

Public Land Auction

Branch, Calhoun

August 19th, 2021

Branch, and Calhoun Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Branch

Lot #	Lot Information	Address	Min. Bid
1200	Parcel ID: 011-000-009-001-00; Legal Description: LOT 1 BLK 9 ORIG VILLAGE OF SHERWOOD Comments: This vacant lot is approximately 0.22 acres of land. There are some shrubs and a handful of large trees but is mostly grassy. Ground slopes down from Main St but is otherwise flat and ready for a house (check with local building authority if this is your plan). Small creek runs along the North portion of the property. Summer Tax Due: \$16.62	407 N MAIN ST/VACANT SHERWOOD	\$532.21
1201	Parcel ID: 020-004-200-095-01; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 COM IN C/L OF BURNETT RD AT A PT 25 RDS 15 LKS FR WHERE SD RD INTER C/L OF COLDWATER RD TO POB TH S 5 RDS 14 LKS TH W 5 RDS 14 LKS TO C/L OF BURNETT RD TH NLY ALG SD C/L 7 RDS 20 LKS TO BEG .092 AC Comments: This vacant lot is approximately 0.10 acres of land. Out in the country. Thick grassy vegetation throughout. Debris throughout the property. There may be an old trailer on the property but it was difficult to determine since the property is a triangular shape. Could build a small storage building on the property. Would also be a good purchase for adjacent property owners looking to increase their property size. Summer Tax Due: \$1.09	441 CREAMERY RD UNION CITY	\$844.57
1202	Parcel ID: 021-000-005-130-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 S 1/3 OF LOT 32 BLOCK 5 VILLAGE OF UNION CITY .033 AC Comments: This vacant lot is approximately 0.033 acres of land. Very small most likely unbuildable. It sits behind some businesses in downtown Union City. Looks to be a small section of grass next to the ally street. Do your homework for this one. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$2.55	UNION CITY	\$384.65
1203	Parcel ID: 021-000-020-120-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOTS 28 THRU 30 BLOCK 20, VILLAGE OF UNION CITY .375 AC Comments: This house sits on approximately 0.36 acres of land. The house itself is in very poor shape. There are visible openings in the foundation. The roof has collapsed in a few places. The foundation may be damaged. One section of the house looks like it has sunken down and caused the wall to crack. This house will need major repairs before its back in living condition. Grassy front yard with some young trees. Additional Disclosures: 63; 5; 34; 22 (see key for full text) Summer Tax Due: \$2,431.92	408 S BROADWAY ST UNION CITY	\$1,455.52
1204	Parcel ID: 040-010-100-005-00; Legal Description: E 1/2 OF NE 1/4 OF NW 1/4 SEC 10 T5S R5W Comments: This house sits on approximately 20.09 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid, no damage seen. Metal roof appears to be in fair shape. The wood siding is in good shape on the front however the back of the house needs to be finished. Other then the portion of wood siding that needs finishing the house looks to be in overall good shape. Gravel drive way leads to an attached two car garage. Additional small shed behind garage. Poured concrete foundation for the garage. Great shape. Multiple vehicles and other personal property still present. We don't get many like these. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$518.85	1049 HERRICKSVILLE RD QUINCY	\$3,410.19
1205	Parcel ID: 070-008-400-001-00; Legal Description: ISLAND LOCATED IN SE FRL 1/4 IN NORTH LAKE; COM AT SE COR SEC 8 TH N00DEG 22MIN 40SEC 4 ALG SEC LN 699.27FT; TH N89DEG 37MIN 20SEC W 1756.03FT TO TRUE POB; TH S 47DEG 45MIN 54SEC W ALG INTERMEDIATE TRAVERSE LN 674.25FT; TH N 35DEG 41MIN 28SEC W INTERMEDIATE TRAVERSE LN 337.69; TH N 53DEG 10MIN 03SEC E INTERMEDIATE TRAVERSE LN 572.6FT; TH S 55DEG 22MIN 14SEC E ALG INTERMEDIATE TRAVERS LN 289.15FT TO POB SEC 8 T6S R6W NEW FOR 2017 FOUND OMITTED IN 2017 BY ASSESSOR SILER CONTAINS 8.6 AC + Comments: This vacant lot is approximately 9.01 acres of land. We were unable to access this property by road or foot. You would need a boat to get to this property. Not positive if its dry or a marshy island. Do your research on this one. Summer Tax Due: \$118.30	IN NORTH LAKE COLDWATER	\$2,276.43

1206	<p>Parcel ID: 070-009-300-002-00; Legal Description: BEG AT INTSEC NORTH LAKE DR & N UNION CITY RD, TH SE'LY ALG CEN OF N UNION CITY RD 418'+, TH S 55DEG 39MIN 30SEC E 907.62FT +, TH S 42DEG 06MIN 30SEC E 388.86, TH S 28DEG 33MIN 30SEC E 106.98FT, TH S 29DEG 16MIN 25SEC E 36.3FT, TH S 28DEG 33SEC 30MIN E 506.98FT, TH W 910FT, TH SW'LY ALG CEN LN MUD CR 857.39FT + TO W LN SEC 9 TH N TO S'LY LN NORTH LAKE DR AND BEING 230FT M/L SW'LY OF POB, TH N'LY ALG S LN NORTH LAKE DR TO POB EXC E OF MUD CREEK. CONTAINS 18 AC Comments: This vacant lot is approximately 18 acres of land. It looks as though most of it is marsh land. Wet land indicators through out. We were only able to access the boundary of the property because it gets wet soon after entering but its possible there is dry ground somewhere on the property. A river runs through the land (the eastern boundary line of this property) and leads into North Lake. This is a interesting property it's a shame so much of it is marsh land. (please note: this lot was previously described as 38+ acres, which was incorrect. This lot is approximately 18 acres total). Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$246.59</p>	N UNION CITY RD COLDWATER	\$4,299.69
1207	<p>Parcel ID: 110-F20-000-229-00; Legal Description: FIESTA SHORES LOT 229 SEC 19-30 T7S R6W Comments: This one story home sits on approximately 0.16 acres of land. There is a "Fiesta Shores" sign when entering the neighborhood. Possible Association fees. The house is across the street from Lake of the Woods. Mix of poured concrete and block foundation looks to be in fair shape. no major damage seen. Metal siding in decent shape but could use some minor repairs and a fresh coat of paint. The roof is cracking and peeling and will need some attention soon as well. The house is in pretty decent shape but will need some repairs. Grassy front lawn with some evergreens along the road. Small grassy backyard with some trees and a firepit. Grass driveway turns into a poured concrete driveway and leads up to an attached two car garage. This house has some potential. Would be a good purchase for someone looking for a fixer upper. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$281.09</p>	490 BOBWHITE DR COLDWATER	\$4,730.37
1208	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 120-007-200-015-00; Legal Description: COM 40 RDS N OF E 1/4 POST TO POB TH S 120 RDS TH W 54 RDS TH N 120 RDS TH CONT N TO LK SHR TH NELY ALG LK TO A PT THAT IS N 39DEG 35MIN 47SEC W 698.63 FT FR BEG TH S 39DEG 35MIN 47SEC E 698.63 FT TO POB ALSO E 93 FT OF SE 1/4 OF SE 1/4 SEC 7 T7S R5W Comments: This property is really something to see. The buildings sit on approximately 48.9 acres of land. Large Brick and metal gate at the front of the entrance. "Elephant Walk" is posted on the gate along with a private sign. Very long paved driveway leads to you into the property where there are multiple buildings, a large forested area, and some water frontage. There are multiple large open barn style structures on the West portion of the property. They are in fair shape. There is a nice truck and jeep parked inside these structures. There is another building next to these that is suffering from major roof damage. It looks as though this was used as a horse stable. The metal siding is in good shape but the shingled roof has caved in. There are also some enclosed metal barns a bit farther into the property. They look to be in good shape. There is a truck parked next to the enclosed barns. Two extra large garage doors on the front plus a couple hanger style doors on the side. Looks to be poured concrete foundation. Wood fencing throughout the property. It looks like the fencing was for farm animals possibly. Construction debris next to the barn. There is a pond with a walk out island. Going farther North there is a brick house in good condition. Paved driveway leads to an attached one car garage. Shingled roof is in good condition. No one answered when we visited but there was visible evidence someone was still living in the home. Please use caution and be respectful if visiting this property in person. Grassy front yard with some nice large trees that provide ample shade. Going farther into the property there is the remains of a poured concrete foundation. Its looks as though there was a building here at one time but has since been removed. Ample paved parking areas. Small basketball court area. The foundation leads to an underground pool. There is a pool cover currently on the pool but looks like it has been there for a long time. Small shed next to the pool. This property is more like a large compound. There is a ton of potential for this property. With the right vision this place could be amazing. Turn it into a wedding venue or something else spectacular. Bundled with a thin strip of land that runs adjacent to the driveway. Additional Disclosures: 18; 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 120-008-300-010-00; Legal Description: -COM AT SW COR OF SEC TH N 1320 FT TH E 33 FT TH S 1320 FT TH W 33 FT TO POB SEC 8 T7S R5W Comments: This vacant lot is approximately 1.01 acres of land. This strip of land runs along some farm land and a driveway. Mostly grassy. It looks as though some trees may run in the middle of the property. Possibly encroachment issues. There is a large brick gate on the adjacent property that is also up for auction (LOT#1208) The brick gate may partially be on this lot. 33 feet wide. Small creek runs down the center of the property. Do your homework on this property. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$2,581.38</p>	CENTRAL RD COLDWATER; 798 E CENTRAL RD QUINCY	\$26,572.72

