bit of work. But sometimes work is all it takes! Oh.. And money. Sits on ~0.12 acres. ~41 ft by 122ft. <b>Additional Disclosures:</b> 33; 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$907.30	151 HOLLIS ST JACKSON	\$9,504.40



3350	<b>Parcel ID:</b> 193-12-09-303-018-00; <b>Legal Description:</b> LOT 98 SUNNY DELL TRAILER HOME SITES NO 4. <b>Comments:</b> Currently occupied, so pictures of the property were limited to the outside from the road. Older mobile home with detached garage. Quiet road with mostly mobile homes and some single-family homes in the vicinity. The lot is a nice size~0.29 acres with ~90 ft frontage and ~140 ft depth. The Affidavit of Affixture for the mobile is present in the files linked below. Interested bidders are highly encouraged to conduct their own thorough research through the local government units to confirm any information provided. <b>Additional Disclosures:</b> 6; 17; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$808.24	7974 SUNNYDELL DR PARMA	\$4,694.34
3353	<b>Parcel ID:</b> 205-13-23-167-146-00; <b>Legal Description:</b> LOT 186 GOLFSIDE TERRACE. <b>Comments:</b> Currently occupied, so pictures of the property were limited to the outside from the road. The property is a single-story home on Bird. Smaller home with vinyl siding, and the roof looks in decent shape. Looks like a shed in the back. Block foundation. Doesn't look terrible, but older. Nice street with nice houses in the vicinity. Close to businesses and other amenities. A little bit of work and some dirty hands, and you'll be back in shape! ~0.09 acres with ~40 ft frontage and ~100 ft depth. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,039.50	701 E BIRD ST JACKSON	\$12,158.43
3354	<b>Parcel ID:</b> 230-13-23-377-018-00; <b>Legal Description:</b> S 1/2 OF LOTS 24 AND 25 HAGUE PARK. <b>Comments:</b> Property is a vacant lot on Hague Rd. ~0.11 acre and fenced on 2 sides. Outside of town on a quiet paved road and close to Vandercook Lake County Park. It could be a great investment property or a possible project for somebody looking into a commercial real estate endeavor. There used to be a house long ago, but it has since been removed. The SEV is not accurate due to this. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$1,033.48	502 HAGUE AVE JACKSON	\$13,225.33
3355	<b>Parcel ID:</b> 265-13-01-426-007-00; <b>Legal Description:</b> LOT 9 KNOLLWOOD PARK. <b>Comments:</b> Recently occupied and locked up tight, so pictures of the property were limited to the outside only. Vinyl siding and the roof look in decent shape. The house is locked up tight. Outside doesn't look awful, but not sure about what's inside. Looks like a slab foundation, may be a crawlspace, but access was not visible. Some pretty decent houses in proximity to the property. Quiet neighborhood and houses are kept up nicely. Sits on ~0.20 acres with ~66 ft frontage and ~ 122ft depth. <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$699.21	1153 CARSON AVE JACKSON	\$6,147.23
3357	<b>Parcel ID:</b> 266-13-01-445-022-00; <b>Legal Description:</b> LOT 25 KNOLLWOOD PARK NO 2. <b>Comments:</b> Vinyl and Aluminum siding. The roof may have some issues, but none are visible. The neighborhood seems to be quiet, and most occupied homes in proximity are in decent shape. Outside doesn't look awful, but not sure about what's inside. This property could not be inspected on the inside. Pictures and knowledge are limited to the outside only. ~0.14 acres with ~46 ft frontage and ~132 ft depth. <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,035.47	1156 KNAPP AVE JACKSON	\$5,950.46
3358	<b>Parcel ID:</b> 266-13-01-452-036-00; <b>Legal Description:</b> LOT 40 KNOLLWOOD PARK NO 2. <b>Comments:</b> The property is a single-story home on Knapp. Vinyl siding and the roof look in rough shape. The block foundation looks like it may have some issues. This one is going to take some work. Not 100% on this property's occupancy status (lots of personal property in yard and house), so no inside inspection was performed. Some pretty decent houses in proximity to the property. ~0.13 acres with ~44 ft frontage and ~132 ft depth. <b>Additional Disclosures:</b> 33; 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$1,206.60	1222 KNAPP AVE JACKSON	\$10,494.78
3359	<b>Parcel ID:</b> 266-13-01-454-038-00; <b>Legal Description:</b> LOT 43 KNOLLWOOD PARK NO 2. <b>Comments:</b> Flat vacant urban lot on Knapp. Next to lot #3358. Older homes in the area. Some have been recently updated. Well, the good part is, it has a deed. It exists. It is for sale right here. And you can buy it! ~0.13 acres with ~44 ft frontage and ~ 132 ft depth. <b>Additional Disclosures:</b> 23; 44 (see key for full text) <b>Summer Tax Due:</b> \$46.63	1200 KNAPP AVE (BLOCK) JACKSON	\$1,194.93

