Public Land Auction

Branch, Hillsdale, Jackson

August 28th, 2026

Branch, Hillsdale, Jackson, and Jackson (Dnr) Counties

Location:

Online
www.tax-sale.info

Time:

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

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

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MICHIGAN COUNTY TAX AUCTIONS

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

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

Visiting and viewing property BEFORE auction:

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

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

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit these lands.

Properties may be occupied or "being watched" by former owners or neighbors sympathetic with former owners. Occupants are often unknown and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold "as-is" in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer's request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor's office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

PLEASE REMEMBER that property lists can change up to the day-of-auction.

Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

Bidding Authorization

- Online and absentee bidding requires a **$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a $1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this $1,000.
    - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

- If you do not have internet access, **you can submit an absentee bid by calling us**. You will still need to pre-authorize a $1000 deposit on a major credit card (or mail in a $1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
    - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Branch
- Hillsdale
- Jackson

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

"**Foreclosing Governmental Unit**" ("**FGU"**) is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer.** These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan.*

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property ***must pay at least minimum bid*** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a $1,000 pre-authorization on a major credit card or a $1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

F. Auction Location

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

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Jackson DNR

Michigan DNR Land Sales
Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

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 DNR 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 DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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:

DNR 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:

DNR may, at its discretion, conduct an auction 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 DNR.

C. Bid Increments

Bids will **only** be accepted in the following increments:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a $1,000 pre-authorization on a major credit card or a $1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

F. Auction Location

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

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

The DNR 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%.***

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 DNR 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 DNR 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 DNR **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 DNR 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 DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. 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 is possessed by the DNR at the time of sale.** Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the DNR exercises its 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 DNR.

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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 DNR 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. Applicability of These Rules and Regulations

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

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for sale-specific purchase terms. Failure to follow the specific rules posted for each sale 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
1301	**Parcel ID:** 010-C30-000-089-00; **Legal Description:** LOT 89 CHEROKEE LAKE ESTATES. SEC 13 T5S R8W. L644 PG338. **Comments:** Approximately 0.25 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. This property has not been well maintained. The mobile is covered in overgrown vegetation and there are many DIY repairs that do not look up to code. There is an enclosed porch on the side of the mobile that connects it to the storage building. The shingled roof looks ok but the building is covered in vegetation and a full walk through was not done. Could not determine foundation on garage. Mobile had too much vegetation and tarps wrapped around the skirting to see if there is a mobile pad. Back yard has many animal enclosures. Gas and electric are both hooked up and appear active. Two track gravel driveway. There was a vehicle parked on the property. Dogs inside the mobile. This property is a fixer upper and is going to need a good amount of work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 6; 45; 17; 33; 21 (see key for full text) **Summer Tax Due:** $147.08	1113 CHIPPAWA DR UNION CITY	$1,545.82
1302	**Parcel ID:** 021-H10-111-011-00; **Legal Description:** UNION TOWNSHIP T5S R7W SECTION 4 PRT OF HAMMOND PARK OF HAMMOND ADD DESC AS BEG 8 RDS W OF SE COR OF SD PARK TH W 4 RDS TH N 8 RDS TH E 4 RDS TH S 8 RDS TO POB HAMMOND ADDITION VILLAGE OF UNION CITY .2 AC. **Comments:** Approximately 0.20 acres. Located in the Union City Community School District. Approximately 66 feet of road frontage along Ellen St and extends ~132 feet deep. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Renters plan to stay after auction. (renter also stated the two small trees in the front of the home were recently planted by them and plan to take them when they leave) Built in 1885 remodeled in 1990. ~1105 Sq Ft. Three bedrooms and one bathroom. 100 amp panel. Stone foundation has some loose components. Block chimney has multiple holes and needs to be repaired. Shingled roof looks ok but there are some sections of the soffit/fascia areas that need some repairs. There is a dent along the front section. Looks like a limb may have fallen on the house at one point. Nice sized grassy back yard. There are a few piles of debris in the yard. Wide concrete parking area next to the home. Gas and electric meter are still attached and appear active. Debris and personal property on the front porch. This house has potential but it is old and will require repairs and renovations. The exterior of the home doesn't look too bad but the interior condition is unknown. Adjacent to church. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $598.00	208 ELLEN ST UNION CITY	$7,430.62
1303	**Parcel ID:** 030-005-300-005-01; **Legal Description:** GIRARD TWP/T5S R6W, SEC 5: COM IN SW COR OF E 5/8 OF SE1/4 OF SW1/4, TH E 225 FT N 285 FT W 225 FT S 285 FT TO P.O.B. (1.47 AC). **Comments:** Approximately 1.47 acres. Located in the Tekonsha Community School District. Approximately 225 feet of road frontage along Hayner Rd and extends ~185 feet deep. ~1868 Sq Ft. Unfortunately this property has not been well maintained. The mobile has many broken windows and both doors are broken. The floors are caving in and there is mold. RThe mobile should be removed. There is also a great deal of debris and garbage all throughout the property. Overgrown vegetation surrounds the home and is hiding piles of debris. There is also a small shed next to the home with a broken door and covered in vegetation. The home is in rough shape. The shingled roof needs to be replaced and there is a good amount of wood rot near the soffit/fascia areas. The enclosed front porch roof has the worst section. Many of the windows on the home have been broken and all of the doors have been kicked in or broken. Vinyl siding is falling off showing old asbestos siding. Block foundation on the front portion of the home looks solid. The rest of the foundation has cosmetic concrete most likely covering old stone foundation. Unable to locate basement entrance. The garage is completely full of debris and the steps leading down from the kitchen are missing. The house has been mostly gutted down to the studs. Animal damage throughout. Electric meter has been removed and the post holding it to the house has been ripped down. The back porch is collapsing. There is a large amount of debris in the attic. There are a lot of issues with this old farm house but it felt very solid walking through. Bones are strong but you're gonna have a lot of work on your hands before its back in good living condition. Located out in the country surrounded by farmland. Minimal traffic. Would be a nice spot for a family. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 21; 17; 47; 48; 50; 65 (see key for full text) **Summer Tax Due:** $626.93	244 E HAYNER RD UNION CITY	$9,718.38

1304	**Parcel ID:** 030-014-300-020-02; **Legal Description:** GIRARD TWP/T5S R6W, SEC 14: BEG A PT ON S LN OF SEC E 240 FT FR SW COR, TH N 186 FT E 180 FT S 186 FT W 180 FT TO P.O.B. (.77 AC). **Comments:** Approximately 0.77 acres. Located in the Coldwater Community School District. Approximately 180 feet of road frontage along E Girard Rd and extends ~186 feet. No observed structures but there is a good amount of personal property. Lots of farm equipment and what looks like the top of a silo. Active crops are growing. Mostly open and grassy. On the West portion of the property is a dirt road with gate that leads to the farm land behind this lot. Former owners are adjacent to this lot. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 60 (see key for full text) **Summer Tax Due:** $18.72	E GIRARD RD/VACANT COLDWATER	$524.80
1305	**Parcel ID:** 060-008-200-020-00; **Legal Description:** 10 RDS N & S BY 4 RDS E & W IN SW COR OF S 1/2 OF NE 1/4. SEC 8 T6S R7W. **Comments:** Approximately 0.25 acres. Located in the Bronson Community School District. Approximately 66 feet of road frontage along Claar Rd and extends ~165 feet. ~775 Sq Ft. This is very old brick building that looks like it could have been a small school for the kids out in the country. Unfortunately it has been sitting for many years not being maintained. There are multiple cracks in the brick walls and the stone foundation is settling. Metal roofing has a spilt on the back side. Animal damaged all throughout. Floors are sinking and do not look safe. Overgrown vegetation surrounds the building and there is a large pile of concrete debris on the North portion of the lot. Many trees. Surrounded by farm land. Low traffic. This building is very interesting and I'm sure it has a long history. It would be a very cool building to rehab but its going to take a lot of work. The interior has been mostly gutted. Electric panel is in disrepair but there is an electric meter. Please be prepared for some work with this one. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 36; 63; 50; 48; 22; 34; 5 (see key for full text) **Summer Tax Due:** $48.63	540 CLAAR RD COLDWATER	$1,070.57
1306	**Parcel ID:** 060-026-300-100-00; **Legal Description:** COM 36 RDS E OF SW COR OF SEC TO POB TH N 19 RDS TH SE 8 RDS TH S 15 RDS TH W 7 RDS TO BEG EXC E 3 RDS THEREOF. BATAVIA TWP. SEC 26 T6S R7W. **Comments:** Approximately 1.00 acres. Located in the Bronson Community School District. Open grassy lot with some tree debris. There is a partial gravel driveway. Mostly flat ground but the lot slopes down to as small creek on the North section. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $59.87	298 W BATER RD COLDWATER	$3,279.73

1307	**Parcel ID:** 080-015-200-025-03; **Legal Description:** COM S 77DEG 53MIN W 562.40 FT FR INT OF E SEC LINE & N R/W LI OF U-S 12 HWY TH S 77DEG 53MIN W 200 FT TH N TO S LI RR R OF W TH N 73DEG 35MIN E 200 FT TH S 06DEG 57MIN W 348.3 FT TO POB. SEC 15 T6S R5W. **Comments:** Approximately 1.46 acres. Located in the Quincy Community School District. Approximately 200 feet of road frontage along E Chicago Rd and extends ~348.5 feet. Remodeled in 1980. ~1856 Sq Ft. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. There were occupants inside the home and there were additional occupants living in a trailer set up on the North section of the property. Unfortunately it appears this house has not been well maintained. Multiple broken windows and doors. There is debris scattered all around the property. Shingled roof is older and nearing the end of its life. Old asbestos style siding has a few missing sections. There is a section near the rear entrance that is eroding. There is a good amount of vegetation debris on the roof near this area as well. The foundation on the rear of the home has deterioration as well. The stone foundation has cracks, missing components and major settling. Large missing section on the front of the home. There is also a large tree growing close to the foundation that is likely causing issues. Gas meter hooked up. Electric meter has been removed. There is a large concrete slab foundation on the West side of the lot. It is covered in debris. There is also the remains of a block structure along the East side of the lot. it is missing the roof and there are trees goring up against the foundation. There's a lot going on at this property. It is adjacent to a large commercial building. The exterior of the building needs work so its likely the interior will as well. Major repairs will be needed. Please be prepared for some work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 13; 21; 66; 34 (see key for full text) **Summer Tax Due:** $385.61	1080 E CHICAGO RD QUINCY	$5,484.94
1309	**Parcel ID:** 150-017-300-025-00; **Legal Description:** COM 599.42 FT W & N 20DEG 42MIN 58SEC W 282.67 FT FROM S 1/4 POST TH N 20DEG 42MIN 58SEC W 120 FT TH S 69DEG 17MIN 02SEC W 200 FT TH S 20DEG 42MIN 58SEC E 120 FT TH N 69DEG 17MIN 02SEC E 200 FT TO POB. SEC 17 T8S R6W. **Comments:** Approximately 0.55 acres. Located in the Coldwater Community School District. Approximately 120 feet of road frontage along Whaley and extends ~200 feet. No observed structures. There is a large pile of debris near the Northwest corner. May be on the adjacent lot but it is very close. Land slopes down from the road. Neighbor was mowing property during post foreclosure visit. Well maintained area. Quiet country atmosphere. Across the street from farmland. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $32.24	WHALEY RD COLDWATER	$864.50
1310	**Parcel ID:** 200-001-000-187-00; **Legal Description:** COM AT NE COR OF FREMONT & SHERMAN ST TH E ON N LI OF FREMONT ST 111 FT TH NLY 168 FT TO A PT 75.9/12 FT E OF E LI OF SHERMAN ST TO BEG TH W PAR WITH N LI OF FREMONT ST 75.9/12 FT TO E LI OF SHERMAN ST TH S ALG E LI OF SD ST 70 FT TH E PAR WITH FREMONT ST TO A PT 63 FT S OF BEG TH N 63 FT TO POB. CITY OF BRONSON. **Comments:** Approximately 0.18 acres. Located in the Bronson Community School District. Built in 1955 and remodeled in 1979. Two bedroom one bathroom. ~672 Sq Ft. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Dogs were inside the home. The house appears to be in overall fair shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof is older and will probably need to be replaced in the next few years. A bit of vegetation debris build up but looks ok. Metal siding in decent shape. Electric meter and gas meter still hooked up and appear active. Renters. Small driveway that had a car parked on it. Detached one car garage is in below average shape. Soffit/fascia damage. Metal roof needs a bit of work. Looks uneven. The house will most likely require repairs and renovations but its small so they should be manageable. This one has potential. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 6; 45; 33 (see key for full text) **Summer Tax Due:** $480.62	216 SHERMAN ST BRONSON	$3,170.65