1210	<p>Parcel ID: 150-001-100-055-00; Legal Description: COM AT NE COR OF LOT 5 BLK 2 OF THE RECORDED PLAT OF LONG BRANCH SUB SEC 2 RUN ELY ON A CONTINATION OF N LI OF SD LOT 5 50 FT, TH SLY 95 FT TH WLY 28 FT TO SEC LI, TH S 5 FT, TH WLY 22 FT, TH NLY 100 FT TO BEG SEC 1-2 T8S R6W Comments: This vacant lot is approximately 0.13 acres of land. There are a handful of evergreens and a few old large trees. The ground slopes down from the road. Clean out pvc pipe still on the property. There is a small foundation that had a small trailer parked on it at the time of the last visit. Partial wire fence and privacy fence borders the neighboring properties. Near Coldwater Lake. There may have been a small house on this property in the past. The SEV may not reflect its current state. Additional Disclosures: 21; 42 (see key for full text)</p> <p>Summer Tax Due: \$91.90</p>	600 CANADA SHORES RD COLDWATER	\$3,202.23
1211	<p>Parcel ID: 160-R10-001-007-00; Legal Description: W 1/2 OF LOT 7 & LOT 8 EXC 44 FT OFF N END OF SD LOTS TOWN OF RAY SEC 22 T8S R5W Comments: This house sits on approximately 0.20 acres. The house is in poor shape. The roof is collapsing in on itself. Fire damage visible. All the windows and doors are boarded shut. Overgrown vegetation. Block foundation is crumbling. This house will need substantial work or it could be demo'd and someone could build something new on the lot. Additional Disclosures: 22; 34; 36; 5 (see key for full text)</p> <p>Summer Tax Due: \$27.43</p>	1054 STATE LINE RD MONTGOMERY	\$927.24
1212	<p>Parcel ID: 200-001-000-147-00; Legal Description: LOT 16 AARON BARNUMS ADD CITY OF BRONSON Comments: This house sits on approximately 0.24 acres of land. Grassy front and back yard. Dirt/gravel driveway leads to an attached two car garage. Cement sidewalk runs from road to front door. Mix of poured and block foundation looks ok but there are a few spots that need some attention. It looks as though the roof was redone not to long ago. Wood siding is chipping at the ends, needs repairs and could use a fresh paint job. Small metal shed in back yard. Gas meter has been removed but the electric meter is still present. There are some large metal trailers in the back yard. This house is a handy mans special. Would be a good project for someone looking to get there hands dirty.</p> <p>Summer Tax Due: \$843.03</p>	236 WINONA ST BRONSON	\$4,241.65
1213	<p>Parcel ID: 301-000-000-130-00; Legal Description: COM ON W LI ELM ST 8 RDS S OF S LI PEARL ST TH S ON W LI ELM ST 2 RDS TH W PAR WI PEARL ST 10 RDS 10 FT TH N AT RGT ANG TO PEARL ST 2 RDS TH E TO POB Comments: This shed sits on approximately 0.15 acres of land. Mostly grassy with a couple large trees. In between a chain link fenced yard and a house. There is a tree/shrub in a raised brick bed. Possible shared driveway. The shed is in decent shape. It is older and could use a fresh paint job. Doors will need to be repaired. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$153.92</p>	56 ELM ST COLDWATER	\$1,106.58
1214	<p>Parcel ID: 302-000-000-153-00; Legal Description: LOT COM 25 RDS E OF NE COR OF HUDSON ST & ABBOTT AVE TH N 10 RDS TH E 5 RDS TH S 10 RDS TH W 5 RDS TO POB, 2ND WARD, CITY OF COLDWATER, SEC 15, T6S, R6W Comments: This house sits on approximately 0.31 acres of land. This property was occupied on the last visit, please use caution and be respectful if visiting this property in person. The house is set up as a duplex judging from the two electric meters. Siding is in fair shape although there is a section that has fallen off and will need replacing. Needs a few repairs and could use a fresh paint job. Roof is a mix of metal and shingles. Block foundation looks solid. Gravel driveway leads to a huge grassy back yard. A bit of TLC would go a long way with this one.</p> <p>Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,129.90</p>	97 ABBOTT AVE COLDWATER	\$5,379.92
1215	<p>Parcel ID: 302-000-000-683-00; Legal Description: COM ON W LI OF CHURCH ST 4 1/2 RDS W OF SE COR OF LOT 1 WELLINGS ADDN TH N AT RGT ANG WI CHURCH ST 102.25 FT TH W PAR WI CHURCH ST 87 FT TH S AT RGT ANG WI CHURCH ST 102.25 FT TH E ON N LI OF CHURCH ST 87 FT TO POB SEC 21 T6S R6W, WELLINGTON ALLOT Comments: The house sits on approximately 0.21 acres of land. This property was occupied on last visit please use caution and be respectful if visiting this property in person. Set up as a duplex. Outside staircase gives access to the second floor apartment. Grassy front and backyard with a few trees. Paved driveway leads to a detached garage. The house looks to be in overall fair shape although some repairs are needed. Heavy vegetation growing up around the front and side of home. Stone foundation is in decent shape but there is a spot on the side of the home that needs repairs. A bit of TLC would go a long way with this one.</p> <p>Additional Disclosures: 18; 6; 34 (see key for full text)</p> <p>Summer Tax Due: \$1,719.24</p>	103 CHURCH ST COLDWATER	\$8,403.27

1216	<p>Parcel ID: 303-000-000-393-00; Legal Description: LOT 12 DAVID GREENS ADDN EXC 6 RDS AND 6 FT N & S OFF S END SD LOT AND EXC PORTION OCCUPIED BY STREET ON N END ALSO E 1/2 OF PAR BND ON W BY LOT 11 GREENS ADDN ON N BY CHARLES ST ON E BY LOT 12 GREENS ADDN ON S BY LI CONNECTING SE COR LOT 11 WI SW COR LOT 12 ALSO COM AT PT ON E LI LOT 12 GREENS ADDN 103.14 FT N OF SE COR SD LOT 12 TH WLY TO PT IN CEN OF M & O R/R 92.64 FT N OF S LI LOTS 11 & 12 SD GREENS ADDN TH N ALG CEN LI SD R/R 12.36 FT TH ELY TO PT ON E LI SD LOT 12 1.86 FT N OF BEG TH S 1.86 FT TO POB Comments: This house sits on approximately 0.20 acres of land. There is an "Uninhabitable" notice posted on the side of the home. There is no information on the notice. If interested in this property I recommend contacting the Branch County Treasurers office to find out more information. Sewer cleanout pipe in yard. Block foundation looks ok, it has been cemented over and some of the cement is crumbling. The metal roof looks to be in poor shape. There are a few buckets of roof sealant on the roof of the attached one car garage. The garage section has a shingled roof that is peeling. This house will no doubt need work. Do your homework on this one. Additional Disclosures: 5 (see key for full text)</p> <p>Summer Tax Due: \$1,086.27</p>	27 GREEN ST COLDWATER	\$3,831.89
9991200	<p>Parcel ID: 011-000-009-001-00; Legal Description: LOT 1 BLK 9 ORIG VILLAGE OF SHERWOOD Comments: This vacant lot is approximately 0.22 acres of land. There are some shrubs and a handful of large trees but is mostly grassy. Ground slopes down from Main St but is otherwise flat and ready for a house (check with local building authority if this is your plan). Small creek runs along the North portion of the property.</p> <p>Summer Tax Due: TBA</p>	407 N MAIN ST/VACANT SHERWOOD	\$532.21
9991214	<p>Parcel ID: 302-000-000-153-00; Legal Description: LOT COM 25 RDS E OF NE COR OF HUDSON ST & ABBOTT AVE TH N 10 RDS TH E 5 RDS TH S 10 RDS TH W 5 RDS TO POB, 2ND WARD, CITY OF COLDWATER, SEC 15, T6S, R6W Comments: This house sits on approximately 0.31 acres of land. This property was occupied on the last visit, please use caution and be respectful if visiting this property in person. The house is set up as a duplex judging from the two electric meters. Siding is in fair shape although there is a section that has fallen off and will need replacing. Needs a few repairs and could use a fresh paint job. Roof is a mix of metal and shingles. Block foundation looks solid. Gravel driveway leads to a huge grassy back yard. A bit of TLC would go a long way with this one.</p> <p>Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	97 ABBOTT AVE COLDWATER	\$5,379.92
9991215	<p>Parcel ID: 302-000-000-683-00; Legal Description: COM ON W LI OF CHURCH ST 4 1/2 RDS W OF SE COR OF LOT 1 WELLINGS ADDN TH N AT RGT ANG WI CHURCH ST 102.25 FT TH W PAR WI CHURCH ST 87 FT TH S AT RGT ANG WI CHURCH ST 102.25 FT TH E ON N LI OF CHURCH ST 87 FT TO POB SEC 21 T6S R6W, WELLINGTON ALLOT Comments: The house sits on approximately 0.21 acres of land. This property was occupied on last visit please use caution and be respectful if visiting this property in person. Set up as a duplex. Outside staircase gives access to the second floor apartment. Grassy front and backyard with a few trees. Paved driveway leads to a detached garage. The house looks to be in overall fair shape although some repairs are needed. Heavy vegetation growing up around the front and side of home. Stone foundation is in decent shape but there is a spot on the side of the home that needs repairs. A bit of TLC would go a long way with this one.</p> <p>Additional Disclosures: 18; 34; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	103 CHURCH ST COLDWATER	\$8,403.27