3360	<b>Parcel ID:</b> 3-013100000; <b>Legal Description:</b> BEG AT INTERS OF E LN OF THIRD ST WITH S LN OF FRANKLIN ST TH S ON E LN OF THIRD ST 66 FT FOR POB OF THIS DESC TH E 69.63 FT TH S 58.5 FT TH W 69.63 FT TO E LN OF THIRD ST TH N TO BEG BEING PART OF UN-NUMBERED PORTION OF BLK 13 LIVERMORE WOOD & EATON'S ADD. <b>Comments:</b> Not for the faint of heart, but those are the ones that pay off sometimes! The property is a 2-story home with some pretty bad fire damage. Still looks repairable from the outside. Poured concrete foundation. Doesn't appear to have any visible issues. The roof definitely a goner. Older homes in the area. Some have been recently updated. She's got some work to do but it could be a LOT worse...wanna see? No..you really don't. House is boarded and locked up tight so pictures of property were limited to the outside only. ~0.09 acres with ~58 ft frontage and ~77 ft depth. <b>Additional Disclosures:</b> 31; 46; 11 (see key for full text) <b>Summer Tax Due:</b> \$359.06	505 THIRD ST JACKSON	\$9,316.26
3365	<b>Parcel ID:</b> 320-13-11-304-015-00; <b>Legal Description:</b> LOTS 15 AND 16 LINCOLN COURT. <b>Comments:</b> Property is a vacant lot on East Palmer. The lot measures 0.22 acres And has a couple large trees. Somebody is maintaining the front portion by mowing it but not the back portion. Little bit of litter in the rear maybe that's why they're not mowing. Property is close to businesses, churches and houses in the vicinity are older but decent. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$164.24	100 E PALMER AVE (BLOCK) JACKSON	\$8,729.91
3366	<b>Parcel ID:</b> 4-021300000; <b>Legal Description:</b> LOT 2 B4S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG. <b>Comments:</b> Property is a commercial structure that looks to be an office building. Multiple suite numbers on mail. Nice location. Close to businesses but not overly noisy area. Parking lot is in decent shape too. Seems structurally sound for the most part. If I had my way I would prefer all of them to be in this shape. But "ways don't always get got" as my mama use to say! This property could not be inspected on the inside. Pictures and knowledge are limited to the outside only. ~0.20 acres with ~66 ft frontage and ~132 ft depth <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$5,542.77	412 S JACKSON ST JACKSON	\$50,544.35
3367	<b>Parcel ID:</b> 4-026100000; <b>Legal Description:</b> S 1/2 OF S 1/2 OF W 1/2 OF LOT 5 B5S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG. <b>Comments:</b> ~0.07 acre vacant parcel located on S Blackstone St in the City of Jackson. ~49.5 ft road frontage, ~66 ft depth. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Zoned R-2 Residential. <b>Additional Disclosures:</b> 23; 81 (see key for full text) <b>Summer Tax Due:</b> \$23.45	511 S BLACKSTONE ST JACKSON	\$1,633.01
3369	<b>Parcel ID:</b> 4-087700000; <b>Legal Description:</b> S 1/2 OF LOT 19 BLK 2 C E WEBB'S ADD. <b>Comments:</b> This is a recently cleared vacant lot where a home once stood. The SEV is not accurate due to this. Older homes in the area. Some have been recently updated. Nice location. Close to businesses but not an overly noisy area. ~0.05 acres with ~33 ft frontage and ~66 ft depth. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$127.32	943 WILLIAMS ST JACKSON	\$4,955.10
3372	<b>Parcel ID:</b> 4-120600000; <b>Legal Description:</b> S 54 FT OF LOT 1 BLK 8 HARWOOD'S ADD. <b>Comments:</b> Home is currently condemned. Houses in the area are being/have been renovated and/or updated. Area is undergoing a "revitalization". The property is a 2-story home on Woodridge. Vinyl siding and the roof look in rough shape. Not bad in the front, but the back is a different story. Foundation looks to be poured concrete (not 100% on that, but I see indications). The house is boarded and locked up tight so pictures of the property were limited to the outside only. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. ~0.07 acres with ~54 ft frontage and ~ 60 ft depth <b>Additional Disclosures:</b> 46; 33; 31 (see key for full text) <b>Summer Tax Due:</b> \$1,159.81	1007 WOODBIDGE ST JACKSON	\$5,294.34
3374	<b>Parcel ID:</b> 4-163300000; <b>Legal Description:</b> LOT 9 BLK 3 HARMON'S ADD. <b>Comments:</b> The property is a 2-story home on Prospect currently condemned. This property could not be inspected on the inside. Pictures and knowledge are limited to the outside only. Wood siding and roof may have some issues, but none are visible. The foundation is poured, and it appears to have some issues. Doesn't seem to have any real structural issues. Older homes in the area. Some have been recently updated. Appears to be a multi-family unit (multiple utility meters). ~0.15 acre with ~50 ft frontage and ~128 ft depth <b>Additional Disclosures:</b> 46; 33; 31; 18 (see key for full text) <b>Summer Tax Due:</b> \$2,217.77	181 W PROSPECT ST JACKSON	\$12,468.64