1311	**Parcel ID:** 304-000-000-126-00; **Legal Description:** 4 RDS E & W BY 12 RDS N & S IN NW COR OF LOT 179 EXC SLY 6 RDS THEREOF. SEC 16 T6S R6W. **Comments:** Approximately 0.15 acres. Located in the Coldwater Community School District. Approximately 66 feet of road frontage along W Chicago and ~99 feet along S Polk St. No observed structures. Flat ground. Nice open grassy lot. A couple trees along the side walk but mostly open. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $306.94	281 W CHICAGO ST COLDWATER	$1,708.06
9991311	**Parcel ID:** 304-000-000-126-00; **Legal Description:** 4 RDS E & W BY 12 RDS N & S IN NW COR OF LOT 179 EXC SLY 6 RDS THEREOF. SEC 16 T6S R6W. **Comments:** Approximately 0.15 acres. Located in the Coldwater Community School District. Approximately 66 feet of road frontage along W Chicago and ~99 feet along S Polk St. No observed structures. Flat ground. Nice open grassy lot. A couple trees along the side walk but mostly open. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** TBA	281 W CHICAGO ST COLDWATER	$1,708.06

Hillsdale

Lot #	Lot Information	Address	Min. Bid
2700	**Parcel ID:** 006-222-453-02; **Legal Description:** W 132 FT LOT 26 0.3A M/L BLACKMAR AND COOKS WRN EXT BLACKMAR AND BEEBES ADDN SEC 22 T6S R3W SECOND WARD **Comments:** Approximately 0.30 acres. Located in the Hillsdale Community School District. Residential zoning. Approximately 99 feet of road frontage along Mcclellan St and extends ~132 feet. No observed structures. Wooded lot with dense vegetation in spots. Easily traversable. Flat ground. Nice mature and young trees throughout. In a well maintained neighborhood. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build if it meets local requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $129.20	39 MCCLELLAN VACANT HILLSDALE	$1,250.56
2701	**Parcel ID:** 006-327-326-17; **Legal Description:** COM INT E-WÂ¼ LN W/ W LN RR TH W 288.75 FT FOR POB TH CONT W 82.5 FT TH S 226 FT TH E 82.5 FT TH N 226 FT TO POB N 33 FT BACON ST R/W 0.43A M/L UNPLATTED PRT NEÂ¼ SWÂ¼ SEC 27 T6S R3W THIRD WARD OMITTED PARCEL MAPPED WITH 006-327-326-14 IN ERROR, ADDED FOR 2022; **Comments:** Approximately 0.43 acres. Located in the Hillsdale Community School District. Residential zoning. Approximately 82.5 feet of road frontage along W Bacon St and extends ~226 feet. No observed structures. This is a wooded lot that is a bit terrain challenged. The land would need to be graded before a structure could be built. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build if it meets the local requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 49 (see key for full text) **Summer Tax Due:** $323.10	116 W BACON ST HILLSDALE	$2,226.65
2703	**Parcel ID:** 04 017 100 032 17 5 1; **Legal Description:** COM AT THE SW COR OF LOT 5 SHADY OAK SHORES SUB. THENCE W'LY TO A POINT 400 FT S OF INTERSECTION OF N LN SEC AND W1/8 LN, TH N TO S LN OF SAHDY OAK SHORES SUB, TH FOLLOWING THE S LINE OF SAID SUBDIVISION IN A SE'LY DIRECTION TO THE POB W SEC 17 T5SR1W 1.98 A M/L NOTE: LAKE BOTTOM OF GOOSE LAKE LEFT OVER AFTER DEVELOPMENT OF SHADY OAK SHORES. **Comments:** Approximately 1.98 acres. Located in the North Adams-Jerome School District. Please note that road access to this property has not been confirmed. We could not find road access during post foreclosure visit and cannot guarantee legal access. There is a small section of this property that is actual land. Most of the parcel is covered up by the lake. The section of the parcel that is usable land is surrounded by private land. This parcel is best suited for an adjacent landowner who can provide or already has access. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. NOTE: LAKE BOTTOM OF GOOSE LAKE LEFT OVER AFTER DEVELOPMENT OF SHADY OAK SHORES. **Additional Disclosures:** 7; 41; 14 (see key for full text) **Summer Tax Due:** $10.33	SHADY OAK SHORES VACAN	$726.03
2704	**Parcel ID:** 04 090 001 175; **Legal Description:** LOT 172 LAKE LE ANN - CHERRY PARK **Comments:** Approximately 0.20 acres. Located in the Addison Community School District. Wooded lot with mature and young trees. Dense vegetation along the roadside but looks like the under brush clears up as you enter further. Some debris from adjacent properties appear to be on the lot. No observed structures. Surrounded by small inland lakes. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. if it meets the requirements. Nice spot to build a pole barn for the lake toys. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $29.11	11952 DUBLIN DR	$1,151.19

2705	**Parcel ID:** 04 145 001 001; **Legal Description:** LOT 1 LAKE LE ANN - LAGUANA PARK **Comments:** Approximately 0.50 acres. Located in the Addison Community School District. No observed structures. Terrain challenged. Slopes down drastically from roadside. There are utility poles running across the property. The North portion of the property has wet land indicators. There appears to be a small pond to the North and a small section is on this lot. Near Lake Le Ann. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to Auction Lot # 2706 **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $37.48	11500 E CHICAGO RD JEROME	$1,159.76
2706	**Parcel ID:** 04 145 001 002; **Legal Description:** LOT 2 LAKE LE ANN - LAGUANA PARK **Comments:** Approximately 0.37 acres. Located in the Addison Community School District. No observed structures. Terrain challenged. Slopes down drastically from roadside. Utility lines run across the front of the property. The North portion of the property has wet land indicators. Near Lake Le Ann. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build if it meets the requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to Lot # 2705 **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $32.16	11512 E CHICAGO RD JEROME	$1,099.02
2707	**Parcel ID:** 05 075 001 021; **Legal Description:** LOT 22 ORIG PLAT SEC 10 T6S R4W VILLAGE OF ALLEN **Comments:** Approximately 0.43 acres. Located in the Quincy Community School District. Approximately 92.40 feet of road frontage along Aller St and extends 247.50 feet. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Built in 1997 ~828 Sq Ft. Unfortunately this house has not been well maintained and appears to be in poor condition. There's evidence of multiple repairs on the shingled roof and it is in overall poor shape. It needs to be replace ASAP. The roof above the side porch has collapsed. Vinyl siding is in decent shape but needs to be power washed. The stone foundation has cracks and loose components. Most of the lot is overgrown. Large grassy back yard. Wood porch wraps around the rear of the home. Gas and electric meter have been removed. Exterior basement entrance on the East side of the home. The garage does not look like it was originally built attached to the home. Its more of a DIY make shift attachment. Garage door is missing and there is plywood in its place. Vehicle in driveway. House is full of personal property. This house is going to require some major repairs and renovations. Please be prepared for some work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 21; 34; 5; 6 (see key for full text) **Summer Tax Due:** $438.39	106 ALLER ST ALLEN	$5,245.64
2708	**Parcel ID:** 08 045 001 246; **Legal Description:** COM 806.25 FT E & 899.25 FT N OF 1/4 PST ON S SIDE SEC 3 TH E FROM CEN KNAPP ST 231 FT TH N 433.75 FT TH W 260 FT TH S 219.25 FT TO CEN MONROE ST TH E 29 FT TO CEN KNAPP ST TH S 214.5 FT TO POB SEC 3 T6S R2W VILLAGE OF NORTH ADAMS 2.45 A M/L **Comments:** Approximately 2.45 acres. Located in the North Adams-Jerome School District. Approximately 267 feet of road frontage along Knapp St. Old pole barn with large open door. Metal siding and metal roof. Some debris piled up inside. This is a very basic pole barn. Wood post foundation, no insulation, no utilities. Simple storage spot. Large grassy lot with a good amount of trees on the North section. Wet land indicators. Surrounded by farm land. Terrain appears level throughout. There are multiple old trailers on this property. Old block foundation on the South East corner. Small shed. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. Could use the pole barn to store tools while you build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Potential Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 21; 41 (see key for full text) **Summer Tax Due:** $573.25	207 KNAPP ST NORTH ADAMS	$8,976.61

2710	**Parcel ID:** 10 001 400 012 01 7 4; **Legal Description:** COM E1/4 COR SEC TH S ALG E SEC LN 440 FT TO POB TH W 200 FT TH S 220 FT TH E 200 FT TH N 220 FT TO POB SEC 1 T7S R4W 1.01 A M/L **Comments:** Approximately 1.01 acres. Located in the Reading Community School District. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. This is a pretty massive two story home that unfortunately has not been maintained. Very overgrown. The glaring issue with this one is the shingled roof has failed and it looks like there have been attempts to postpone a full replacement. One section of the roof has metal and the other has tattered tarps and failing shingles. There are boards and sheathing visible in certain areas. Water damage is likely with this one. Wood rot in the fascia/soffit areas. Old asphalt shingle siding is in poor shape. Some broken windows. The entire lot is overgrown and there is a good amount of debris everywhere. There is a open trailer full of garbage. Possible contamination issues. There is a small shed next to the home that is in poor shape and is full of debris. Small trailer parked out near the road is full of garbage as well. There is an additional building to the North that is in similar shape as the house but has a better roof. Overgrown veg surround this building. Shingle siding is in rough shape. Dirt gravel driveway with multiple vehicles. There's a lot going on at this property. Its an older house and its going to require major repairs and renovations. There's potential here but its going to take a lot of work so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21; 66; 5; 45 (see key for full text) **Summer Tax Due:** $451.62	2580 S SAND LAKE RD HILLSDALE	$7,977.24
2711	**Parcel ID:** 12 013 400 021 13 7 2; **Legal Description:** COM SE COR SEC TH N 0Â°26'W ALG E SEC LN 199.62 FT M/L TO CEN ABAND RD BEING THE POB TH S 84Â°54'W ALG CEN SD RD 66.55 FT TH CONT ALG SD RD N 66Â°12'W 59.95 FT TO CEN PITTSFORD RD TH NELY ALG CEN SD PITTSFORD RD TO E SEC LN TH S ALG SD SEC LN TO POB SEC 13 T7S R2W .35 A M/L **Comments:** Approximately 0.35 acres. Located in the Pittsford Area School District. Irregular shaped parcel. No observed structures. Wooded. Terrain challenged. The ground slopes down drastically from the road side. It would be difficult to build on this one but its a nice wooded lot. Thick dense vegetation. Small amount of debris along the roadside. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $5.73	S PITTSFORD RD	$674.69
2712	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 14 095 001 019; **Legal Description:** LOT 67, 68 & 69 ALSO N1/2 LOT 70 HILLCREST ADD SEC 27 T8S R4W VILLAGE OF CAMDEN **Comments:** Bundle consisting of 2 tax foreclosed properties. Combined they are ~0.38 acres. Located in the Camden-Frontier School District. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. Mobile home appears to be in fair shape but it is an old model. Metal siding and flat roof. The lot is very overgrown and there is debris throughout. Large burn pile. Possible contamination indicators. Large pile of old tires. Small metal shed next to mobile. Land slopes up from the road. Mobile is sitting on a hill. Dirt/gravel driveway is washed out a bit. This property is going to require a decent clean operation before its suitable for use again. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 13; 21; 6; 17 (see key for full text) *(2 of 2)* **Parcel ID:** 14 095 001 039; **Legal Description:** LOT 65 & 66 HILLCREST ADD SEC 27 T8S R4W VILLAGE OF CAMDEN SPLIT ON 08/17/2000 FROM 14 095 001 018; **Summer Tax Due:** $998.14	314 FAIRVIEW AVE CAMDEN; 304 FAIRVIEW AVE CAMDEN	$11,245.90