Calhoun

Lot #	Lot Information	Address	Min. Bid
1300	Parcel ID: 0080-00-160-0; Legal Description: SEC 30 T2S R8W W 1/2 OF NE 1/4 WHICH LIES SELY OF GRD TRK WESTERN RR R/W & NLY OF A LI 165 FT NLY OF A PAR TO A LI DESC AS COM AT A PT ON E LI OF SD SEC, WHICH IS S O DEG 19 MIN 22 SEC W A DIST OF 2264.47 FT FR NE COR OF SD SEC TH N 75 DEG 40 MIN 18 SEC A DIST OF 3200 FT TO POE CONT 21 A M/L Comments: This vacant lot is appriximatly 21 acres of land. It is on the corner of I-94 and a rail road track. It is located behind "Gibsons Truck Repair" This would be a great purchase for any adjacent property owners looking to increase their property size. Looks to be partially wooded. Possible wet land indicators. Summer Tax Due: \$100.12	RENTON RD BATTLE CREEK	\$1,123.96
1301	Parcel ID: 01-117-003-01; Legal Description: ALBION TWP SEC 17 T3S R4W BEG NE SEC COR S 208.5' W 208.5' N 208.5' E 208.5' EXC N 33' HWY ROW. 1.0 A M/L Comments: This trailer sits on approximately 0.83 acres of land. Gravel driveway runs past the home and leads to a small shed. No cement pad for trailer. The trailer has been mostly cleaned out. Two bedroom one bathroom. Furnace and water heater still present. Tall grassy front lawn. Large trees run along the boarder of the property. Quiet area. Would be a nice place to build. Please check with the local unit assessor to know that your plan works. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$93.15	25978 D DR S ALBION	\$2,651.64
1302	Parcel ID: 01-131-036-01; Legal Description: ALBION TWP SEC 31 T3S R4W EAST 115 FT OF WEST 160.5 FT OF SOUTH 220 FT OF SE 1/4 OF SE 1/4. 0.58 A M/L Comments: This modular home sits on approximately 0.49 acres of land. Quiet country area. Next to some woods and farmland. Gravel driveway leads to a detached two car garage. Poured cement foundation for garage and the home. They are both full of personal property and other debris. The floors in the house are down to the subfloor plywood. Two bathroom Three bedroom. The house has sanitation issues. Food was left out in the middle of the room. Some of the doors and windows have been boarded shut. Multiple burn piles behind the home. Look to have been used for trash burning. Fire pit in the front lawn. There is a small enclosure for a well pump. Tall grassy front lawn. There are a few trees. This house has potential. It needs a deep cleaning and some attention before it'll be back to living condition. A bit of TLC would go a long way. Great opportunity for someone looking to fix up a small home. Additional Disclosures: 66; 46; 21 (see key for full text) Summer Tax Due: \$474.74	24771 L DR S HOMER	\$10,150.16
1303	Parcel ID: 0134-00-012-0; Legal Description: PART OF SW $\frac{1}{4}$ OF SEC 34 T1S R8W LYING SLY OF MCRR ROW: COMM SW COR OF SD SEC 34 ? NLY 33 FT TO NLY LI OF HARMONIA RD ROW ? S 89° 58' 47? E ALG SD NLY LI TO ITS INT WITH SLY LI OF MCRR ROW & TRUE POB ? N 79° 22' 52? W ALG SLY LI OF MCRR ROW (100 FT WIDE) DIST OF 156 FT ? S 00° 01' 13? W TO 28.5 FT M/L TO NLY LI OF HARMONIA RD ROW ? S 89° 58' 47? E ALG SD NLY LI 156 FT TO POB Comments: This vacant lot is approximately 0.05 acres of land. It is triangular in shape. Thick vegetation with a small mix of evergreens and deciduous trees. A railroad runs along the North portion of the property. Across the street from a park. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$20.36	HARMONIA RD BATTLE CREEK	\$703.50
1304	Parcel ID: 04-023-041-04; Legal Description: BEDFORD TWP. SEC.23 T1S R8W PART SE1/4 COM 516.425 FT S OF NE COR THEREOF W 1023 FT S 106.425 FT E 1023 FT N 106.425 FT TO BEG. Comments: This vacant lot is approximately 2.39 acres of land. There is a small grass "driveway" area at the road. Most of the property is wooded. There is a section about midway into the property that opens up a bit. Lots of trees on the West portion of the property. Would be a nice spot for a house if you like quiet areas with woods. Close to the end of Hubbard Rd so there is little to no traffic. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$351.42	HUBBARD RD BATTLE CREEK	\$2,637.14

1306	<p>Parcel ID: 04-090-004-00; Legal Description: BEDFORD TWP. SUPERVISOR'S PLAT OF BEDFORD N 123.75 FT LOT 6 **SEE RESTRICTIVE COVENANT RECORDED IN LIBER 3967 PAGE 767 Comments: This building sits on approximately 0.64 acres of land. Large grassy back yard with some trees along the boundary lines. Paved driveway/parking lot on the road side. There are a handful of large cement barrier blocks on the side of the drive. Two tall garage doors open to a large concrete working space with large floor drains. The building is split into a commercial garage space and living quarters. One and a half baths. Foundation is in good shape. Poured concrete floors in the garage area and in the basement. Block foundation is solid. The furnace and electrical box is in a bit of disrepair. 200 amp breaker. It doesn't look like typical harvesting. There is likely some repairs needed to get them in working condition. Water heater and above ground pressure tank still present. The floors in the living quarters are a bit wavy here and there. The building has been cleaned out for the most part except for a bit of debris in the basement. Electric and gas meter has been removed. Shingle and flat top roof look ok from what is visible. This building has a lot of potential especially for someone looking to live where they work. Please Note: this building has been condemned by Bedford Township. Buyer will be responsible for any necessary repairs require to bring the building back up to code. Additional Disclosures: 31 (see key for full text) Summer Tax Due: \$323.82</p>	21965 BEDFORD RD BATTLE CREEK	\$8,416.97
1307	<p>Parcel ID: 04-360-019-00; Legal Description: BEDFORD TWP. MEADOW-LAWN PARK LOT 24 Comments: This house sits on approximatly 0.25 acres of land. Dirt/grass driveway runs along the side of the house and leads to a chain link fenced in back yard. The fence runs along the side of the home as well. Large grassy yard. Handful of large trees. Small shed in the back yard. Stone siding on home. Shingled roof looks to be fairly new. No damage seen. The house is full of debris and personal belongings. Two bedroom one bathroom. The basement felt damp but there was no mold visible. Water heater and furnace still present. The 100 amp break box looked to still be in working shape. There was a well pump in the basement but it was detached from the above ground pressure tank. The house needs some repairs. The outside wall in the upstairs front bedroom showing some signs of damage. This would be a great fixer upper project. Needs a deep cleaning and all the debris removed but overall this house isn't to bad. Electric and gas meter still hooked up. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$485.68</p>	217 BEULAH AVE BATTLE CREEK	\$6,845.65
1308	<p>Parcel ID: 04-380-046-00; Legal Description: BEDFORD TWP. NORTHWOOD LOT 46 Comments: This house sits on approximately 0.27 acres of land. The house is in a nice quiet neighborhood. Overall the house looks to be in good shape. Gas meter removed, electric meter still here. The poured concrete foundation looks good and solid. Siding is in fair shape maybe a few areas need minor repairs. Shingled roof is in fair shape. A few shingles here and there need replacing. Cement driveway leads to an attached two car garage. Garage door looks broken. Grassy front and back yard. A few small trees. The house was cleaned out before the last tenants left. The neighbor stated he had been looking after the house. Three bedroom one and a half bathroom. Furnace and water heater still present. 100 amp breaker box looks good. Underground well with a pressure tank in the basement. Mostly finished basement. This house is basically move in ready. Wouldn't take much effort to get it back into great shape. We don't get many like this. Don't miss your opportunity. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Summer Tax Due: \$1,061.29</p>	299 PINETREE LN BATTLE CREEK	\$7,293.94