3376	<b>Parcel ID:</b> 420-13-01-203-017-00; <b>Legal Description:</b> LOTS 14 AND 15 BLOCK 3 ROOT'S EASTERN SUBDIVISION. <b>Comments:</b> Property fronts on an unbuilt platted road. Moderately wooded. Close to businesses and other amenities. Aaaaand....Well there is land here nonetheless. And they aren't making anymore of it. You could have some of it right here! Bid away! ~0.40 acres. ~132 ft by ~132 ft <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$64.99	700 WATTS ST (BLOCK) JACKSON	\$874.99
3377	<b>Parcel ID:</b> 460-13-12-302-009-00; <b>Legal Description:</b> THE N 94 FT OF S 367 FT OF E 165 FT OF LOT 3 SHOEMAKER AND MCDEVITT'S SUBDIVISION. <b>Comments:</b> Property is a vacant lot with no road access measuring 0.36 acres. I did manage to snap a picture of the lot because the Parcel to the east is owned by a corporation and is used as a drive. Somebody is storing some trailers and possible other junk on the property. <b>Additional Disclosures:</b> 21; 7 (see key for full text) <b>Summer Tax Due:</b> \$372.77	1000 ORNE ST (BLOCK) JACKSON	\$2,254.58
3379	<b>Parcel ID:</b> 5-055000000; <b>Legal Description:</b> LOT 21 ORCHARD PLACE. <b>Comments:</b> ~0.06 Acre Vacant Corner Lot. ~25' of frontage on Orchard Pl, ~100' of frontage on E Morrell St. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Zoned R-2 Residential. <b>Additional Disclosures:</b> 23; 81 (see key for full text) <b>Summer Tax Due:</b> \$6.99	900 ORCHARD PL JACKSON	\$1,295.66
3381	<b>Parcel ID:</b> 5-100700000; <b>Legal Description:</b> E 51 FT OF LOT 1 BLK 9 ROOT'S SOUTH ADD. <b>Comments:</b> Property is a 2-story home on Knapp with a detached garage. Aluminum siding and the roof look in decent shape. Home is currently occupied (and they are in the driveway), so pictures of the property were limited. Older homes in the area. Some have been recently updated. ~0.16 acres with ~51 ft frontage and ~ 132 ft depth. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$574.55	133 MOORE ST JACKSON	\$4,974.49
3382	<b>Parcel ID:</b> 5-135600000; <b>Legal Description:</b> W 16.5 FT OF LOT 13 & E 33 FT OF LOT 10 EX S 8 FT FOR ALLEY BLK 5 EGGLESTON'S ADD. <b>Comments:</b> Property is a single-family home on ~0.15 acres, occupancy is unknown, so please treat this as if it's occupied and respect their privacy. The property was not able to be visited. Please conduct your own thorough research with the local government units prior to bidding. <b>Additional Disclosures:</b> 33; 6; 21; 81 (see key for full text) <b>Summer Tax Due:</b> \$1,063.10	123 DAMON ST JACKSON	\$5,645.07