2715	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 14 135 001 020; **Legal Description:** W1/2 LOT 26 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Comments:** Bundle consisting of 2 tax foreclosed properties. Combined ~0.25 acres. Located in the Reading Community School District. Approximately 90 feet of road frontage along Fort Wayne St. Property is triangular in shape. House has ~4544 Sq St. This is an interesting one. This appears to be an older house that was converted into some type of store. There is a storefront style area near the front entrance. With a counter for the shop keep. Most of the building has been cleared out but there is still a great deal of personal property and debris all throughout. The building was unsecure during the post foreclosure visit and it appears the building has been vandalized and harvested. There is animal damage in the building. Small access area for the basement with fairly recent block work. The block foundation looks pretty solid around the building but there are some cracks. Looks like there was a well and pressure tank in the basement as well but was harvested as well as electrical panels and wiring. The second story area is open and would be good for storage. Incomplete construction all throughout. A lot of rooms are down to studs. Some areas look water damaged with some mold forming. Possible roof leaks. The large pole barn to the East is attached to this building and they partially share a roof. They don't share a wall but there is a hallway the connects to two buildings. The pole barn is full of debris and looks like it may have housed animals at one point. Lots of individual holding areas. This is a massive property that is going to take a good amount of effort to get it back into good usable condition. Large pole barn also included in this. There a ton of potential here but it's going to take some TLC so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 32; 39; 50; 48; 63; 47; 66; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 14 135 001 043; **Legal Description:** LOT 40 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Summer Tax Due:** $632.86	FORT WAYNE ST MONTGOMERY; N MICHIGAN ST MONTGOMERY	$5,555.20
2716	**Parcel ID:** 16 030 200 016 30 8 2; **Legal Description:** COM NE COR SEC TH W ALG N SEC LN 1428 FT TO POB TH S 382 FT TH W 30 FT TH N 382 FT TO N SEC LN TH E 30 FT ALG SD N LN TO POB SEC 30 T8S R2W .26 A M/L **Comments:** Approximately 0.26 acres. Located in the Camden-Frontier School District. Approximately 30 feet of road frontage along E Camden Rd and extends ~382 feet. No observed structures. Wet land indicators in the area. Partially wooded with dense vegetation. There is a fence that runs very close to the property. Its possible its encroaching. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 39; 41 (see key for full text) **Summer Tax Due:** $1.32	E CAMDEN RD OSSEO	$619.94
2717	**Parcel ID:** 18 075 001 137; **Legal Description:** LOT 23 MERRY LAKE - WESTERN HEIGHTS SEC 5 T9S R2W **Comments:** Approximately 0.30 acres. Located in the Waldron Area School District. Approximately 60.99 feet of road frontage along Laura Ln. No observed structures. Open grassy lot. Flat ground. Close to Merry Lake. Could be a nice spot to put a pole barn for all your lake toys. Located in a well maintained neighborhood. Great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build if it meets requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $25.37	14601 LAURA LN CAMDEN	$1,009.39
2718	**Parcel ID:** 18 090 001 037; **Legal Description:** LOT 37 MERRY LAKE - GRANDVIEW SEC 5 T9S R2W **Comments:** Approximately 0.29 acres. Located in the Waldron Area School District. Approximately 60 feet of road frontage along Hillcrest Dr. No observed structures. Open grassy lot. Flat ground. Close to Merry Lake. Nice spot for a pole barn to store the lake toys. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build if it meets local requirements. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $25.37	4096 HILLCREST DR CAMDEN	$1,009.39

9992715	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 14 135 001 020; **Legal Description:** W1/2 LOT 26 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Comments:** Bundle consisting of 2 tax foreclosed properties. Combined ~0.25 acres. Located in the Reading Community School District. Approximately 90 feet of road frontage along Fort Wayne St. Property is triangular in shape. House has ~4544 Sq St. This is an interesting one. This appears to be an older house that was converted into some type of store. There is a storefront style area near the front entrance. With a counter for the shop keep. Most of the building has been cleared out but there is still a great deal of personal property and debris all throughout. The building was unsecure during the post foreclosure visit and it appears the building has been vandalized and harvested. There is animal damage in the building. Small access area for the basement with fairly recent block work. The block foundation looks pretty solid around the building but there are some cracks. Looks like there was a well and pressure tank in the basement as well but was harvested as well as electrical panels and wiring. The second story area is open and would be good for storage. Incomplete construction all throughout. A lot of rooms are down to studs. Some areas look water damaged with some mold forming. Possible roof leaks. The large pole barn to the East is attached to this building and they partially share a roof. They don't share a wall but there is a hallway the connects to two buildings. The pole barn is full of debris and looks like it may have housed animals at one point. Lots of individual holding areas. This is a massive property that is going to take a good amount of effort to get it back into good usable condition. Large pole barn also included in this. There a ton of potential here but it's going to take some TLC so be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 47; 39; 32; 50; 63; 66; 21; 48 (see key for full text) *(2 of 2)* **Parcel ID:** 14 135 001 043; **Legal Description:** LOT 40 SHEPARDS PLAT SEC 17 T8S R4W VILLAGE OF MONTGOMERY **Summer Tax Due:** TBA	FORT WAYNE ST MONTGOMERY; N MICHIGAN ST MONTGOMERY	$5,555.20

Jackson

Lot #	Lot Information	Address	Min. Bid
3300	**Parcel ID:** 000-04-13-101-002-00; **Legal Description:** BEG AT THE INTERSECTION OF THE E BANK OF PORTAGE RIVER WITH THE N LN OF SEC 13 TH S 24Â°W ALG E BANK OF SD RIVER TO W 1/8 LN TH N ALG W 1/8 LN TO N SEC LN TH E ALG N SEC LN TO BEG. SEC 13 T1S R1E # .1A **Comments:** Property is a 0.10 acre lot on Plum Orchard in Munith. Did not visit property, likely unbuildable due to shape and size. **Additional Disclosures:** 81; 9 (see key for full text) **Summer Tax Due:** $2.71	PLUM ORCHARD RD MUNITH	$620.05
3301	**Parcel ID:** 000-04-25-101-001-26; **Legal Description:** COM AT THE NW COR OF SEC 25 TH N 89DEG 03'20''E ALG N SEC LN 459.57 FT TH S 00DEG 23'10''E 657.52 FT FOR POB TH CONT S 00DEG 23'10''E 33 FT TH N 89DEG 38'49''E 165.99 FT TH N 00DEG 23'10''W 33 FT TH S 89DEG 38'49''W 165.99 FT TO BEG. SEC 25 T1S R1E SPLIT ON 01/22/2015 FROM 000-04-25-101-001-22 **Comments:** Property is a 33 foot by 165 foot strip located behind a house. Did not visit property. Property would be of little value to anyone other than an adjacent property owner. **Additional Disclosures:** 9; 52; 7 (see key for full text) **Summer Tax Due:** $2.47	COONHILL RD MUNITH	$603.48
3302	**Parcel ID:** 000-06-13-400-001-18; **Legal Description:** SEC 13 T2S R3W PART SE1/4 COM 1235.5 FT W OF INT MINER RD. & E SEC LINE S 310.25 FT W 7.78 FT N 310.25 FT TO C/L MINER RD E 7.78 FT TO BEG. CREATED FOR THE TAX YEAR 2007 **Comments:** Property is a landlocked 7 foot by 300 foot strip. Did not visit property. Property would be of little use to anyone other than an adjacent property owner. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $3.67	MINER RD PARMA	$599.23
3303	**Parcel ID:** 000-06-29-401-003-00; **Legal Description:** SEC 29 T2S R3W PART SE1/4 COM 1155 FT S & S76DEG 25'W 1753.2 FT FROM E1/4 COR N13DEG W 139 FT S76DEG 25'W 132 FT S13DEG E 139 FT TO C/L US-12 N76DEG 25'E 132 FT TO BEG. **Comments:** Own a piece of history! Vacant lot on Michigan Ave in Parma Measuring 139 feet by 132 feet (roughly square) for 0.42 acres of Lightly wooded property with some large pine trees and a memorial rock marking the location of one of the first Michigan immigration settlers trails. Marshall Public Schools! **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $25.86	W MICHIGAN AVE ALBION	$929.81
3304	**Parcel ID:** 000-06-31-101-001-05; **Legal Description:** SEC 31 T2S R3W PART NW1/4 COM 180 FT N OF INT W SEC LINE & C/L US-12 N01DEG 03'00"W 1315.23 FT N85DEG 06'55"E 500.25 FT S01DEG 49'14"E 753.49 FT S13DEG 13'08"E 141.32 FT S87DEG 14'10"W 277.72 FT S14DEG 37'24"E 285.70 FT S55DEG 15'24"W 359.92 FT TO BEG. SPLIT ON 11/20/1997 FROM 000-06-31-101-001-01 **Comments:** Property is large parcel on the county line (Calhoun County) Just north of Michigan Ave behind two privately owned parcels. House does not front on any public road and may have no legal access. Parcel is abnormal in shape and measures roughly 12.87 acres. From what I can see here looks to be heavily wooded and may contain some swampy areas just from the local geography I can see. Could be hunting or something of that nature if there is an easement somewhere. Just about three miles outside the town of Albion. **Additional Disclosures:** 7; 41 (see key for full text) **Summer Tax Due:** $164.14	W MICHIGAN AVE ALBION	$3,166.04
3309	**Parcel ID:** 000-07-24-151-004-07; **Legal Description:** BEG AT NW COR OF S 1/2 OF NW 1/4 OF SEC24 TH S 545 FT TO POB TH CONTINUING S 15 FT TH E 290 FT TH N 15 FT TH W 290 FT TO BEG. SEC 24 T2S R2W **Comments:** Property is a 15 foot by two 190 foot strip on Bailey Rd. Did not visit property. Property likely has no use to anyone other than an adjacent property owner. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $6.60	BAILEY RD JACKSON	$655.09
3310	**Parcel ID:** 000-08-15-208-004-00; **Legal Description:** LOT 154 ALDEN TERRACE **Comments:** Property is a single story home on Connel Dr in Jackson. Shingle roof, wood shingle siding, and a poured foundation. Home is in dire state. Looks like there were hoarders that lived here at one time and somebody tried to go through as much as they could and gave up on it years ago. Floors are heaved from freeze damage. Lots of visible damage throughout home. Property has heavy mildew and mold aromas. This one needs a full gut. If you were in it for the long haul it might be worth it, but that's up to you! **Additional Disclosures:** 66; 32; 21; 35 (see key for full text) **Summer Tax Due:** $607.10	329 MC CONNEL DR JACKSON	$14,112.08

3311	**Parcel ID:** 000-08-16-278-024-00; **Legal Description:** BEG AT THE SE COR OF LOT 35 FORNER SUBDIVISION EXTENSION NO. 1 TH S 182 FT ALG THE W LN OF LUELLA AVE TO THE N LN OF FERNDALE RD TH SWLY ALG THE N LN OF SD RD 161.59 FT TO W LN OF FORNER SUBDIVISION EXTENSION NO. 1 TH N ALG SD W LN 200 FT TO THE SW COR OF LOT 35 TH E ALG S LN OF SD LOT 160 FT TO BEG. **Comments:** Property is a vacant lot on Ferndale in Jackson. Nice size lot that looks like they were using it for a volleyball court at one time. Privacy fences along the North and West side. Houses in the neighborhood are late 20th century Holmes kept up well. Not far from town but quiet and peaceful. PLEASE NOTE: When this subdivision was created this parcel was designed to have a private playground located on it for the subdivision. The use of this land was dedicated to the property owners in this subdivision and that dedication remains in place. "The area layed out for a play ground in the above mentioned plat is dedicated to the property owners" (see plat in images). This means that all of the property owners in this subdivision have the right to access and use this property for recreational purposes. It cannot be developed or built on. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $305.97	FERNDALE RD JACKSON	$4,832.50
3312	**Parcel ID:** 000-08-36-414-004-01; **Legal Description:** LOTS 7, 8, 9 & 10 BLOCK 10 JAMES T GANSON'S SUBDIVISION COMBINED 000-08-36-414-004-00; 000-08-36-414-005-00; 000-08-36-414-016-00 & **Comments:** Property is a vacant wooded lot on Henrietta Street just south of Chapin Street in Jackson. Property measures roughly 100 feet by two hundred 65 feet and is heavily wooded with what looks to be swampy areas in the back. Could be large enough to build if improvements to the land were made, you would have to look into that. Could be the right buy for somebody looking for a larger lot in the neighborhood. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $136.63	HENRIETTA ST JACKSON	$1,565.41
3313	**Parcel ID:** 000-08-36-414-018-00; **Legal Description:** LOT 12 BLOCK 10 JAMES T. GANSON'S SUBDIVISION **Comments:** Property is a 0.16 acre vacant parcel off Henrietta. Area appears to be relatively wet and I would assume property is swampy. Located on an unbuilt platted road. **Additional Disclosures:** 41; 8 (see key for full text) **Summer Tax Due:** $55.50	WATTS ST JACKSON	$986.83
3314	**Parcel ID:** 000-08-36-415-002-00; **Legal Description:** LOT 3 BLK 11 JAMES T. GANSON'S SUBDIVISION **Comments:** Property is a small vacant lot on unimproved section of Watts Street. Being used as a side yard with a fire pit for home Chapin St. Property measures roughly 50 by 130 feet and is 0.16 acres. Auction Lot 3315 is adjacent to the South. Would be best suited for an adjacent owner looking to expand their property size. **Additional Disclosures:** 8; 41; 44 (see key for full text) **Summer Tax Due:** $35.12	WATTS ST JACKSON	$698.26
3315	**Parcel ID:** 000-08-36-415-003-00; **Legal Description:** LOT 5 BLK 11 JAMES T. GANSON'S SUBDIVISION **Comments:** Property is a vacant lot on unimproved section of Watts St. Property is wooded and looks to be primarily wet. Measuring 50 feet by 130 feet roughly and is 0.16 acres. Lot 3314 is adjacent to the North. This sits behind private property and there is no known access. Would be best suited for an adjacent property owner. **Additional Disclosures:** 41; 8 (see key for full text) **Summer Tax Due:** $35.12	WATTS ST JACKSON	$698.26
3316	**Parcel ID:** 000-09-24-251-004-00; **Legal Description:** BEG AT N 1/4 POST OF SEC 24 TH S3Â°W 1329.94 FT TO CEN OF STULL RD TH S87Â°31'E 300 FT TH S3Â°W 475 FT TO A PT FOR POB OF THIS DESCN TH S87Â°31'E 50 FT TH S3Â°W 25 FT TH N87Â° 31'W 50 FT TH N3Â°E 25 FT TO BEG. SEC 24 T2S R1E **Comments:** Property is a 50 foot by 25 foot lot off of Stull Rd. Property has no road access. Did not visit property. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $2.65	STULL RD GRASS LAKE	$594.45
3318	**Parcel ID:** 000-14-01-153-999-00; **Legal Description:** LOT 7 BLOCK 72 VILLAGE OF LEONI EXP THE N 66 FT THEREOF SEC 1 T3S R1E **Comments:** Property is a small lot on Portage Road. Did not visit property. Likely not buildable, please do your research with this one. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $17.22	S PORTAGE RD	$670.23