1310	<p>Parcel ID: 09-130-015-01; Legal Description: ECKFORD TOWNSHIP T3S R5W SECTION 13 COMM AT NW CORNER OF E 1/2 OF W 1/2 OF NE 1/4, E 450 FT, S 300 FT, W 450 FT, N 300 FT TO POB Comments: These structures sit on approximately 2.75 acres of land. There are several other structures on this land that have collapsed in the past. The remains of the buildings are still here. Lots of garbage and debris strewn about the property. Dirt driveway leads to a detached two car garage/storage building. Poured concrete foundation for the garage. Stone foundation for the house. The garage is in decent shape. Block siding is in decent shape but there are cracks. The metal roof on the garage is in ok shape. The home however is in poor shape. There are multiple holes in the roof. The house is full of garbage and old personal belongings. Ceiling has caved in in the kitchen. Was not able to access the full basement. Siding needs repairs. Multiple windows are boarded up. Over grown vegetation. Small shed next to home. The house needs major work. Nice property but the structures have seen better days. Additional Disclosures: 66; 5; 22 (see key for full text)</p> <p>Summer Tax Due: \$457.75</p>	23646 D DRIVE SOUTH HOMER	\$19,211.39
1311	<p>Parcel ID: 10-019-017-01; Legal Description: EMMETT TWP/T2S R7W, SEC.19 PT NE 1/4 COMM AT N 1/4 POST S 1020 FT E 1320 FT TO POB E 178 FT S'ELY 245 FT E 800 FT TO C/L BEADLE LK RD S86DEG E 700 FT S6DEG E 100 FT S14DEGW 397 FT W 112 FT N'ELY 458 FT TO A PT 5 FT N AND 181 FT W OF NE COR OF SW1/4 NE1/4 THENCE W 181 FT N 325 FT TO POB.(3.34AC) Comments: This vacant lot is approximately 3.34 acres of land. It is a very odd shape (see aerial photo) There is a small portion of the land that touches Beadle Lake Rd which allows access. The property is forested. This would be a great purchase for one of the adjacent property owners looking to increase their property size.</p> <p>Summer Tax Due: \$98.54</p>	BEADLE LAKE RD./VACANT BATTLE CREEK	\$1,126.90
1312	<p>Parcel ID: 10-070-014-00; Legal Description: EMMETT TWP/ T2S R7W, SEC. 8: EMMETT TWP/SUPERVISORS PLAT OF ARLINGTON HEIGHTS: LOT 16 Comments: This vacant lot is approximately 0.14 acres of land. It sits in between two homes. Partial wood fence on the South portion. There are some old tree limbs and chopped wood in the front but it may belong to the neighbor. There is a very large grill with built on trailer wheels parked in the middle of the property as well. Grassy lot with a few large trees. It appears there was once a house on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Good purchase for one of the neighbors. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$65.36</p>	170 ROOK ST. BATTLE CREEK	\$3,631.39
1313	<p>Parcel ID: 10-160-087-00; Legal Description: EMMETT TWP/T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOTS 112 & 113 Comments: This house sits on approximately 0.3 acres of land. Grassy front and back lawn. Couple trees in the back. Sidewalk leads from the road to the front door. Small cement porch. Vinyl siding is in fair shape needs a few small repairs. Dirt/gravel driveway runs along the side of the home and leads to a detached two car garage. The Garage is full of house debris such as old beds and other personal belongings. The house is full of debris as well. The roof needs attention, the edging on the front portion of the house is falling apart. There are a few sections of ceiling in the house that is collapsing. There are four bedrooms and one bathroom. Mixed foundation looks for the most part solid. There are three water heaters in the basement. One of them is still hooked up. Furnace still present. 100 amp break box. The house needs a major cleaning and repairs before its back in living condition. Good fixer upper. Additional Disclosures: 21; 5 (see key for full text)</p> <p>Summer Tax Due: \$862.85</p>	17 BRADFORD ST. BATTLE CREEK	\$5,195.35
1314	<p>Parcel ID: 10-460-021-00; Legal Description: EMMETT TWP/T2SR7W, SEC 18: GUY'S ADDITION; LOTS 42 & 43 AND E 1/2 OF LOT 41 Comments: This house sits on approximately 0.31 acres of land. Short grass driveway leads to a two door garage with pour cement foundation. The garage is in decent shape. Wood siding needs a few small repairs. The house has a solid block foundation. Older wood siding is in fair shape but could use a fresh coat of paint. The shingled roof looks good but there are some troubling areas on the ceiling on the second story floor. there are four bedrooms. Three of the bedrooms have damaged ceiling possibly from a roof leak. One bathroom on the main floor. Old oil burning furnace in the basement. The breaker box has been stripped and harvested. Small water heater still hooked up to the surface well and pressure tank. Nice looking lot. Grassy with some large trees. Quiet area. This house has a lot of potential. An older home looking for some TLC. Additional Disclosures: 21; 5; 48 (see key for full text)</p> <p>Summer Tax Due: \$748.99</p>	153 MC CORMICK ST. BATTLE CREEK	\$3,663.13

1315	<p>Parcel ID: 10-510-035-00; Legal Description: EMMETT TWP/T2S R7W, SEC 4: HUYCK'S FIRST ADDITION TO BROWNLEE PARK; BLK.5, LOTS 15 THRU 18 INCL. Comments: This vacant lot is approximately 0.38 acres of land. Tall grass and young saplings along Niepoth. As you enter farther East into the property it becomes more wooded with some older trees. There is a tire swing, a garbage can and some other debris in the wooded section. Partial chain link fence. Roads along this property have been recently repaved. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$37.52</p>	HAWTHORNE AVE./VACANT BATTLE CREEK	\$960.91
1317	<p>Parcel ID: 1220-00-057-0; Legal Description: BREWERS ADD TO URBANDALE LOT 41, ALSO PART OF LOT 30 OF ASSRS PLAT OF HAMILTON PARK BEG NW COR OF LOT 30 SELY ALG SLY LI OF MICHIGAN AVE 6 FT SWLY 15 FT M/L NLY ALG WLY LI OF LOT 30 17 FT TO POB Comments: This house sits on approximately 0.16 acres of land. Two bedroom one bathroom home. No driveway or street parking on W Michigan Ave. Gas and electric meter have both been removed. The house is full of debris and personal property. The house will need a deep cleaning and removal of debris. Water heater and furnace still present. The furnace is one of the very large older styles. 100 amp breaker box looks good. Foundation looks solid however when walking into the basement there is a crack in the poured concrete floor steps. The basement is split into a living area and a utility side with washer and dryer. The house will need repairs before its back in living condition but with the right people it'll be back in shape in no time. Small grassy yard with shed in back. Handful of large older trees. Close to the Dollar General. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$702.88</p>	1349 W MICHIGAN AVE BATTLE CREEK	\$4,674.72
1318	<p>Parcel ID: 14-556-009-00; Legal Description: PARADISE ACRES LOTS 62 THRU 65 INCL. EXC M-66 R/W Comments: This triangle shaped vacant lot is approximately 0.19 acres of land. The land drops down as you enter from the road. Possible wet land indicators. Thick vegetation. Many young and old trees. Summer Tax Due: \$10.99</p>	BATTLE CREEK	\$736.99
1319	<p>Parcel ID: 1490-00-130-0; Legal Description: CAINES ADD LOT 101 Comments: The house sits on approximately 0.20 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Cement driveway runs along the side of the home and leads to an attached one car garage. The garage has some holes and needs repairs. Shingled roof looks good. The siding is in fair shape but needs attention in a few places. Grassy front and back yard. A few large trees. Debris in the back yard. Stone foundation looks to be in good shape from the outside. Roof over the front cement and brick porch. Utilities are still active. Multiple cars in the driveway. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 6; 21 (see key for full text) Summer Tax Due: \$807.00</p>	19 JAMES ST BATTLE CREEK	\$3,663.09
1320	<p>Parcel ID: 1530-00-172-0; Legal Description: ASSRS REPLAT OF CALDWELLS ADD LOT 172 Comments: This house sits on approximately 0.25 acres of land. In between E Goguac st and Baker Court. Parking located on Baker Ct. There was a vehicle parked behind the home but I would assume it is one of the neighbors. Furnace and water heater look like they have been replaced not to long ago. The old water heater was disconnected but still in the basement. The house is very dirty. Its full of garbage, animal waste, personal belongings and other debris. There is an old hot tub in the back yard as well as other debris. It is a shame the house got to this point because overall there isn't that much major damage. The ceiling in the entry way has caved in but other than that I didn't see major damage. The house will need a very deep cleaning and a few dumpsters worth of debris removed. Three bedrooms and two bathrooms. Stone foundation looks pretty solid maybe a bit of crumbling here and there. Shingled roof looks ok the corner sections may need some work. 100 amp breaker box. Electric was still active on last visit. Poured concrete front porch. Stone work on the sidewalk on Goguac St. This house has a lot of potential it will just take a lot of work to get it back into living condition. A renovators dream project. Additional Disclosures: 66; 63 (see key for full text) Summer Tax Due: \$620.50</p>	93 E GOGUAC ST BATTLE CREEK	\$3,772.88