3383	<b>Parcel ID:</b> 5-139600000; <b>Legal Description:</b> E 25 FT OF LOT 15 & W 16 FT OF LOT 18 BLK 6 EGGLESTON'S ADD. <b>Comments:</b> Property is a small single-story home on Damon Street. Boarded and locked up tight, so I did not get inside pictures. The outside looks like the home is in relatively decent shape. The roof looks to be older, but no signs of major failures. Some minor repairs and a little bit of swelling. The yard is maintained, not sure by whom. The neighborhood is relatively nice, and the neighborhood seems quiet With lots of parks nearby and near Cooper St. Sits on ~0.12 acres with ~41 ft frontage and ~ 132 ft depth/ <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$933.12	233 DAMON ST JACKSON	\$5,448.42
3384	<b>Parcel ID:</b> 5-141000000; <b>Legal Description:</b> LOT 4 & W 4 FT OF LOT 5 BLK 8 EGGLESTON'S ADD. <b>Comments:</b> Property is a 2 Story home on Wall St. Appears to be a multi-family unit (multiple utility meters). This house is condemned. It could not be inspected on the inside. Pictures and knowledge are limited to the outside only. The wood siding and the roof look in rough shape. Poured concrete foundation. Doesn't appear to have any visible issues. Doesn't appear to have any real structural issues from the outside view. Houses in the area are older, but most are decent and kept up relatively well. This one is going to need a lot of work if it's worth fixing. ~0.19 acres with ~70 ft frontage and ~ 116 ft depth <b>Additional Disclosures:</b> 31; 46; 33; 18 (see key for full text) <b>Summer Tax Due:</b> \$1,260.02	109 WALL ST JACKSON	\$5,141.62
3386	<b>Parcel ID:</b> 564-13-28-405-105-00; <b>Legal Description:</b> LOT 105 THREE FORTY FARMS SUBDIVISION NO 6. <b>Comments:</b> ~0.83 acres. Nice lot with ~ 160 ft of lakefront on Flinton Lake. Lightly wooded, flat and seems mostly dry. It could be a great investment property or a possible project for somebody looking into a residential real estate endeavor. There is a 12.5 ft private drain easement that runs along the eastern property boundary of this parcel. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Get your bids ready! <b>Additional Disclosures:</b> 16; 41; 30 (see key for full text) <b>Summer Tax Due:</b> \$1,531.18	1800 LEXINGTON BLVD (BLOCK) JACKSON	\$7,863.20