3319	**Parcel ID:** 000-14-03-351-003-02; **Legal Description:** BEG AT S 1/4 POST OF SEC 3 TH N89Â°36'18"W 1742.19 FT TO A PT FOR POB OF THIS DESCN TH CONT N89Â°36'18"W 111 FT TH N0Â°23'42"E 410.98 FT TH S89Â°38'34"E 111 FT TH S0Â°23'42"W 411.05 FT TO BEG. SEC 3 T3S R1E 1.05A **Comments:** Property is a former specialty product store. What looks like office space in the front shop or storage space in the back with 12 foot ceilings or better. Properties in relatively good shape needing a little TLC. Mixed vinyl and metal siding, shingle and metal roof, and it looks like a block foundation. Property has a wrap around driveway with driveway that leads up to parking spaces for customers or employees. Driveway needs some work. Great location with other commercial and residential real estate in the area. Homes are kept up nice and commercial properties are kept up nice as well. This one could be a great opportunity for someone looking to open up shop around here! **Additional Disclosures:** 21; 33 (see key for full text) **Summer Tax Due:** $1,739.53	5048 PAGE AVE JACKSON	$13,663.68
3320	**Parcel ID:** 000-14-06-452-001-00; **Legal Description:** THAT PART OF E 25A OF W 50A OF SE 1/4 OF SEC 6 T3S R1E LYING S OF SLY R/W LN OF MCRR SEC 6 .3A **Comments:** Property is a small triangle adjacent the railroad not accessible by Road. Property is a very long skinny triangle measuring 0.3 acres and roughly 420 feet wide. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $5.11	FALAHEE RD	$613.67
3321	**Parcel ID:** 000-14-09-135-023-02; **Legal Description:** LOT 148 CENTALIA SUBDIVISION SEC 9 T3S R1E **Comments:** Property is a vacant lot on 9th Street stretching all the way to Broad Street. Trapezoid in shape and roughly one hundred 50 feet deep the lot looks primarily wet with some larger trees on the Broad Street portion. White country setting with paved roads! **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $115.79	NINTH ST MICHIGAN CENTER	$1,404.28
3322	**Parcel ID:** 000-14-09-135-024-00; **Legal Description:** LOT 145 CENTRALIA SUBDIVISION SEC 9 T3S R1E **Comments:** Property is a lot Street in Michigan center. Property has roughly 40 foot of road frontage and is roughly 235 feet deep. The property has large trees and looks to be predominantly wet with even standing "Knee deep better or better" water. Property does not look buildable the way it sits. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $115.79	NINTH ST MICHIGAN CENTER	$1,404.28
3323	**Parcel ID:** 000-14-13-401-015-00; **Legal Description:** LOT 41 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 1 SEC 13 T3S R1 **Comments:** Property is a single story manufactured home. Home is currently occupied so pictures were limited to a couple from the street. Home looks to be in relatively decent shape. Yard could use some maintenance. Roof looks to be in good shape. Vinyl siding looks decent and overall the property looks like it just needs cleaned up a little bit. Small shed in the back yard looks to be in pretty rough shape Neighborhood is quiet and outside of town quite a bit could be a good place for somebody looking to get out of the city End of the country a little more! **Additional Disclosures:** 33; 17; 21; 6 (see key for full text) **Summer Tax Due:** $612.46	3536 SECHLER DR JACKSON	$4,382.46
3324	**Parcel ID:** 000-14-13-405-010-00; **Legal Description:** LOT 25 THE CEDAR'S MOBILE HOMES SUBDIVISION SEC 13 T3S R1E **Comments:** Property is a parcel with a mobile home on Bonnie Jean Ln with a detached garage. Parcel is on the corner of Bonnie Jean and Nash. Property is currently occupied so pictures were limited to a few from the street places in relatively good shape overall. Typical mobile home with modern updates. Could be a good location for somebody looking to get a small manageable place outside of town. Neighborhood is nice and quiet and properties are kept up generally well. **Additional Disclosures:** 6; 33; 21; 17 (see key for full text) **Summer Tax Due:** $363.13	8718 BONNIE JEAN LN JACKSON	$4,901.32
3325	**Parcel ID:** 000-14-17-227-003-00; **Legal Description:** BERNIE'S ISLAND AND EXTENDING 25 FT FROM THE SHORE LN OF SD ISLAND SEC 17 T3S R1E **Comments:** Supposedly the property is an island that cannot be found. Aerial imagery indicates over half the parcel appears to be underwater, during high water levels entire property may be underwater. Did not visit property. **Additional Disclosures:** 7; 14 (see key for full text) **Summer Tax Due:** $4.21	ISLAND MICHIGAN CENTER	$608.14

3326	**Parcel ID:** 000-14-21-351-022-00; **Legal Description:** BEG AT SW COR OF SEC 21 TH N 790.81 FT TH E PAR WITH S SEC LN 212 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 198 FT TH E PAR WITH S SEC LN 85 FT TH S 198 FT TH W 85 FT TO BEG. SEC 21 T3S R1E **Comments:** Property is a vacant parcel behind two privately owned parcels off Clark Lake Rd. Property is approximately 0.39 acres It is 85 feet 198 feet. Not sure if there is an easement or not to get back to the property, but seems unlikely. Slight slope to the S on property. Driveway goes back to house might be able to be used back to property, That's private property as far as I can tell and you would have to look into that. Napoleon Community School District just south of Center Lake **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $220.87	CLARK LAKE RD VACANT JACKSON	$1,281.47
3327	**Parcel ID:** 000-14-25-451-005-00; **Legal Description:** BEG AT SE COR OF SEC 25 TH N 88DEG41'W 245 FT TH S 89DEG55'20''W 700.55 FTTH N 85DEG59'W 444.88 FT TH N 89DEG42'30''W 192 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG42'30''W 214.77 FT TH N 1DEG39'30''W 226 FT TH N 89DEG51'40''E 217.91 FT TH S 0DEG51'15'' W 227.54 FT TO BEG. SEC 25 T3S R1E **Comments:** Property is a vacant parcel on Cady Road. Property looks relatively flat with tall grass and wire post fence on the north edge of property. There's a home on the east side of the property with a wooden rail fence between. Property is roughly 226 feet by 214 foot "square". Outside of town in Napoleon Township in a nice quiet country setting. Could be a great location for somebody looking to build in the area or somebody who may want to plant a garden on the road! **Summer Tax Due:** $95.92	CADY RD VACANT JACKSON	$879.25
3328	**Parcel ID:** 000-14-26-500-001-00; **Legal Description:** A STRIP OF LAND 100 FT WIDE RUNNING IN A NWLY AND SELY DIRECTION ACROSS SE 1/4 OF NW 1/4. SEC 26 T3S R1E RAILROAD BED LANDLOCKED **Comments:** Property appears to be an old railroad bed running 100 feet Through the SE quarter of the Northwest quarter of section 26. No road access. Did not visit property. ~0.48 acres. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $2.67	SQUIRES RD VACANT JACKSON	$595.15
3329	**Parcel ID:** 000-14-27-226-011-00; **Legal Description:** BEG 1357 FT S OF THE NE COR OF SEC 27 TH W 570.7 FT TH S 44DEG06'W 35.65FT TH S 14DEG47'W 139.05 FT TO PL OF BEG OF THIS DESCN TH N 81DEG41'50''W 226.3 FT TH S 28DEG41'E 50 FT TH S 42DEG09'E 50 FT TH S 58DEG04'E 155.45 FT TH N 14DEG47'E 135 FT TO BEG. SEC 27 T3S R1E **Comments:** Property is the remnants of a burned down home on a small court off Brooklyn Road with a few homes on it. Looks like it burned down sometime between last fall and now. Lots to clean up here. When you're done you're left with an irregularly shaped 0.25 acre wedge in a private little cul-de-sac with only about 4 or 5 other homes. They are all kept up well from what I can see. Property is in Napoleon Community School District **Additional Disclosures:** 42; 11 (see key for full text) **Summer Tax Due:** $330.66	6280 BROOKLYN RD JACKSON	$11,599.45
3330	**Parcel ID:** 000-14-30-426-012-13; **Legal Description:** BEG AT E 1/4 POST OF SEC 30 TH N 0DEG34'E 165.45 FT TH S 44DEG49'50''W 425.65 FT TH S 40DEG48'30''E 253.55 FT TH S 26DEG58'W 56.32 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING S 26DEG58'W 32.5 FT TH N 07DEG17'07''W 35.95 FT TH S 40DEG19'30''E 10 FT TO BEG. SEC 30 T3S R1E **Comments:** Teeny Tiny triangular lot behind several houses near Ackerson Lake. Assessor information indicates no access and unbuildable. Lot has little value to anyone other than an adjacent property owner. ~0.12 Acres. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $4.31	ACKERSON LAKE RD VACANT JACKSON	$602.59
3333	**Parcel ID:** 000-16-31-400-001-02; **Legal Description:** THE E 500 FT OF THE S 36 RDS OF THE SW 1/4 OF THE SE 1/4. SEC 31 T4S R3W 6.8200 A **Comments:** Property is a large vacant farm parcel on the northwest corner of Heath Road and Hutchins Road. Looks as if planting is getting ready. Parcel is roughly 6.82 acres with approximately 560 feet of frontage on Hutchins Rd And 480 feet of frontage on Heath Rd. Appears as if corn was planted last year not sure what is going in this year but you could be the owner of a nice farm parcel **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** $126.69	HEATH RD LITCHFIELD	$1,552.96
3334	**Parcel ID:** 000-17-07-476-004-01; **Legal Description:** BEG AT SE COR OF SEC 7 TH N 0DEG7'35''W 1320.54 FT TH S 89DEG32'45''W 657.85 FT TH S 0DEG13'21''E 663.83 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG32'45''E 26.39 FT TH S 0DEG13'21''E 656.71 FT TO S SEC LN TH S 89DEG32'45''W TO A PT S 0DEG13'21''E FROM BEG TH N 0DEG13'21''W TO BEG. SEC 7 T4S R2W **Comments:** Property is a vacant (roughly) 25 foot by 660 foot strip on Fowler Rd. Did not visit property. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $1.13	FOWLER RD HORTON	$601.30