1321	<p>Parcel ID: 17-200-039-02; Legal Description: NEWTON TWP. SEC. 20 T3S R7W PART SW1/4 SW1/4 COM 594 FT N OF SW COR THEREOF N 726 FT E 364 FT S 990 FT W 100 FT N 264 FT W 264 FT TO BEG. Comments: This vacant lot is approximately 6.43 acres of land. The South portion of the property is forested. The North portion has trees on it as well but it is more open with thick grassy vegetation. A small creek or drainage ditch runs along the road. There is a drive way entrance at the road so you are able to drive onto the property. Nice property out in the country. Please check with Local Unit Assessor/Zoning if buildable.</p> <p>Summer Tax Due: \$300.08</p>	BATTLE CREEK	\$2,081.49
1322	<p>Parcel ID: 1750-05-011-0; Legal Description: AMENDED PLAT OF C H MILLS ADD BLK 5 N 33 FT OF LOTS 11 & 12, EXC W 33 FT OF LOT 12 Comments: This house sits on approximately 0.05 acres of land. This property was occupied by renters on last visit. Please use caution and be respectful if visiting this property in person. The house pretty much takes up the entire lot. There is a very small lawn on the front portion. Block foundation is solid. Some poured concrete steps on the back of the building. There is a small concrete driveway on the side of the home that leads to a door. There was once a garage here but it has been turned into a wall and another doorway entrance to home. There is debris on the outside of the home. Mixed siding could use some repairs. Shingled roof in decent shape looks newer. Gas and electric meter still active. Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,010.52</p>	213 MEACHEM AVE BATTLE CREEK	\$4,370.76
1323	<p>Parcel ID: 18-300-098-01; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 N 6 FT OF LOT 98 CONVIS FIRST ADD Comments: This vacant lot is approximately 0.01 acres of land. It is a very small strip of land between some houses. Too small to build. One of the adjacent property owners should pick this up so someone else doesn't. 6 ft wide. Additional Disclosures: 44; 9 (see key for full text)</p> <p>Summer Tax Due: \$22.90</p>	VAN ARMON BATTLE CREEK	\$807.02
1324	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 18-600-034-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 19 LOT 34 KNOLLWOOD. Comments: This house sits on approximately 0.22 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house is in a nice neighborhood with good looking homes throughout. Metal siding looks good. Foundation appears solid. Shingled roof is in good shape looks to be fairly new. Wide cement driveway leads to an attached two car garage. Grassy front and back yard. There is a shed behind the home that has seen better days. Partial privacy fence at the back of the property. Multiple vehicles on the property. Electric and gas meters still hooked up and active. Dog was inside the home. Submersed well. This house looks to be in overall good shape. Don't miss out on this opportunity. The house is bundled with the adjacent vacant lot which is a fenced in yard that connects to the house. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 6 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 18-600-035-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 19 LOT 35 KNOLLWOOD. Comments: This vacant lot is approximately 0.22 acres of land. Grassy lot with a few a large tree on the North section. Garden bed in the middle of the property. Chain link fence around the perimeter. The fence connects to the house next door. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$902.27</p>	<p>129 ARCADIA BLVD BATTLE CREEK;</p> <p>ARCADIA BLVD BATTLE CREEK</p>	\$8,719.48

1326	<p>Parcel ID: 18-600-113-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 19 LOT 113 KNOLLWOOD. Comments: OPEN HOUSE: An open house will be taking place at this property from 1-3pm on July 13th. Please call 269-781-0807 for more details on this viewing opportunity. This house sits on approximately 0.25 acres of land. Great neighborhood. The house has been cleared inside and out by the Calhoun County Treasurers office. There was still some personal belongings and other debris on last visit but most of this will be gone before the auction. There is a ton of potential here. Nice brick work on the house as well as metal siding. The metal siding could use a new paint job but is in good shape. The shingled roof is in good shape as well. Wide cement driveway leads to an attached two car garage. Grassy front yard. The back yard was full of overgrown vegetation but was cleared out. There is an old pool that is partially fenced in. You could fill this in and make a bigger yard or put some work into rebuilding the pool. Water filtration lines run from the pool into the garage. Wood floors through out. Plenty of space. Electric meter is connected and active. Gas meter has been removed. Nice brick chimney in good shape. There was an addition built onto the back of the home. The second story room of the addition does not have an entrance built. The main floor of the addition is down to the subfloor and studs ready to be finished. Water heater, furnace, 100 amp breaker box, and surface pressure tank are still present in the basement. One and a half baths. Three bedrooms on the second floor. This is a nice property. A ton of the work has been done for you. This is a renovators dream. The house needs some work but is in great shape. Put a little TLC into this home and make it your own. The Treasurers office is planning to do an open house for serious bidders. Please contact the Treasurers office for more information. Don't miss out on this opportunity. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,700.73</p>	151 INDIAN RD BATTLE CREEK	\$50,263.13
1327	<p>Parcel ID: 18-970-039-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 39 VERONA PARK ADD. Comments: This house sits on approximately 0.1 acres of land. Two bedroom one bathroom. The house is full of debris and personal belongings from the previous owners. Stone foundation looks ok small amount of cracking. Siding is in fair shape. The shingled roof is in bad shape. There were visible holes showing when we entered the second floor attic space. Older plumbing. Furnace and water heater still present. The electric system was old with fuses. Dirt/gravel driveway runs along the side of the home. There is an old travel trailer parked in the driveway. Grassy back yard with a few trees. Wheel chair accessible ramp leads to an enclosed mud room. Gas meter is still connected. Two electric meters are still attached. This house will need some work. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$386.36</p>	51 MONTFORD BATTLE CREEK	\$5,382.85
1328	<p>Parcel ID: 1810-00-057-0; Legal Description: ASSRS PLAT OF CLARKS ADD W 42 FT OF LOT 57 & ALL OF LOTS 34 & 35 Comments: This house sits on approximately 0.19 acres of land. Small cement driveway on Rook Ct. Large grassy backyard with chain link fence. Two bedroom one bathroom. The breaker box has been completely removed leaving bare wires behind. One of the rooms looks like it was in the middle of being renovated but they didn't get far. Some mold is starting to form in the kitchen possibly from a leak in the roof. The house is full of debris. The garage is full of garbage and debris. Furnace still present but looks like it needs work. This home will need a lot of work before its back in living condition. Additional Disclosures: 66; 48 (see key for full text) Summer Tax Due: \$532.13</p>	93 ROOK CT BATTLE CREEK	\$6,069.04
1329	<p>Parcel ID: 19-230-015-00; Legal Description: SHERIDAN TWP SEC 23 T2S R4W BEG 1056' W OF NE COR OF W 1/2 OF NE 1/4, TH S 381' W 115.5' S 165' W 16.5' N 540.5' E 132' TO POB. 1.27 A. Comments: This house sits on approximately 0.71 acres of land. Three bedroom one bathroom. Mobile pad under the home. Vinyl siding in decent shape. Shingled roof is in fair/good shape as well. The inside of the trailer has been mostly cleared out. Strong smell of animal waste inside. The floors are chewed up and most of the doors have been eaten up at the bottom. There are two small sheds on the South portion of the property. They are both in poor shape. Furnace and water heater still present. Was unable to locate the breaker box. This modular needs some attention and repairs to get back into living condition but is not too far gone. Quiet country area. Nice sized lot with trees. Would be a nice fixer upper for a handy man. Would also be a good purchase for adjacent land owners looking to increase their property size and get rid of the shed eye sores. Additional Disclosures: 62; 17 (see key for full text) Summer Tax Due: \$270.43</p>	28546 F DR N ALBION	\$3,366.77

1334	Parcel ID: 2370-00-003-0; Legal Description: ASSRS PLAT OF COYNES ADD LOT 3 Comments: This vacant lot is approximately 0.2 acres of land. Tall grassy lot with some trees on the East portion of the property. Nice spot to build. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Please check with the local unit assessor to know that your plan works. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$32.59	RIVERSIDE DR BATTLE CREEK	\$904.29
1335	Parcel ID: 2620-06-007-0; Legal Description: RE-SURVEY OF EAST BATTLE CREEK BLK 6 SLY 84 FT OF THE FOLLOWING: LOT 5, ALSO WLY 8.25 FT OF VAC YUBA ST ADJ ON E Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot with no trees. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$13.50	GREEN ST BATTLE CREEK	\$1,495.97
1336	Parcel ID: 3060-00-009-0; Legal Description: ASSRS REPLAT OF FOUNTAIN HEAD PARK LOT 9 Comments: This vacant lot is approximately 0.12 acres of land. Grassy lot with a handful of large trees. Driveway entrance on Janoah Ave. There was previously a house on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$27.40	37 JANOAH AVE BATTLE CREEK	\$3,814.75
1337	Parcel ID: 3060-00-011-0; Legal Description: ASSRS REPLAT OF FOUNTAIN HEAD PARK LOTS 10 & 11 Comments: This vacant lot sits on approximately 0.18 acres of land. The home that once stood here was recently demolished. This is a fresh start ready for you to build on! Summer Tax Due: \$138.72	44 JANOAH AVE BATTLE CREEK	\$14,742.67
1338	Parcel ID: 3090-00-048-0; Legal Description: ASSRS PLAT OF FOX PARK LOTS 36 & 37 Comments: This house sits on approximately 1.89 acres of land. The property has road access on Fox Ave and W Goodale Ave. The house sits on the West portion of the land. The remaining property is forested with thick vegetation. Lots of value here. Electric meter removed, gas meter still hooked up. The house has three bedrooms on the second floor and two bathrooms. The basement felt damp. No signs of standing water but the debris on the floor was moldy. There are signs of mold forming on the ceiling in the basement. Water heater and furnace still present. 100 amp breaker looks good. Block foundation was solid. Shingled roof looks ok no leaks found. Some of the plaster is starting to fall on the first floor ceiling. Large mudroom like area on the back of the home. Cement two track gravel driveway leads to a detached two car garage. The garage doors are somewhat shorter than normal. the garage is in fair shape. Car port style roof connects the house to the garage. There is debris and personal belongings all throughout the home. Lots of value here. Would be a great project for a fixer upper. After removing all of the debris and cleaning the house will be in pretty decent shape. Don't miss your opportunity. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$1,398.37	195 FOX AVE BATTLE CREEK	\$8,319.31
1339	Parcel ID: 3250-00-092-0; Legal Description: FRISBIES 3RD ADD LOT 87 Comments: This house sits on approximately 0.13 acres of land. Stucko siding is in good shape. Shingled roof on the home looks good as well. Stone foundation is solid on the outside of the home but there is some crumbling occurring to the foundation inside the basement. It doesn't appear to be major but that's up to an engineer to decide. Cement driveway runs along the side of the home and leads to a two car garage. The garage roof is collapsing in multiple areas. There is a roofed in deck on the back of the home. The shingled roof above the deck has damage. Solid wood floors in most of the rooms. Nice wood work. There are three bedrooms and a bathroom on the second floor. An additional bedroom on the third floor. There is a half bath on the main floor. The Basement is partially finished. There is debris in the basement, second floor and third floor. Small wood deck area on side of home. The back yard is mostly fenced in except for the driveway. Gas meter still hooked up. Electric meter has been removed. 100 amp breaker box, furnace and water heater still in basement. This house will need some repairs but there is a lot of potential here. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$1,155.69	95 N WABASH AVE BATTLE CREEK	\$8,482.27
1340	Parcel ID: 3500-00-100-0; Legal Description: ASSRS PLAT OF GOODALE FARM LOT 88 Comments: This vacant lot is approximately 0.22 acres of land. The lot is mostly wooded with some thick vegetation. In a quiet neighborhood. Additional Disclosures: 2 3 (see key for full text) Summer Tax Due: \$34.26	WILDS AVE BATTLE CREEK	\$754.14