3387	<b>Parcel ID:</b> 565-13-23-316-172-00; <b>Legal Description:</b> LOT 287 AND S 1/2 OF LOT 286 VANDERCOOK PARK SUBDIVISION. <b>Comments:</b> Pretty rough shape from the outside. Abestos siding and the roof looks in rough shape. Looks like a half a dumpster worth of stuff outside and in the garage (roof is collapsing on garage). The block foundation looks like it may have some issues. May have some minor structural issues to address or repairs to be done. Roof definitely a goner. It's hard to tell from pictures but the back has a walkout basement. Houses in the area are older but decent and kept up relatively well and some have been updated. Not 100% on this properties occupancy status (lots of personal property in yard and house) so not inside inspection was performed. ~0.13 acre with ~53 ft frontage and ~ 105 ft depth. <b>Additional Disclosures:</b> 31; 65; 5; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$1,295.82	114 RIDGE ST JACKSON	\$7,047.54
3392	<b>Parcel ID:</b> 6-126700000; <b>Legal Description:</b> S 1/2 OF LOT 10 BLK 2 CARR'S EAST ADD. <b>Comments:</b> Currently occupied, so pictures of the property were limited. 2-story home with aluminum siding and a covered porch/deck on the back and a shed. Older homes in the area. Some have been recently updated. Close to businesses and other amenities, and the hospital. ~0.09 acres with ~33 ft frontage and ~ 118 ft depth. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$886.42	606 S GORHAM ST JACKSON	\$6,660.49
3396	<b>Parcel ID:</b> 7-0704.1000; <b>Legal Description:</b> E 68 FT OF N 61 FT OF LOT 15 HARRIS ADD. <b>Comments:</b> 2-story home with aluminum siding and some eaves issues. Currently occupied, so pictures of the property were limited. Nice front porch and small deck on the side/back. Most other houses on the street have been updated. ~0.10 acre with ~61 ft frontage and ~ 68 ft depth. <b>Additional Disclosures:</b> 5; 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,363.81	616 HARRIS ST JACKSON	\$5,005.33
3397	<b>Parcel ID:</b> 7-117100000; <b>Legal Description:</b> S 1/2 OF LOT 8 BLK 11 EAST ADD. <b>Comments:</b> Property is a vacant lot on Bates. It used to have a house on it, and now just a flat lot with a couple of newly planted trees. Nobody seems to be disrespecting a lot, and that's nice! Houses in the vicinity are old homes that are kept up for the most part. Close to parks and other Businesses, and amenities on Michigan Avenue. ~ 0.10 acres with ~33 ft frontage and ~ 131 ft depth. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$291.80	140 BATES ST JACKSON	\$6,789.32
3398	<b>Parcel ID:</b> 7-122900000; <b>Legal Description:</b> S 1/2 OF LOT 9 BLK 14 EAST ADD. <b>Comments:</b> Flat vacant urban lot with a couple of newly planted trees. Older homes in the area, most of which are kept up and decent. The lot measures ~0.10 acres with 33 ft frontage and ~ 132 ft depth. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$27.13	129 N GORHAM ST JACKSON	\$3,715.75
3402	<b>Parcel ID:</b> 8-013200000; <b>Legal Description:</b> LOT 11 BLK 6 NORTHEASTERN ADD. <b>Comments:</b> Older 2-story wood-sided home. Pretty much gutted to the studs. The upstairs floors were a little weak. Bones are pretty solid but may need some small structural repairs. The old boiler octopus in the basement probably has to go. ~0.15 acres with ~ 50 ft frontage and ~ 131 ft depth. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$1,985.55	320 N FORBES ST JACKSON	\$10,729.82
3408	<b>Parcel ID:</b> 3-030700000; <b>Legal Description:</b> LOT 21 ASSESSOR'S FRANKLIN PLAT. <b>Comments:</b> ~0.10 Acre Vacant Lot on Franklin St. ~33' of road frontage by ~132' deep. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Zoned C-1 Neighborhood Commercial. <b>Additional Disclosures:</b> 23; 81 (see key for full text) <b>Summer Tax Due:</b> \$12.67	710 W FRANKLIN ST JACKSON	\$1,267.92

## 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.

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

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

**15:** This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

**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.

**26:** This parcel appears to be located within a flood plain based upon our visual inspection. However, this has not been verified through additional research. You should be aware of the possibility for flooding and should consult available groundwater and flood data prior to bidding.

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

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

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

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

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

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

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

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

**44:** This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and

other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

**46:** One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

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

**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**.

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

**81:** We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property*. Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.