3335	**Parcel ID:** 000-17-33-301-004-00; **Legal Description:** BEG AT W 1/4 POST OF SEC 33 TH E TO CEN LN OF ROUNTREE RD TH S 1125 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING S 100 FT TH W 435.6 FT TH N 100 FT TH E 435.6 FT TO BEG. SEC 33 T4S R2W **Comments:** This place is in really rough condition. There's so much ceiling damage that I'm sure the roof was failing before it was replaced. Looks like brand new shingles and roofing materials. Not sure if this was a project gone awry or if somebody just put the money for the roof but that's the nicest thing here! siding is vinyl with some damage from a grill or some type of heat in the front. Silo in the back, not sure what it was used for i'm assuming feed. Inside the house is very animal damaged and the floors are beyond weak. And just overall very poor conditions. If it weren't for the roof that it was on here I would say this place is not restorable, but somebody had to put the money into that. The foundation shows signs of possible repairing or removed damage. Missing blocks in the back corner of the house. Small place and there's no basement. I did not see any meters but I did not see a propane tank either. Nice little area right outside Hanover. Hanover-Horton Schools **Additional Disclosures:** 63; 22; 66 (see key for full text) **Summer Tax Due:** $497.47	12700 ROUNTREE RD HANOVER	$4,592.03
3337	**Parcel ID:** 016-01-20-103-017-00; **Legal Description:** BEG AT NW COR OF SEC 20 TH S ALG W SEC LN 297 FT TH E PAR WITH N SEC LN 343.5 FT TO POB TH E PAR WITH N SEC LN AND ALG S LN OF WILLOW ST 69 FT TH S 247.5 FT TH W 69 FT TH N 247.5 FT TO BEG. SEC 20 T1S R3W .39AC VILLAGE OF SPRINGPORT **Comments:** Property is two story home with a small attached garage on Willow Street in Springport. Property is in very rough condition. Would need to be fully stripped and go from there. I really can't even say that the bones are solid in this one. Floors seemed weak and the back of the house looks like it has natural occurring skylights. Quite a bit of work and you'd probably have a shell. Stone Foundation has signs of repair work from what I can see of the foundation (which is not very much). This one's gonna take a hefty amount of work to get back into shape. Close to businesses and Springport Public Schools. So there is some good to the situation at hand! **Additional Disclosures:** 34; 66; 5; 63 (see key for full text) **Summer Tax Due:** $660.80	142 WILLOW ST SPRINGPORT	$18,853.96
3338	**Parcel ID:** 090-13-04-118-183-00; **Legal Description:** LOT 536 AND THE E 7 FT OF VACATED ALLEY ADJOINING SD LOT ON THE W BELMONT PARK **Comments:** Property is a vacant lot on 21st Street nestled between two homes. Lot is fenced in the back. Property has a large tree in the back and a small aluminum shed with a privacy fence between the house on the south. Homes in the area are older single story single family homes kept up decent. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $58.19	400 21ST ST (BLOCK) JACKSON	$1,447.69
3339	**Parcel ID:** 1-038400000; **Legal Description:** BEG AT SE COR OF LOT 3 BLK 9 DURAND'S ADD TH NLY TO A PT ON THE N LN OF SD LOT 20 FT WLY OF NE COR OF LOT 3 TH CONTINUING N 10 FT TH WLY PAR WITH NLY LN OF LOT 3 TO A PT 10 FT N OF NW COR LOT 3 TH SLY 76 FT TO SW COR LOT 3 TH ELY ON SLY LN OF LOT 3 TO BEG BEING A PART OF LOT 3 BLK 9 DURAND' ADD AND PART OF SE 1/4 OF NW 1/4 SEC 34 T2S R1W **Comments:** ~0.14 Acres. Property is a vacant lot on Taylor in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $31.04	324 TAYLOR ST JACKSON	$28,479.86
3340	**Parcel ID:** 1-0529.1000; **Legal Description:** 0529 W 1/2 OF LOT 27 EX S 33 FT BLK 4 NORTH STAR ADD **Comments:** Property is a block built commercial structure with a garage door and a small portion of a parking lot. Looks like it was used for commercial quite some time ago. PLEASE NOTE: Structure does not appear to be assessed to this parcel per assessor information, and is likely assessed to auction lot 3342. Possible encroachment issues. Structure has a flat roof which I cannot see but I would imagine not to be in the greatest shape while looking at the eaves. Boarded and padlocked so no access was gained. Structurally there are some crack in some of the blocks and the parking lot is in rough shape but navigable. If fixed up this property could have lots of commercial uses for somebody in need of a small amount of square footage with a good location. I could imagine several uses myself! **Additional Disclosures:** 46; 39; 33; 5 (see key for full text) **Summer Tax Due:** $117.87	433 HILL ST JACKSON	$2,244.74
3341	**Parcel ID:** 1-0530.1000; **Legal Description:** 0530 THE N 1/2 OF LOT 28 EX THAT PART BEG AT NW COR OF SD LOT TH E ALG N LN OF LOT 8 FT TH S PARA WITH E END OF LOT TO WLY LN OF LOT TH NLY ALG SD WLY LN TO BEG BLK 4 NORTH STAR ADD **Comments:** Property is a parking lot on Lansing Ave adjacent to Lot 3342. Parking lot is in rough shape with lots of potholes and would need to be repaved. Property measures roughly 115 feet deep by 30+ ft wide. Could be used as parking lot for lot 3342 if purchased **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $373.51	LANSING AVE JACKSON	$2,155.32

3342	**Parcel ID:** 1-053100000; **Legal Description:** LOT 29 EX N 28.45 FT OF W 115.2 FT ALSO EX W 8 FT OF S 37.55 FT BLK 4 NORTH STAR ADD **Comments:** Property is a two story commercial on the bottom, residential on the top. Brick built structure looks to be holding up from the outside. I can see in the windows upstairs and it looks like there is some leakage causing ceiling damage. Broken windows and other cosmetic damage on the outside. Boarded and locked up tight so no inside pictures were taken. Structure is built in an L shape with frontage on Lansing Avenue and Hill Street adjacent to an open Barber shop currently in business. Building is classified as dangerous and condemned. That doesn't mean it's not restorable! I would start with the roof but structurally what I'm looking at looks pretty solid as far as block and brickwork. Could use a hefty amount of work but possibly a great payoff in the end. Looks like building was set up for three electric meters So I would assume that many units. Adjacent to Lot 3341 (Used as parking lot) And lot 3340 to the east (possible encroachment issues with the structure the back of the building). Buy all three and start yourself a really big project **Additional Disclosures:** 33; 5; 46; 39; 31; 36 (see key for full text) **Summer Tax Due:** $550.52	927 LANSING AVE JACKSON	$10,576.76
3343	**Parcel ID:** 113-20-28-377-002-00; **Legal Description:** LOT 87 FIRST ADDITION TO SUNSET BEACH **Comments:** Property is a small single story home with a detached garage on Edgewood in Brooklyn. Houses very rough shape. Heavily animal damaged and just overall very poor conditions. That being said it seemed relatively solid while walking through but definitely would need a full restoration. The roof is not in terrible shape and I don't see any real signs of leakage. Just bad conditions. Windows are a mix between old ones that need replaced and a couple newer ones that could probably still be replaced. The good news is it's small so that should keep costs down. The garage may be a no go but if fixed up it's about as big as you could have here as the lot is relatively small and has a large tree in the backyard. You'd have to get rid of that if you wanted anything larger. Situated near Vineyard Lake Classic Michigan lakeside neighborhood. Great location if you're looking for some type of getaway not too far away! **Additional Disclosures:** 21; 63; 66 (see key for full text) **Summer Tax Due:** $956.74	2324 EDGEWOOD CT BROOKLYN	$12,568.63
3344	**Parcel ID:** 127-14-15-400-001-00; **Legal Description:** UNIT 1 PENINSULA PINES-SITE CONDOMINIUM **Comments:** Property is a vacant wooded lot on Peninsula Dr in Napoleon Township. Property has roughly 210 foot of frontage on Peninsula Dr and sits low off the road. Lots of standing water and lot looks to be predominantly wet with some large trees and some medium trees. Property looks to have quite a heavy slope down off the road And looks to get lower as the property continues westward. Not sure about this one as far as building but it's right beside a gated community and in a very nice area. You know what they say about land, location location location! and this one is good! **Additional Disclosures:** 41; 68; 16; 49 (see key for full text) **Summer Tax Due:** $142.05	PENINSULA DR VACANT JACKSON	$1,249.16
3346	**Parcel ID:** 138-15-31-127-014-00; **Legal Description:** LOT 71 STETLERS SUBDIVISION EXTENSION NO. 2 **Comments:** Property is a parcel with a mobile home and detached garage on Stetler Drive near the end of Thru Romaine Drive. Mobile home is in dire condition. Heavily animal damaged, boarded up, lots of roof damage falling inside, very weak floors. I would not recommend this to be refurbished if you will. The garage is in bad shape as well Two doors and heavy lean on one wall. We've got a heck of a master clean up here but the neighborhood is nice! other mobiles, manufactured homes, Some single family homes in the neighborhood. The trees on the property are beautiful. It could be cleaned up and brought back to life if the right person and the right work ethic were involved! be that person! **Additional Disclosures:** 63; 66; 17 (see key for full text) **Summer Tax Due:** $720.93	9528 STETLER DR JACKSON	$5,819.07
3347	**Parcel ID:** 156-15-19-459-016-00; **Legal Description:** LOT 35 BLOCK 3 WOLF WILDWOOD **Comments:** Property is a vacant lot on Fairway Avenue in Jackson. Did not visit property. **Additional Disclosures:** 23; 8 (see key for full text) **Summer Tax Due:** $14.50	FAIRVIEW AVE VACANT JACKSON	$649.06
3348	**Parcel ID:** 156-15-19-459-017-00; **Legal Description:** LOT 36 BLOCK 3 WOLF WILDWOOD **Comments:** Property is a vacant lot on Fairview Avenue in Jackson. Did not visit property. **Additional Disclosures:** 23; 8 (see key for full text) **Summer Tax Due:** $14.50	FAIRVIEW AVE VACANT JACKSON	$649.06
3349	**Parcel ID:** 157-15-19-458-007-00; **Legal Description:** LOTS 22 AND 24 BLOCK 4 WOLF WILDWOOD **Comments:** Property is a vacant lot on Springbrook Road in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $19.46	SPRINGBROOK RD VACANT JACKSON	$671.56