1341	Parcel ID: 3560-00-089-0; Legal Description: GRAVES 2ND ADD N 49.5 FT OF LOTS 69 & 70 Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot with one or two trees in the back portion. Street parking. No driveway entrance. It looks like there was a house on this property at one point but it has since been removed. The SEV may not accurately reflect the current value of the property. Do your research. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$28.32	ONEITA ST BATTLE CREEK	\$4,002.42
1342	Parcel ID: 3570-00-078-0; Legal Description: GRAVES 3RD ADD E 110 FT OF THE FOLLOWING DESC PREMISES: LOTS 52 & 53, EXC S 78 FT THEREOF Comments: This house sits on approximately 0.14 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Chain link fenced in yard. Poured concrete foundation looks solid. Vinyl siding in fair shape as well. Shingled roof looks fair. Electric and gas meter hooked up and active. Cement driveway leads to an attached one car garage. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$230.98	195 HOWLAND ST BATTLE CREEK	\$4,879.58
1343	Parcel ID: 3630-07-680-0; Legal Description: PLAT OF GREENLAWN LOT 180 Comments: This house sits on approximately 0.08 acres of land. The house is in over all poor condition. Multiple windows have been boarded shut. The roof is sagging and there is a hole forming on the back corner above the kitchen. The entire house is full of garbage and other debris. Possible personal belongings. Was unable to traverse the entire house due to the amount of debris. Water heater still present. The breaker box and electric meter are still present although the service lines have been cut. Chain link fenced in yard. Poured concrete slab foundation in good shape. The sidewalk leading up to the front entrance has multiple animal holes dug underneath it. Neighbors stated the house has many raccoons living in it. Vinyl siding looks ok. Street parking only. Grassy back yard. This house will need a lot of work and deep clean before its back in living condition. Additional Disclosures: 5; 66; 46; 63 (see key for full text) Summer Tax Due: \$178.83	36 FERNDAL E BATTLE CREEK	\$3,059.29
1345	Parcel ID: 3970-00-080-0; Legal Description: ASSRS REPLAT OF HEALY & HOUGHTALING ADD LOT 82 Comments: This vacant lot is approximately 0.20 acres of land. Driveway entrance on Northside Dr. Mostly grassy with a few trees. There was a house on this property in the past but it has since been demoed and removed. The SEV may not accurately reflect the current value of the property. Ready for a new build Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$28.54	370 N WASHINGTON AVE BATTLE CREEK	\$2,123.02
1346	Parcel ID: 4040-00-138-0; Legal Description: HIGHLAND PARK E 53 FT OF LOT 138, E 49.5 FT OF LOTS 139 & 140 Comments: This vacant lot is approximately 0.12 acres of land. Grassy/dirt lot with a handful of trees. Cement driveway entrance on Highland Ave. Would be a nice purchase for one of the adjacent property owners looking to increase their property size. There was a house previously on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$36.40	46 SUMMER ST BATTLE CREEK	\$4,237.48
1347	Parcel ID: 41-034-077-00; Legal Description: ATHENS VILLAGE/T4S R8W, SEC 34: HOLLINGER'S 1ST ADDITION; LOT 21. Comments: This house sits in approximately 0.31 acres of land. Nice quiet neighborhood. Wood siding could use a few repairs as well as the edging on the roof. The shingled roof looks newer. Small wood deck with an awning on the front entrance. The house has mostly been cleared out except for the basement where there is old personal belongings and debris. The basement seemed damp. There was mold forming on the walls. Water heater and furnace are still present. 100 amp breaker box. Block foundation was solid. Nice two lane driveway leads to a detached two car garage. The roof on the garage looks a little bowed but the shingles look nice. There is personal property and debris inside the garage. Cement sidewalk leads from the back door of the home to the garage. Small shed in the back. Nice grassy front and back yard with a couple trees. Three bedroom one bath. This house will need some work especially in the basement but there is a lot of potential here. Would be a great purchase for a handyman looking to live inside of it while fixing it up. Don't miss out on this opportunity. Additional Disclosures: 21; 32 (see key for full text) Summer Tax Due: \$1,159.97	521 S. AVENUE C ATHENS	\$5,846.03

1348	<p>Parcel ID: 43-120-091-00; Legal Description: HOMER VILLAGE T4S R4W ORIGINAL PLAT E 22 FT OF N 92 FT 1 1/2" OF LOT 118 Comments: This building sits on approximately 0.04 acres of land. It is on the corner of Main St and Sophia St in downtown Homer. Main floor was used for an insurance company. The second floor is in poor shape looks to have been living quarters at some point. Ceiling is crumbling in multiple areas. Some of the walls are down to their studs. The roof looks to be leaking on the back portion of the building which is causing damage to the second floor and main floor. There are half baths on the main floor and second floor. Large basement with newer furnace and electrical. 150 amp breaker box. The furnace has duct work that looks to have been installed recently. Nice big storefront with large windows. Office room in the back, office room in the middle and an open business room in the front. This building will need some major work but there is a lot of potential here. Great location. Beautiful brick outside. The stone foundation looks strong from the basement. Some work has been put into the building but it was never finished. Really cool older building. This would be a great project for a renovation company. Additional Disclosures: 50; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,496.03</p>	101 W MAIN ST HOMER	\$11,718.92
1349	<p>Parcel ID: 44-060-014-00; Legal Description: TEKONSHA TWP/T2S R6W, SEC 27: ORIGINAL PLAT VILLAGE OF TEKONSHA, LOTS 19 & 20. Comments: Please note: This should be considered a VACANT LOT. The home and trailer that sit on this property are scheduled for demolition. If photos are available after the completion of the demo, we will add them to this listing. The house and trailer sit on approximately 0.38 acres of land. This house is slated for demolition. Please contact the Calhoun County Treasurers office for more information. Older trailer. Metal siding looks ok flat roof looks fair. The trailer is still on tires. Doesn't look like there is a cement pad. Good sized lot in a nice neighborhood. Grassy back yard has a hand full of large trees. Would be a nice spot to rebuild.</p> <p>Summer Tax Due: \$1,057.49</p>	130 W. NORTH ST. & 134 TEKONSHA	\$27,758.82
1350	<p>Parcel ID: 4560-00-038-0; Legal Description: KELLEYS ADD LOT 33 Comments: This house sits on approximately 0.09 acres of land. Small sloped grassy yard with a few small trees. Small cement driveway leads to a detached one car garage. Stone foundation looks solid very minimal cracking. Siding looks decent. Small fenced in area on the back entrance. Enclosed mud room on front of house. Gas meter hooked up. Electric meter has been removed. Two bedroom one bathroom on the main floor. The second story ceiling has two holes going out the roof. This will need attention asap. The damage is not to major yet. Shingled roof is peeling and needs to be replaced. Damage to the overhanging roof on the side near Kelly Ave. Basement was damp. 100 amp breaker box. Water heater and furnace still present. Posted as winterized. There was a large amount of personal items and debris in the basement. After the roof is fixed and the house is repaired this would be a nice home for a small family. Additional Disclosures: 5 (see key for full text)</p> <p>Summer Tax Due: \$980.34</p>	22 OLIVET ST BATTLE CREEK	\$5,853.91
1351	<p>Parcel ID: 4920-00-020-0; Legal Description: ASSRS REPLAT OF L J CALDWELLS ADD LOT 18-22 Comments: This vacant lot is approximately 0.84 acres of land. This lot is mostly wooded there is a flat grassy section on the corner. There is a stone wall with a chain link fence on top of it that runs along Burnham St. The land slopes up from Burnham St. There is a cement driveway on Arthur St that looks to be apart of the property. The adjacent property owner has been mowing the property but was not able to determine if the driveway was theirs. Do your homework with the local unit assessor with your plan. This is a cool vacant lot. Nice spot to build. Lots of space. Additional Disclosures: 49; 23 (see key for full text)</p> <p>Summer Tax Due: \$87.90</p>	E BURNHAM ST BATTLE CREEK	\$1,063.64
1352	<p>Parcel ID: 51-000-862-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 51 W 30' OF LOT 2. (215 W CENTER ST) Comments: Please note: This should be considered a VACANT LOT. The home that sits on this property is scheduled for demolition. If photos are available after the completion of the demo, we will add them to this listing. This house sits on approximately 0.07 acres of land. Unfortunately the home is slated for demolition. Please contact the Calhoun County Treasurers office for more information on the demolition notice. Very small grassy back yard runs along a back ally/street. House has been boarded shut. There is some debris behind the home.</p> <p>Summer Tax Due: \$406.67</p>	215 W CENTER ST ALBION	\$16,831.33