3351	**Parcel ID:** 165-15-19-451-009-01; **Legal Description:** LOTS 23, 24 BLOCK 17 WOLF WILDWOOD SPLIT FROM 165-15-19-451-009-00 PER EQ JUNE09 **Comments:** Property is a vacant parcel of land on Fairmont Ave. Parcel is only 50 feet by 50 feet, likely unbuildable. That doesn't mean it doesn't have value! It's 50 foot by 50 foot square and it's close to Wolf Lake in a nice Little Lake neighborhood. Could be good for the right person! **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $4.72	FAIRMOUNT AVE VACANT JACKSON	$604.50
3352	**Parcel ID:** 165-15-19-451-009-02; **Legal Description:** LOTS 33 BLOCK 17 WOLF WILDWOOD SPLIT FROM 165-15-19-451-009-00 PER EQ JUNE09 **Comments:** Property is a vacant lot on Fairmount in Jackson. Did not visit property. Dimensions appear to be 50' x 100', and may be too small to build on. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $4.72	FAIRMOUNT AVE VACANT JACKSON	$604.50
3353	**Parcel ID:** 2-046800000; **Legal Description:** LOT 137 WILLIAMSON'S ADD **Comments:** Property is a single story home on Higby in Jackson. Property is currently occupied so pictures were limited to a few from the outside. Occupants came outside so pictures were even more limited, they were not happy about the situation. Home looks to be in fair condition. Roof needs work immediately, garage is in rough shape but the house doesn't look terrible from the outside. Neighborhood is nice and houses are kept up relatively well with this being probably the worst on the block. **Additional Disclosures:** 67; 5; 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,833.98	211 N HIGBY ST JACKSON	$7,864.34
3355	**Parcel ID:** 2-123000000; **Legal Description:** E 4 RDS OF W 8 RDS OF LOTS 8 & 9 BLK 1 FOOTE & BENNETT'S ADD **Comments:** Property is a large two story home on North Street. Home is boarded tightly no inside access gained. Structurally looks in decent shape. Shingle Roof, aluminum siding and block foundation. Boards on the inside, boards on the outside, boarded everywhere. Foundation shows some signs of repair work on the West side of the home. Other than that it looks pretty stable. Roof does not look to be in terrible shape but I do see some sagging. Probably would need underlayment. Not sure about the trusses. Looks large, I would imagine three bedrooms are better. Backyard is privacy fenced in with a garage pad in the back. **Additional Disclosures:** 33; 46 (see key for full text) **Summer Tax Due:** $1,794.91	520 W NORTH ST JACKSON	$9,503.07
3356	**Parcel ID:** 2-162200000; **Legal Description:** LOT 16 BLK 2 WEBSTER'S HIGHLAND ADD **Comments:** Property is a two story home with an attached garage on Center Street. Property is in rough shape on the outside. No garage door so that's wide open. Older home with shingle roof, Asbestos single siding and a stone foundation with lots of repair work. Porch failing and would likely need to be torn off. Inside the home looks like it hasn't been updated since probably the 40s. Rough shape and lots of animal smells. Large Home with a living room, kitchen, dining room, And mud room on the main floor with one bathroom. The upstairs has coved ceilings and houses three bedrooms also in dire condition. All that being said the home does feel relatively solid on the inside and would just need lots and lots of restoration work. Could be done if you were ready willing and able! Looks like scrappers got to the gut so you'll have to get your plumbing and electrical tools ready! Neighborhood has older homes that are kept up well. Very close to lots of businesses and local amenities. **Additional Disclosures:** 47; 63; 48 (see key for full text) **Summer Tax Due:** $1,615.53	828 CENTER ST JACKSON	$8,489.98
3357	**Parcel ID:** 3-019600000; **Legal Description:** LOT 16 BLK 15 LIVERMORE WOOD & EATON'S ADD **Comments:** Property is a two story home on 3rd Street. Boarded up tight and screwed shut. Did not gain access. Back porch is in a very dangerous situation. Home is in dire straits. Rumor on the block is the upstairs is now located in the downstairs. I've seen " Stranger things" But that sounds a little "Upside down" to me! The structure looks squared as far as walls and foundation go but they do not look to be in the most stable condition. Stucco siding is chipping away and exposing underlying boards. This one may need to come down. Neighborhood is nice and houses are older and kept up relatively well. **Additional Disclosures:** 33; 36; 46 (see key for full text) **Summer Tax Due:** $4,133.11	412 THIRD ST JACKSON	$16,551.03
3358	**Parcel ID:** 3-042900000; **Legal Description:** N 40 FT OF LOT 14 BLK 1 WOODLAWN J C WOOD'S ADD **Comments:** Property is a vacant lot on 5th Street that used to have a home and no longer does. Property itself measures 0.10 acres with 40 feet of road frontage and spans 120 feet deep. Property looks relatively flat with fencing on three sides, mixed chain link, privacy and wire post fencing. New sidewalks in front lead me to believe home was demolished relatively recently. Homes in the neighborhood are mostly two story single family homes older with updated and some in need of updating. Neighborhood seems quiet and peaceful. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $100.14	717 FIFTH ST JACKSON	$42,261.80

3359	**Parcel ID:** 3-203500000; **Legal Description:** COM AT A PT 89 FT W OF NE COR OF LOT 6 BLK 4 TH W 40 FT TH S 92 FT TH E 17.9 FT TH N 38.5 FT TH E 22.1 FT TH N 53.5 FT TO BEG EATON WEBSTER & HARWOOD'S ADD **Comments:** Property is a vacant lot on Morrell in Jackson. Property used to have home on it that is no longer there. Relatively flat with two new trees and alleyway adjacent. Lot is small measuring in at 0.07 acres. There was a home once here but you would have to look into building again. Close to town and lots of businesses, houses in the neighborhood are older kept up well and some in the process of renovation. Nice neighborhood! **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $9.34	407 W MORRELL ST JACKSON	$3,389.73
3360	**Parcel ID:** 4-005600000; **Legal Description:** N 38 FT OF S 1/2 OF LOT 11 B2S R1E THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG **Comments:** This place is cool! needs lots of work and lots of restoration. Three stories with 20 plus rooms, and what looks like delis on the main level (Boarded from the front and I did not find access from the inside); For a total of three commercial units. What looks like a homeless encampment could be turned into lots of possibilities! A redone hotel, an antique shop, leased office space, room and board... Lots of possibilities. The building itself being three stories and spanning 40 foot by over 80 foot, is massive. On the north side of the building there is a very cool flower mural that has been painted. Adjacent to the north is a parking lot that is not included in the parcel. This could be a really awesome purchase for the right buyer! **Additional Disclosures:** 66; 21 (see key for full text) **Summer Tax Due:** $4,177.37	212 S MECHANIC ST JACKSON	$25,016.36
3361	**Parcel ID:** 4-038600000; **Legal Description:** LOT 1 BLK 5 LIVERMORE WOOD & EATON'S ADD **Comments:** Property is a vacant lot on Franklin St. Looks like there was a home recently demolished. I would say within the last year or two. Flat lot with a couple of new trees Lot is ~0.14 acres and measures 100 foot deep by 66 feet wide. Close to town and lots of businesses **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $23.14	329 W FRANKLIN ST JACKSON	$5,563.55
3362	**Parcel ID:** 4-054800000; **Legal Description:** W 39.1 FT OF LOT 8 & E 10.4 FT OF LOTS 9 & 10 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W **Comments:** Property is a vacant lot on West Biddle in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $15.00	314 W BIDDLE ST JACKSON	$1,801.87
3363	**Parcel ID:** 4-060300000; **Legal Description:** LAND COM AT INTERS OF N LN OF MORRELL ST WITH W LN OF MECHANIC ST TH W 5.5 RDS TH N 50 FT TH E 5.5 RDS TO W LN OF MECHANIC ST TH S 50 FT TO BEG BEING A PART OF VACATED MORRELL ST LYING BETWEEN BLKS 80 & 81 & A PART OF LOTS 1 & 2 BLK 81 FORD'S WESTERN ADD **Comments:** Property is a vacant lot on Mechanic Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $20.17	822 S MECHANIC ST JACKSON	$1,124.90
3364	**Parcel ID:** 4-082800000; **Legal Description:** LOT 9 WRIGHT H CALKIN'S ALTERATION LOTS 31 TO 41 INCL CHITTOCK'S ADD **Comments:** Property is a two story home with heavy fire damage, aluminum siding, black foundation and a garage that is collapsed to say the least. Half the siding is ripped off of the back by vandals. Boarded up and heavy fire damage upstairs. Not sure about restoration on this one but the lot has to be worth something! lots of real estate activity in the area and nice houses. Area looks to be under revitalization. Can't say this one is not restorable They built homes well back then and all of the lines look straight as far as structure. The roof is a long shot as far as fixing. That doesn't mean it can't be replaced and if the foundation is solid (Which it is as far as I can see with my own eyes) and if the walls are solid I could see restoration being possible. This one is a toss up It could go in your favor! **Additional Disclosures:** 31; 33; 11; 66; 46 (see key for full text) **Summer Tax Due:** $763.36	1200 CHITTOCK AVE JACKSON	$8,359.19
3365	**Parcel ID:** 4-082900000; **Legal Description:** LOT 10 WRIGHT H CALKINS ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD **Comments:** Property is a two story home on Chittock Ave. Shingle roof, wood siding, block foundation and a small one car barn style garage. Condemnation posted however home is currently occupied so only outside pictures were taken. Home looks to be in restorable condition from what I can see. Roof lines look straight, structural lines look straight and foundation Looks good from what I can see. Everything looks like it needs updates except for the windows and doors look relatively new. This one needs TLC and depending on the condition of the inside a couple dollars but you would be back in business relatively quick as far as nice "Race for Nicest house on the block!" Lots of real estate activity in the area and older homes being renovated leads me to believe area is being revitalized. **Additional Disclosures:** 21; 6; 33; 31 (see key for full text) **Summer Tax Due:** $551.59	1202 CHITTOCK AVE JACKSON	$6,003.40

3366	**Parcel ID:** 4-085200000; **Legal Description:** LAND COM AT A PT ON E LN OF MAPLE AVE 33 FT N OF SW COR OF BLK 1 TH E 184.8 FT TH N 60 FT TH W 184.8 FT TO E LN OF MAPLE AVE TH S 60 FT TO BEG BLK 1 C E WEBB'S ADD **Comments:** Property is a vacant lot on Maple in Jackson. Sitting between two currently occupied homes this property once had a home and no longer does. Nice flat lot with one pine tree and one Maple. Small privacy fence along the back and side. New sidewalk and new curbs in the front with a new tree in the right of way. Lots of new build and construction going on on the street leads me to believe this area is being revitalized currently. Be a part of it and get yourself a lot right here! Close to downtown and lots of businesses and amenities. Lots of real estate activity looks like it could be a great neighborhood! **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $40.00	943 MAPLE AVE JACKSON	$49,859.18
3367	**Parcel ID:** 4-106200000; **Legal Description:** LOT 46 TINKER'S ADD **Comments:** Property is a vacant lot on Linwood Avenue in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $31.04	LINWOOD AVE JACKSON	$1,507.24
3368	**Parcel ID:** 4-106300000; **Legal Description:** E 43 FT OF LOTS 47 & 48 TINKER'S ADD **Comments:** Property is a vacant lot on High Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $24.86	W HIGH ST JACKSON	$1,530.74
3369	**Parcel ID:** 4-107700000; **Legal Description:** LOT 60 TINKER'S ADD **Comments:** Property is a vacant lot on Linwood. Near the corner of Rosedale Place, this is newly created as it used to have a home situated upon it. That home has been demolished and two new trees have been planted! privacy fence along the North property line and houses on both sides. Property Measures 0.14 acres and is flat and buildable as far as I can tell. Neighborhood has older homes with updated features and renovations and some in need of such. Lots of renovation and real estate activity in the area leads me to believe revitalization is underway Could be a good investment for the right buyer! **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $32.46	1205 LINWOOD AVE JACKSON	$26,381.14
3370	**Parcel ID:** 4-121500000; **Legal Description:** LAND COM AT NE COR OF LOT 8 BLK 8 HARWOOD'S ADD TH SLY ALG WLY LN OF GREENWOOD AVE 89.5 FT M/L TH WLY AT R/A TO GREENWOOD AVE 118 FT TO CENTER OF A DRIVE TH NLY TO A POINT ON S LN OF UNION ST 50 FT E OF NW COR OF SD LOT 8 TH E ON S LN OF UNION ST TO BEG BEING PART OF LOT 8 BLK 8 HARWOOD'S ADD **Comments:** Property is a newly leveled vacant lot on the corner of Greenwood and Union. What once boasted a house now is level and ready to build as far as I can tell. Homes in the area are older and most kept up with a few exceptions. Neighborhood has lots of character! Across from Old Cemetery and semi irregular trapazoid shape being on NE/SW running Road. 125 foot of frontage on Union and 90 foot of frontage on Greenwood. Don't miss out on the opportunity to build the biggest house on the block! **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $294.37	1004 GREENWOOD AVE JACKSON	$6,871.15
3372	**Parcel ID:** 4-136800000; **Legal Description:** W 44 FT OF LOT 6 BLK 4 DIV 1 ALSO A STRIP OF LAND 16.5 FT WIDE ADJ SD LOT ON N FORMERLY PLATTED AS PART OF HIGH ST NOW VAC AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD **Comments:** Property is a single story home on High Street. Home is condemned currently. It also has what looks to be fire damage at some point or possibly just decay . That doesn't necessarily mean it's not restorable but that is the current state. Roof in horrendous shape. Aluminum siding that is missing in places and rough overall. Block Foundation shows signs of repair in the front of the house as well as the side and rear. Not the best I've seen. Backyard has a deep depression between where house and garage once sat. Garage Pad with brush all left. The good news is the area is nice and lots of renovations and updates are being done to homes all over the neighborhood. It would need quite a bit of work but it's smaller so that could be a benefit in this situation. Definitely looks like the worst house on the block which could be a bonus for you! close to lots of businesses and great location for somebody in this type of market! **Additional Disclosures:** 31; 34; 5; 33; 11; 36 (see key for full text) **Summer Tax Due:** $846.86	227 W HIGH ST JACKSON	$10,810.13

3373	**Parcel ID:** 4-1484.1000; **Legal Description:** 1484.2 S 98.86 FT OF LOT 13 1/2 & E 22.45 FT OF S 98.86 FT OF LOT 13 BLK 5 DIV.3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD **Comments:** This commercial property is located on Griswold just West of Jackson St. The building itself is attached to another parcel. Formerly an auto parts shop or mechanic shop of some type. Parking lot is in rough shape as well as the building. The structure is block built so it looks relatively solid from what I can see. Probably would need a new roof and lots of updates to get back in business but if you did it you would have a number of options! Large Bay doors would need replaced but you could easily get back in business as a mechanic with a space like this. Area looks like a mix of light industrial, Commercial and residential. Close to Ella Sharp Park! Aerial imagery indicates a portion of the structure encroaches onto the adjacent foreclosed parcel to the west (available as Lot# 3374). **Additional Disclosures:** 5; 33; 46 (see key for full text) **Summer Tax Due:** $2,305.81	1510 S JACKSON ST JACKSON	$18,145.07
3374	**Parcel ID:** 4-148500000; **Legal Description:** W 43.55 FT OF LOT 13 BLK 5 DIV 3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD **Comments:** Property is a lot next to an old commercial structure (Old auto parts store I believe) on the corner of Griswold and S Jackson. Pretty rough shape asphalt. Looks like the store next door had shipping area in the back (adjacent Lot#3373) and an office of some type in the front. Structure looks very rough. That's the bad, The good news is once you got it all cleaned up, the property is in a good location! Mix of what looks to be commercial, possibly light industrial and residential. This parcel appears to zoned Industrial. Aerial imagery indicates that a portion of the structure from the adjacent foreclosed parcel to the east encroaches into this parcel. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $85.06	GRISWOLD ST JACKSON	$2,087.48
3375	**Parcel ID:** 4-1521.1000; **Legal Description:** BEG AT A PT ON W LN OF MAPLE AVE 98 FT N OF N LN OF RANDOLPH ST TH W 62.54 FT TH N 30 FT TH E 62.54 FT TO W LN OF MAPLE AVE TH S 30 FT TO BEG NE 1/4 NE 1/4 SEC 10 T3S R1W **Comments:** Property is a vacant lot on Maple Avenue in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $10.68	1308 MAPLE AVE JACKSON	$1,015.31
3376	**Parcel ID:** 4-161500000; **Legal Description:** N 41.34 FT OF S 82.68 FT OF LOT 13 & N 41.34 FT OF S 82.68 FT OF W 44.1 FT OF LOT 14 BLK 2 HARMON'S ADD **Comments:** Single story home on South Jackson. Home is currently occupied so pictures were limited to a few from the outside. Shingle roof, vinyl siding and block foundation. Home looks like it needs some updates and some TLC but not in bad shape from what I can see. Homes in the neighborhood are kept up relatively well. Smaller house so if work is necessary costs should be minimal. Area is nice and home is close to Ella Sharp Park and golf course. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $840.72	2013 S JACKSON ST JACKSON	$3,727.82
3377	**Parcel ID:** 420-13-01-202-002-00; **Legal Description:** LOTS 1, 2, 15, 16, 17 AND 18 BLOCK 2 ROOT'S EASTERN SUBDIVISION **Comments:** Property is a vacant lot on Henrietta Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $19.92	700 HENRIETTA ST (BLOCK) JACKSON	$671.06
3378	**Parcel ID:** 5-0601.0100; **Legal Description:** N 8.43 FT OF E 60 FT OF LOT 11 COOLEY PLACE **Comments:** Property is a vacant lot on Cooley Place in Jackson. ~9' wide, would be of little value to anyone other than an adjacent property owner. Did not visit property. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $6.00	COOLEY PL JACKSON	$588.51
3379	**Parcel ID:** 5-127800000; **Legal Description:** COM ON W LN OF S MARTIN LUTHER KING JR DR (FORMERLY FRANCIS ST) 236.4 FT S OF S LN OF HIGH ST TH S 40.6 FT TH W 75 FT TH N 59 FT TH E 20 FT TH S 18.4 FT TH ELY TO BEG. ALSO THE N 1/2 OF VACATED RANDOLPH ST LYING S OF SD PARCEL. NE 1/4 NE 1/4 SEC 10 T3S R1W **Comments:** Property is a vacant lot and Luther King and Randolph Street. Used to have a building of some sort that is no longer. Property sits up about three feet from street level and has raised sidewalk around Martin Luther King frontage. Property between Randolph Street another commercial building and a primary school. Lot measures 0.10 acres with roughly 45 foot of road frontage on Martin Luther King. Could be a great location For a parking lot, garden, or small community park. Be a part of the revitalization! **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $288.32	1326 S MARTIN LUTHER KING JR DR JACKSON	$2,047.14
3380	**Parcel ID:** 5-135200000; **Legal Description:** E 16.5 FT OF LOT 9 & W 33 FT OF LOT 10 EX S 8 FT BLK 5 EGGLESTON'S ADD **Comments:** Property is a vacant lot on Damon Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $18.07	DAMON ST JACKSON	$1,497.58

3381	**Parcel ID:** 5-188000000; **Legal Description:** LOT 9 BLK 5 FRANCIS ST ADD **Comments:** Property is a two story home on South Street near the corner of Sunnyside. Home is currently occupied so pictures were limited to a few from the street. Home looks older with what appears to be a block foundation, asphalt shingle siding, and a shingle roof which looks updated relatively recently. Definitely needs some work from what I can see but could be a nice place if fixed up. Porch columns need addressing. Siding would have to be redone. Yard does not look too big so it should be manageable as far as landscaping. Area looks to be mostly older single family homes , some being updated and some like this in need of updates. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $1,406.57	118 E SOUTH ST JACKSON	$8,876.96
3382	**Parcel ID:** 5-193000000; **Legal Description:** LOT 21 BLK 11 FRANCIS ST ADD **Comments:** Property is a vacant lot on East Robinson in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $32.20	345 E ROBINSON ST JACKSON	$720.92
3383	**Parcel ID:** 5-198500000; **Legal Description:** LOT 52 SOUTH GARDENS SUB DI **Comments:** Property is a vacant lot on Addison in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $15.29	ADDISON ST JACKSON	$651.01
3384	**Parcel ID:** 5-210400000; **Legal Description:** LOT 171 SOUTH GARDENS SUB DIV **Comments:** Property is a vacant lot on Mansion Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $24.86	325 E MANSION ST JACKSON	$1,233.28
3385	**Parcel ID:** 5-213500000; **Legal Description:** LAND COM AT A POINT 18 RDS S & 8 8/9 RDS E OF N 1/4 POST OF SEC 11 TH N 8 RDS TH E 50 FT TH S 8 RDS TH W 50 FT TO BEG NW 1/4 NE 1/4 SEC 11 T3S R1W **Comments:** Property is a vacant lot on Damon Street Just West of Cooper St. Property used to have a home on it which was demolished within the past few years. New curbs and one large on the SW corner of the property. Lot measures 0.15 acres with 50 foot of road frontage. Only one other house on the block! you could part of the new build revitalization! close to lots of businesses and amenities. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $25.39	408 DAMON ST JACKSON	$29,572.33
3386	**Parcel ID:** 5-2264.1000; **Legal Description:** N 1/2 OF LOT 48 JACKSON URBAN RENEWAL REPLAT NO 3 **Comments:** Property is a vacant lot on Cypress Dr in Jackson. Fenced with neighboring parcel and likely a side-yard parcel due to size. Did not visit property. **Additional Disclosures:** 23; 44 (see key for full text) **Summer Tax Due:** $7.05	CYPRESS DR JACKSON	$591.80
3387	**Parcel ID:** 545-13-23-402-020-04; **Legal Description:** LOTS 36 SUPERVISOR'S LAKESIDE PLAT SPLIT ON 03/11/2005 FROM 545-13-23-402-020-00 CHANGED PARCEL NUMBER FROM 545-13-23-402-020-02 TO 545-13-23-402-020-04 DUE TO UNCAPPING OF PRIOR DIVISION SKIDMORE TO MADDOCK OF PART OF 545-13-23-402-020-00 REVISED 2005 TAX BILLING WENT OUT UNDER 545-13-23-402-020-02 REVISED YEARS 2003, 2004 AND 2005 **Comments:** Property is a vacant lot on Gerald Ave in Summit Township. Lot is heavily wooded and looks to be rolling land with some low spots and some spots level with the road. Heavily wooded so I can't see too far back. Property is near Vandercook Lake Park Ann Vandercook Lake Schools. **Additional Disclosures:** 49 (see key for full text) **Summer Tax Due:** $442.80	800 GERALD AVE (BLK) JACKSON	$2,636.73
3388	**Parcel ID:** 6-053700000; **Legal Description:** LOT 7 ASSESSOR'S DEYO PLAT **Comments:** Property is a vacant lot on Summit Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $31.04	310 SUMMIT AVE JACKSON	$2,820.64
3389	**Parcel ID:** 6-055300000; **Legal Description:** LAND COM AT A PT ON E LINE OF SUMMIT AV 246 FT S OF THE SLY LINE OF E MICH AVE TH ELY 145 FT M OR L TH SLY 31 FT TO THE NLY LINE OF TENEY K ST TH WLY 154.6 FT TO THE E LINE OF SUMMIT AV TH N 30.6 FT TO THE PLACE OF BEG SE 1/4 OF SE 1/4 SEC 35 T2SR1W **Comments:** Property is a vacant lot on Summit Ave in Jackson. Did not visit property. Parcel is ~30 ft wide and ~140 ft deep, and may not be buildable. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $18.07	115 SUMMIT AVE JACKSON	$1,528.30
3390	**Parcel ID:** 6-064100000; **Legal Description:** LOT 32 ASSESSOR'S SUMMIT PLAT **Comments:** Property is a vacant lot on Pringle Avenue in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $21.69	1209 PRINGLE AVE JACKSON	$1,788.66
3391	**Parcel ID:** 6-099800000; **Legal Description:** LOT 12 BLK 30 EAST AD **Comments:** Property is a vacant lot on Chapin Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $56.05	1700 CHAPIN ST JACKSON	$3,389.65

3392	**Parcel ID:** 6-127700000; **Legal Description:** LOT 19 BLK 2 CARR'S EAST ADD **Comments:** Property is a vacant lot on Pringle in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $46.94	1806 PRINGLE AVE JACKSON	$1,460.86
3393	**Parcel ID:** 7-006200000; **Legal Description:** W 54 FT OF N 63 FT OF LOT 7 BLK 4 BLACKMAN'S ADD **Comments:** Property is a vacant residential lot on the southeast corner of Oak Street and East Trail Street. Formerly a home on the site now this property is a flat lot with a few new trees! nice grass and homes on the street are updated and kept up well. Neighborhood is a mix of single family homes and multi family units. Could be a great buy for someone looking to build new in town! **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $8.85	515 OAK ST JACKSON	$39,340.47
3394	**Parcel ID:** 7-006400000; **Legal Description:** LAND COM AT A PT ON E LN OF OAK ST 35 FT S OF A PT MIDWAY BETWEEN TRAIL & HAMLIN STS TH E 120.95 FT M/L TO MIDDLE PT BETWEEN OAK & COOPER STS TH S 7 FT TH SWLY 37 FT TO A POST TH W 9 FT TH SLY 14.17 FT WHICH PT IS 79.3 FT E OF E LN OF OAK ST TH W 79.3 FT TO E LN OF OAK ST TH N 44.5 FT TO BEG BLK 4 BLACKMAN'S ADD **Comments:** Property is a vacant lot on Oak Street just north of Burr Street. Formerly 505 Oak Street now a flat lot with a new sidewalk, new curb and new tree planted. Lot has an irregular and measures 0.10 acres. Area is older homes mostly single family and some multifamily units. Could be a good buy for somebody looking for lot in the area. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $6.38	505 OAK ST JACKSON	$34,667.08
3395	**Parcel ID:** 7-023600000; **Legal Description:** N 1/2 OF LOT 6 BLK 4 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT **Comments:** Property is a vacant lot on Burr Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $36.25	711 BURR ST JACKSON	$3,723.17
3396	**Parcel ID:** 7-023700000; **Legal Description:** N 1/2 OF LOT 7 BLK 4 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT **Comments:** Property is a vacant lot on Burr Street in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $100.86	715 BURR ST JACKSON	$3,283.10
3397	**Parcel ID:** 7-064800000; **Legal Description:** E 1/2 OF LOT 6 & W 12 FT OF LOT 7 BLK 7 FORD'S NORTH ADD **Comments:** Property is a two story home on East Trail St. Home is currently occupied so pictures were limited to a few from the street. Home looks to be older and semi decent shape. Shingle roof needs restoration. Wood siding and what looks to be a poured foundation (Signs of dampness). Over all this property just needs to be cleaned up and reclaimed from what I can see. Landscaping is actually relatively good shape and doesn't mean much. The City of Jackson deemed this structure as Unsafe and Dangerous in June, 2025. We are unsure if any remediations have been made. Please contact the City of Jackson for more information on what may be required to remediate this property. **Additional Disclosures:** 6; 33; 21; 36; 5 (see key for full text) **Summer Tax Due:** $840.47	511 E TRAIL ST JACKSON	$6,627.81
3401	**Parcel ID:** 7-075800000; **Legal Description:** LAND COM AT INTERS. OF S LINE OF GANSON ST WITH E LINE OF WATERLOO AVE TH E 74 1/4 FT TH S 57 3/4 FT TH W 74 1/4 FT TO E LINE OF WATERLOO AVE TH N 57 3/4 FT TO BEG NE1/4 OF SW1/4 SEC 35 T 2 S R 1 W **Comments:** Property is a vacant lot on the corner of Waterloo and E Ganson. Lot formerly had home that was demolished. The property measures 0.10 acres and has roughly 75 foot of frontage on Ganson and 60 foot of frontage on North Waterloo. Great place to build a house! **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $22.37	529 N WATERLOO AVE JACKSON	$6,360.62
3402	**Parcel ID:** 8-059500000; **Legal Description:** N 32.3 FT OF E 100 FT OF LOT 67 KEENA'S ADD **Comments:** Property is a large two story home on the corner of Orange and Blakely. Shingle roof, aluminum siding, Block foundation and a detached garage. Homes in dire condition but ready to be restored! bones seemed very solid when walking through the house. Three bedrooms one bathroom and a full basement. Basement seems damp. Lots of broken windows and just damaged throughout the house. Looks like somebody went a little bananas. Lots of drywall to repair and the floors definitely need to be leveled out but it's not undoable by any means. Overall just lots of work and a couple dollars and you'll be back in business here! neighborhood is very nice with houses kept up as far as I can see in each direction. Close to town and lots of businesses! **Additional Disclosures:** 66; 47 (see key for full text) **Summer Tax Due:** $2,396.59	558 ORANGE ST JACKSON	$11,833.13