1353	<p>Parcel ID: 51-001-319-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 78 BEG S LINE ELM 1 CH 40 LK W OF W LINE SUPERIOR ST, S PARL SUPR ST & ALG EXT'D E LINE LOT 4 BLK 78, 1 CH 62 1/2 LKS, W 90 LKS, N 1 CH 62 1/2 LKS, E 90 LKS. TO BEG. (103 W. ELM ST.). Comments: This house sits on approximately 0.14 acres of land. Unfortunately the house suffered from a fire on the second floor and attic which caused damage to the roof allowing water to enter the home. Multiple windows are boarded shut and the siding on one side of the home is completely gone showing the studs. The house has a condemnation notice posted on the front door stating the home is dangerous and to not enter. The house will no doubt need a large amount of work to get it back into working order. Someone was working on this home before the fire. There are multiple boxes of flooring on the main floor and a brand new furnace still in the box in the basement. The old furnace has been partially removed. 100 amp breaker box. The basement is in poor shape. Mold is forming in the home. Cement driveway runs along the side of the home and leads to a detached two car garage. One of the garage doors is damaged. The door to enter the garage has been boarded. The shingled roof on the garage is in decent shape. This would be a good purchase for a renovation company. Additional Disclosures: 5; 32; 11 (see key for full text) Summer Tax Due: \$799.01</p>	103 W ELM ST ALBION	\$5,138.22
1354	<p>Parcel ID: 51-001-706-00; Legal Description: ALBION CITY, PART OF SEC 34 BEG AT INT AUSTIN AVE & ANN ST.; TH S IN CEN OF ANN ST 284.5' E 124.32' N 249.5' TO CEN OF AUSTIN AVE NW'LY TO POB. Comments: This house sits on approximately 0.79 acres of land. This is a cool older house with nice wood accents throughout. The home has seen better days though. Posted as winterized in 2014. Signs of harvesting. The furnace has been removed. The water heater has been disconnected. The breaker box is in disrepair with many wires being cut. Four bedrooms on the second floor. Two bathrooms. Stairway leads to the attic. Roofed front porch. Small wood porch on the back entrance. Cement driveway leads to a detached two car garage. Shingled roof on both the home and garage are older but in fair condition. A few of the windows are broken. Some vines have entered a window on the second floor and are growing into the home. Chain link fence runs the entire length of the perimeter. This is an interesting older home that would be very cool after being fixed up. Great project for a renovation company. Additional Disclosures: 48 (see key for full text) Summer Tax Due: \$825.43</p>	407 AUSTIN AVE ALBION	\$13,703.13
1355	<p>Parcel ID: 51-001-707-00; Legal Description: ALBION CITY, BEG INT AUSTIN AVE & ANN ST S 132'-W 102.5'-N 160'-SELY TO POB. L944 P 221. (501 AUSTIN AVE) Comments: Please note: This should be considered a VACANT LOT. The home that sits on this property is scheduled for demolition. If photos are available after the completion of the demo, we will add them to this listing. This house sits on approximately 0.28 acres of land. Unfortunately this house is set for demolition. Please contact the Calhoun County Treasurers office for more information about the demolition notice. Grassy back yard. A few trees. Partial cement driveway with driveway entrance to Austin St. Will be a nice lot when the house is removed. Summer Tax Due: \$413.21</p>	501 AUSTIN AVE ALBION	\$15,582.98
1356	<p>Parcel ID: 51-008-216-01; Legal Description: ALBION CITY, MUNROE ADDITION W 60 FT OF LOT 16. Comments: This house sits on approximately 0.09 acres of land. Small grassy front and back yard. Dirt/gravel driveway runs along the side of the home. Block foundation looks nice and solid. Poured concrete floor in the basement. The house is mostly cleared out but there is a lot of personal belongings and other debris in the basement. Water heater, softener, and furnace all still present. 100 amp breaker box. Two bedroom one bathroom. Metal siding in fair shape. Shingled roof looks older but no damage seen. The front gutters need repairs. There is some vegetation starting to grow out of them. Back porch is falling apart, there is multiple couches and other debris on it. Cement sidewalk leads to the front entrance of the home. The front steps are crumbling. Hard wood floors. The house is in overall fair/good shape. It wouldn't take much to get this house back in to living condition. Nearly move in ready. Great opportunity for someone looking for a quick fixer upper. Summer Tax Due: \$413.93</p>	810 BARNES ST ALBION	\$3,465.63

1357	<p>Parcel ID: 51-011-088-00; Legal Description: ALBION CITY, ASSESSORS PLAT # 1 SHERIDAN HEIGHTS ADDITION BEG NELY COR LOT 88 WLY TO PT ON WLY LI 25' S OF NWLY COR S 60'-E 133.4'-N 49.5' TO POB ALSO N 3' OF LOT 89. Comments: This house sits on approximately 0.21 acres of land. Three bedroom one bathroom. There is a enclosed mudroom on the back of the home that is in poor shape. The roof has collapsed and is allowing water to enter this portion of the building. The house is full of debris and other personal belongings. Chain link fenced in back yard. Tall grassy front and back yard. Dirt/gravel driveway. Poured concrete foundation is solid. Furnace, water heater and breaker all still present. 100 amp breakers. Wood siding is decent but could use a sanding and new paint. Shingled roof is in fair shape except for the back portion over the mudroom as previously stated. Nice little fixer upper. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$410.02</p>	1022 HALL ST ALBION	\$3,322.90
1358	<p>Parcel ID: 51-012-941-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION BLK 91 LOT 1 (401 W ASH) Comments: Please note: This should be considered a VACANT LOT. The home that sits on this property is scheduled for demolition. If photos are available after the completion of the demo, we will add them to this listing. This house sits on approximately 0.16 acres of land. Unfortunately the home has suffered from a major fire and as a result is on the list for demolition. Please contact the Calhoun County Treasurers office from more information on the demolition notice. There is a condemnation notice on the front of the home as well. Cement pad on the back of the home. Partial cement driveway and entrance on Ash St. Grassy lawn surrounds the home. A few large trees in the back yard. Summer Tax Due: \$235.29</p>	401 W ASH ST ALBION	\$15,147.15
1359	<p>Parcel ID: 51-012-975-00; Legal Description: ALBION CITY; WARNER & CHURCH ADD; BLK 94 LOT 5 EXC W 22' (408 W. CENTER ST) Comments: Please note: This should be considered a VACANT LOT. The home that sits on this property is scheduled for demolition. If photos are available after the completion of the demo, we will add them to this listing. This house sits on approximately 0.11 acres of land. Unfortunately the home is on the list for demolition. Please contact the Calhoun County Treasurers office from more information on the demolition notice. Shared cement driveway entrance at road. Small grassy lawn in front and back. Debris in the back yard. Summer Tax Due: \$261.90</p>	408 W CENTER ST ALBION	\$15,807.35
1361	<p>Parcel ID: 5160-00-162-0; Legal Description: MAPLEWOOD PARK LOT 162 Comments: This house sits on approximately 0.1 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Nice stonework along the front sidewalk. Dirt/grass two track driveway runs along the side of the home and leads to a detached two car garage. Older style shingled roof needs some attention in a few areas. Enclosed front mudroom. Small grassy back yard. Large bushes are going up over the front of the house. Block foundation was solid. Gas and electric meters are still hooked up and active. There is construction debris in the back. (large pile of cinderblocks) Siding looks ok but a few spots need minor repairs. Nice quiet neighborhood. House has a lot of potential. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$179.07</p>	45 LARK ST BATTLE CREEK	\$4,265.01