3403	**Parcel ID:** 8-106400000; **Legal Description:** E 92 FT OF LOT 50 BLAKELY HEIGHTS SUB DIV **Comments:** Large two story home on the corner of Elm and Blakely. Home is currently occupied (occupants not happy about photos) so pictures were limited to a few from the road. Home has gambrel roof, vinyl siding and what looks to be block foundation. All in relatively good shape from the outside. Fenced in yard and a detached garage. Across the street from park and close to businesses and Expressway. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $1,286.24	800 N ELM AVE JACKSON	$5,918.86
3404	**Parcel ID:** 8-184400000; **Legal Description:** N 1/2 OF LOT 6 HAMMOND'S ADD **Comments:** Property is a vacant lot on North Waterloo in Jackson. Looks like it had a house on it probably quite some time ago. Lot is relatively flat and sloping in the back a little bit. Quite large for a city lot measuring 0.74 acres with 80 foot of frontage on the road running roughly 400 feet deep. Could be a great lot for someone looking to build something in the city! houses in the area are kept up older single family homes from what I can see. Close to Expressway, hospital and lots of businesses. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $117.87	N WATERLOO AVE JACKSON	$3,440.83
3406	**Parcel ID:** 8-247400000; **Legal Description:** LOT 4 BLK 11 WALKER'S ADD **Comments:** Property is a vacant lot on Walker in Jackson. Did not visit property. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $25.32	WALKER ST JACKSON	$1,232.95
9993364	**Parcel ID:** 4-082800000; **Legal Description:** LOT 9 WRIGHT H CALKIN'S ALTERATION LOTS 31 TO 41 INCL CHITTOCK'S ADD **Comments:** Property is a two story home with heavy fire damage, aluminum siding, black foundation and a garage that is collapsed to say the least. Half the siding is ripped off of the back by vandals. Boarded up and heavy fire damage upstairs. Not sure about restoration on this one but the lot has to be worth something! lots of real estate activity in the area and nice houses. Area looks to be under revitalization. Can't say this one is not restorable They built homes well back then and all of the lines look straight as far as structure. The roof is a long shot as far as fixing. That doesn't mean it can't be replaced and if the foundation is solid (Which it is as far as I can see with my own eyes) and if the walls are solid I could see restoration being possible. This one is a toss up It could go in your favor! **Additional Disclosures:** 66; 11; 46; 33; 31 (see key for full text) **Summer Tax Due:** TBA	1200 CHITTOCK AVE JACKSON	$8,359.19

Jackson DNR

Lot #	Lot Information	Address	Min. Bid
10053	**Parcel ID:** 000-10-07-451-002-00 000-10-18-200-001-00;**Legal Description:** Section 7: Beginning at S 1/4 post of Sec 7 th E along S Sec line 80 rds th N alongE 1/8 line 42 rds to a point distant 3 links N'ly right angular distance from N'ly bank of ditch or stream, th SW'ly parallel with N'ly bank of said ditch or stream to a point distant 4 rds directly N of S Sec line, th W parallel with S Sec line to N and S 1/4 line thence S along N and S 1/4 line 4 rds to beginning AND Section 18: That part of W1/2 of NE1/4 lying N and W of cen of Fry Drain **Comments:** The subject property is a vacant ~14-acre parcel that is surrounded by 4 private landowners. The parcel has legal road access on the east side of List Road south of the Glenn Road intersection about 6 miles northwest of Grass Lake MI. The property is comprised of well drained loamy fine sand soil with 6 to 12% slopes. There are some areas of poorly drained muck soil near the creek and in the eastern part of the property. The parcel is split between both Waterloo and Grass Lake Townships which are zoned within the PC Public Conservation District (Waterloo Twp.; 11-acres) and the AG Agricultural District (Grass Lake Twp.; 3-acres). PLEASE NOTE: There may be a discrepancy in the acreage of the portion located in Grass Lake Township. The deed attached below for reference describes this portion as containing 3 acres in the legal description; however, GIS mapping suggests it may be smaller. Thorough research is recommended prior to bidding on this lot. Waterloo Township zoning requires a minimum size of 5-acres and a width of 300 feet to meet local zoning to build requirements. Grass Lake Township zoning requires a minimum size of 2-acres and a width of 200 feet to meet local zoning to build requirements. The subject property likely meets local zoning to build as a standalone parcel in each township based on the local zoning ordinances. Property is low lying off the road with large trees. Appears to be heavily wooded and relatively wet in spots. Property is on dirt road right where pavement begins. **Additional Disclosures:** 42; 75; 41 (see key for full text) **Summer Tax Due:** TBA		$58,000.00
10054	**Parcel ID:** 000-17-10-226-002-00;**Legal Description:** Beg at NE cor of Sec 10 th W alg N Sec ln 4 rds th S 43d30' E to E ln of sd Sec th N alg E Sec ln to beg. **Comments:** The subject property is a vacant ~0.05-acre parcel that is surrounded by 2 private landowners. The parcel has legal road access on the west side of Moscow Road directly west of the Hatch Road intersection within the Village of Horton MI. Mill Race Drain flows through the center of the property. The property is comprised of somewhat poorly drained sandy loam soil with 0 to 3% slopes. The parcel is zoned within the AG-1 Agricultural District which requires a minimum size of at least 1 acre and a width of 200 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Property is low lying off of the road behind guardrail at the intersection of Moscow and Hatch on the West side of road. **Additional Disclosures:** 75; 41; 42 (see key for full text) **Summer Tax Due:** TBA		$1,200.00
10055	**Parcel ID:** 000-09-13-437-008-00 000-09-13-437-002-00 000-09-13-437-001-00;**Legal Description:** Top O'World Subdivision: Lots 126, 127, 148, 149. **Comments:** The subject property is a vacant ~0.35 acre platted property that is adjacent to two private landowners. The property has legal road access on constructed Chicago Drive east of the Race and Chicago Road intersection about 6.5 miles northwest of Grass Lake MI. The area is comprised of well drained loamy fine sand soil with 6 to 12% slopes. The property is zoned within the AG Agricultural District. Leoni Township zoning requires a minimum size of 2-acres and a width of 200 feet to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. **Additional Disclosures:** 75; 42; 39 (see key for full text) **Summer Tax Due:** TBA		$4,500.00
10056	**Parcel ID:** 000-09-13-432-010-00 000-09-13-432-009-00 000-09-13-432-008-00 000-09-13-432-007-00; **Legal Description:** Top O'World Subdivision: Lots 158 to 161 **Comments:** The subject property is an ~0.35 acre vacant platted property that is adjacent to four private landowners. The property has legal road access on constructed Chicago Drive east of the Race and Chicago Road intersection about 6.5 miles northwest of Grass Lake MI. The area is comprised of well drained loamy fine sand soil with 6 to 12% slopes. The property is zoned within the AG Agricultural District. Leoni Township zoning requires a minimum size of 2-acres and a width of 200 feet to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Moderately wooded with a small clearing. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$4,500.00

10059	**Parcel ID:** 000-09-13-214-001-00; **Legal Description:** Lots 283 & 284 Pleasant View Subdivision, Unrecorded, described as beg at center of Sec.13 th E alg E & W 1/4 line 1672.9 ft th N 1323 ft to a pt in E line of Lake Shore Dr. for the pl of beg of this desc th N alg sd E line to shore of Little Pleasant Lake th E'ly and S'ly alg sd shore line to a pt E of pl of beg th W 130 ft to beg. **Comments:** The subject property is a vacant ~0.18-acre platted waterfront parcel within the unrecorded Pleasant View Subdivision. The property has around 160 feet of frontage on Little Pleasant Lake and is adjacent to 1 private landowner. The parcel is located on the northeast corner of Kentucky Drive and the Lakeshore Drive intersection 10.5 miles northeast of Jackson MI. The property is comprised of well drained sandy soil with 6 to 12% slopes. The parcel is zoned within the AG - Agricultural District which requires a minimum of 2 acres and 60 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build as a stand along parcel. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$13,500.00
10060	**Parcel ID:** Parcel ID is TBD Jackson; **Legal Description:** Beg in N line of Sec. 17 at a point distant 977.42 ft W. of NE cor. of W1/2 of NW1/4 thence S. parallel with W. 1/8 line 20 rods thence W. parallel with N Sec. line to a point distant 20 rods E. of W Sec. line thence N parallel with W Sec. line 20 rods to N. Sec. line thence E. to beginning (evidently a surplus 12.5 ft wide) **Comments:** The subject property is a vacant ~0.09-acre parcel located on the south side of Flansburg Road. The property is 12.5 feet wide X 330 feet long (north-south) and is situated between 2 private landowners. The parcel is located east of the Flansburg and Falahee Road intersection 4 miles southeast of downtown Jackson MI. The parcel does not have an assigned local tax-id and it is believed that neither neighbor has an overlapping tax legal. The subject parcel is between private tax parcels 000-14-17-101-008-01 & 000-14-17-101-006-01. The property is comprised of well drained sandy soil with 0 to 6% slopes. The parcel is zoned within the RS â€“ Suburban Residential District which requires a minimum of 20000 sq. feet and 75 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build as a stand along parcel. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$375.00
10061	**Parcel ID:** 000-13-11-302-017-00; **Legal Description:** Beginning 404.5 feet E & 133 feet S of W 1/4 post of Sec 11, thence E 107 feet thence S 44 feet, thence W 107 feet, thence N 44 feet to beginning. **Comments:** The subject property is a vacant 0.1-acre parcel located on the east side of Sunnyside Court. The property is 44 feet wide X 107 feet long (east-west) and is situated between 4 private landowners. The parcel is located south of the Sunnyside Court and E South Street intersection just south of downtown Jackson MI. The property is comprised of well drained loamy soil with 0 to 3% slopes. The parcel is zoned within the RS-1 Suburban Residential District which requires a minimum of 20000 sq. feet and 100 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build as a stand along parcel. Property has a gravel driveway approach and is surrounded by trees. Looks like ground is low lying behind the houses on South Street. Home to the south looks to be abandoned for quite some time. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$700.00

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, see the EGLE RIDE Mapper for more details. 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 by visiting the EGLE Baseline Environmental Assessments website. 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***.

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 buyerâ€™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.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects ***only "real property."*** In general, real property includes the land and those things physically attached to it.***This sale includes only such real property.*** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such ***personal property is not included as part of this sale.*** It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be

brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

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

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

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

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

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

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

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

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

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

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

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

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper

plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be 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.

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1**: A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2**: Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements.** That means that there are people who have*a right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exists, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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 be 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 asbestos 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.

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

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.***

75: The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.

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.