1362	<p>Parcel ID: 5160-00-163-0; Legal Description: MAPLEWOOD PARK LOTS 163-164</p> <p>Comments: This house sits on approximately 0.2 acres of land. This house seemed occupied on last visit. Please use caution and be respectful if visiting this property in person. Nice stonework along the sidewalk. Block foundation looks solid. There is a large amount of vegetation/vines growing up the side of the home. The siding for the most part looks fair but there are a few areas that need attention. Paved driveway runs along the side of the home and leads to a detached garage/shed. The shed is in fair shape. There are a large amount of Rubbermaid bins in the driveway and the back of the home. There is also a large amount of debris, garage, and animal crates in the back yard. Possibly the owners packing up to leave. Gas and Electric meter were still hooked up. Older shingled roof needs attention soon. Multiple vehicles in the back yard. Nice quiet neighborhood. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 21; 6; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,297.69</p>	47 LARK ST BATTLE CREEK	\$6,526.18
1363	<p>Parcel ID: 53-000-104-01; Legal Description: MARSHALL CITY, LOWER VILLAGE, BLK 1. COM 132 FT S & 231 FT E OF NW COR OF BLOCK 1; S 66 FT; E 33 FT; N 66 FT; W 33 FT TO BEG</p> <p>Comments: This vacant lot is approximately 0.08 acres of land. There is no road access to this. It sits between N Eagle St and Division Street. Forested. This would be a good purchase for one of the adjacent property owners. 33 feet by 66 feet</p> <p>Summer Tax Due: \$60.40</p>		\$849.79
1364	<p>Parcel ID: 53-000-117-01; Legal Description: MARSHALL CITY, LOWER VILLAGE BLK 1 BEG 99 FT S & 181.5 FT W OF NE COR BLK 1, W 16.5 FT; S 82.5 FT; E 16.5 FT; N 82.5 FT TO BEG.</p> <p>Comments: This vacant lot is approximately 0.02 acres of land. It is very small and landlocked. There is no road access to this. It sits between N Eagle St and Division Street. Forested. This would be a good purchase for one of the adjacent property owners.</p> <p>Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$37.75</p>	323.5 DIVISION ST MARSHALL	\$794.66
1365	<p>Parcel ID: 53-000-118-01; Legal Description: MARSHALL CITY, LOWER VILLAGE BLK 1 BEG 49.5 FT S & 181.5 FT W OF NE COR BLK 1, W 16.5 FT; S 49.5 FT; E 16.5 FT; N 49.5 FT TO BEG.</p> <p>Comments: This vacant lot is approximately 0.02 acres of land. It is very small and landlocked. There is no road access to this. It sits between N Eagle St and Division Street. Forested. This would be a good purchase for one of the adjacent property owners.</p> <p>Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$30.20</p>	327.5 DIVISION ST MARSHALL	\$739.69
1366	<p>Parcel ID: 53-000-119-01; Legal Description: MARSHALL CITY, LOWER VILLAGE BLK 1 BEG 181.5 FT W OF NE COR BLK 1, W 16.5 FT; S 49.5 FT; E 16.5 FT; N 49.5 FT TO BEG.</p> <p>Comments: This vacant lot is approximately 0.02 acres of land. It is very small and landlocked. There is no road access to this. It sits between N Eagle St and Division Street. Forested. This would be a good purchase for one of the adjacent property owners.</p> <p>Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$30.20</p>	331.5 N EAGLE ST	\$739.69
1367	<p>Parcel ID: 53-001-463-00; Legal Description: MARSHALL CITY, UPPER VILLAGE N 1/2 OF LOT 463</p> <p>Comments: This vacant lot is approximately 0.12 acres of land. It is located on an unimproved road. It looks as though it is not accessible but there is legal road frontage. The road wasn't finished on this section. Forested.</p> <p>Summer Tax Due: \$105.70</p>	416 WALNUT ST MARSHALL	\$1,014.77
1368	<p>Parcel ID: 53-002-300-04; Legal Description: A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SEC 25, T2S-R6W, CITY OF MARSHALL DESCRIBED AS: BEG AT INTERSECTION OF E LINE OF DIVISION ST AND N LINE OF SEC 25; E 165 FT ALG SD N SEC LINE TO A POINT THAT LIES 121.23 FT W OF THE W LINE OF MADISON ST FOR POB; S 57.84 FT PERPENDICULAR TO SD N SEC LINE; N 89 DEG 07' 55" E 6.63 FT; N 57.75 FT TO PT 5.73 FT E OF POB; W 5.73 FT TO BEG. TO CORRECT GAP BETWEEN PROPERTIES (002-300-01 AND 002-327-00) DISCOVERED IN</p> <p>Comments: This vacant lot is approximately 0.01 acres of land. It is very small and landlocked. There is no road access to this. It sits between N Madison St and Division Street. Says in the legal description it was to "correct the gap" between two properties. Do your homework on this one.</p> <p>Summer Tax Due: \$7.55</p>	327.5 N MADISON ST MARSHALL	\$659.23

1369	Parcel ID: 5350-00-076-0; Legal Description: MERRITTS ADD N 55 FT OF E 40.5 FT OF LOT 41 Comments: This house sits on approximately 0.05 acres of land. Cement driveway runs along the side of the home and leads to a cement parking pad directly behind the home. Stucko siding is starting to fail in many areas. Gas and electric meter have been removed. There is damage to the main electrical line. Water heater has been removed. Old 60 amp fuse box. Oil drum for old furnace still present but there is a newer furnace installed. Foundation in the basement is crumbling and cracking but the stone foundation on the outside and perimeter looks solid. Older shingled roof will need replacing soon but no leaks found. The plumbing in the upstairs bathroom must have been broken at some point and caused water damage to the ceiling in the kitchen. This house will need some work but there is potential here. Additional Disclosures: 48; 34 (see key for full text) Summer Tax Due: \$218.76	10 WENDELL ST BATTLE CREEK	\$5,800.65
1370	Parcel ID: 54-250-008-00; Legal Description: SP CITY, WEST END ADD, LOT 59 EXC THAT PART OF SAID LOT WHICH LIES E OF THE N&S 1/4 LI OF SEC 2 T2S R8W. Comments: This house sits on approximately 0.2 acres of land. This house was occupied in last visit. Please use caution and be respectful if visiting this property in person. There were multiple dogs on the property. The house looks to be in overall fair/good shape. Cement driveway leads to a storage shed and the fenced in back yard. The backyard if full of metal scrap. Large amounts of debris. There is a trailer back there as well. Multiple cars parked on the property. Roof looks good. Vinyl siding in good shape. Foundation looks good. Fenced in front yard. Utilities still active. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 45; 6; 21 (see key for full text) Summer Tax Due: \$667.95	696 HAMBLIN SPRINGFIELD	\$2,081.00
1371	Parcel ID: 6080-00-054-0; Legal Description: NORTH WOODLAWN LOTS 54 THRU 56 Comments: This vacant lot is approximately 0.62 acres of land. The land is full of old and young trees. Thick vegetation along the roadside. Clears up a bit as you enter the property. Nice size property. The land slopes down as you enter the property but it is mostly flat in the center. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$43.40	SIGEL AVE BATTLE CREEK	\$844.27
1372	Parcel ID: 6290-00-075-0; Legal Description: ASSRS PLAT OF ORCHARD PARK LOT 75 Comments: This house sits on approximately 0.15 acres of land. Cement driveway leads to a detached on car garage. Chain link fenced grassy back yard. Poured concrete foundation is solid. Metal siding is in good shape but needs to be washed. Shingled roof looks ok. Three bedroom two bathroom home. The basement is partially finished but it was wet causing the panel ceiling to slowing fall in. The ground had what looked like black mold beginning to form. Water heater and furnace still present. 100 amp breaker box looks good. The house is in decent shape. After removing the debris, personal property, and giving the house a deep clean it will be in good shape. The house requires some repairs but nothing major. Good fixer upper that doesn't need much. Nice quiet neighborhood. Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$1,291.60	79 KEITH DR BATTLE CREEK	\$6,983.06
1373	Parcel ID: 6420-00-006-0; Legal Description: PARISH ADD LOT 5 & 1/2 OF VAC ADJ ALLEY Comments: This vacant lot is approximately 0.17 acres of land. Sits in between two houses. Grassy lot. There are a few large trees on the East section. There are also small trees along the rest of the boundary not including the road frontage. There was previously a house on this property. The SEV may not accurately reflect the current value of the property. Some debris from the demo has been left behind. Some of the foundation may still remain. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$28.82	513 HAMBLIN AVE BATTLE CREEK	\$5,490.48
1374	Parcel ID: 6810-09-003-0; Legal Description: POSTS ADD BLK 9 LOT 3 & W ½ OF LOT 4 Comments: This vacant lot is approximately 0.15 acres of land. There was a house previously on this property but it has since been removed. The SEV may not accurately reflect the current value of the property. Driveway entrance at road. There was a pile of candles in the center of the property. Grass/dirt/hay. A couple trees on the lot. Ready for a new build. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$205.30	203 POST AVE BATTLE CREEK	\$16,065.35
1375	Parcel ID: 6810-09-018-0; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. POSTS ADD BLK 9 LOT 18 Comments: This vacant lot is approximately 0.1 acres of land. There is a cement driveway entrance at the road. Dirt gravel two track driveway. Grassy lot with no trees. Would be a good purchase for one of the adjacent property owner. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$13.08	LATHROP AVE BATTLE CREEK	\$1,498.31

1376	<p>Parcel ID: 6810-12-018-0; Legal Description: POSTS ADD BLK 12 LOT 18 Comments: This house sits on approximately 0.1 acres of land. Shared dirt drive runs along the side of the home and leads to a small back yard that is full of debris. There is a large amount of car tires in the back as well. Enclosed mud room on the front of the home with debris piled up in most if it. The front door was boarded shut. The back door was damaged. Gas meter and electric meter have both been removed. Stone foundation looks solid. Chain link fenced in front yard. Shingles are in fair shape they don't look to old. Newer looking windows. The house looks like it will need some work but overall doesn't look to bad. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done!</p> <p>Summer Tax Due: \$327.36</p>	118 INN RD BATTLE CREEK	\$16,963.25
1377	<p>Parcel ID: 6810-13-019-0; Legal Description: POSTS ADD BLK 13 LOTS 19 & 20 Comments: This vacant lot is approximately 0.2 acres of land. Mostly a grassy lot with a handful of large older trees. Drive way entrance on Kingman ave. There is more vegetation and young saplings on the Northern portion. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$25.46</p>	E KINGMAN AVE BATTLE CREEK	\$919.69
1378	<p>Parcel ID: 6810-19-032-0; Legal Description: POSTS ADD BLK 19 LOT 32 Comments: This house sits on approximately 0.1 Acres of land. The house is in overall poor shape. Stone foundation is solid for the most part but there is a bit of damage near some plumbing/drain pipes in the corner of the basement. The basement has been harvested. Water heater and furnace have been removed. The 100 amp breaker box has had all the wires snipped at the top and removed. There is roof damage above the porch. It looks like there have been animals getting inside the home due to the large amount of droppings n the floor. The drop ceiling have fallen down. Grass driveway runs along the side of the home and leads to a partially fenced in back yard with a few trees. Wood front porch needs some repairs. Vinyl siding needs a few repairs as well. This house will need a lot of work before its back in living condition. In a decent neighborhood. Would be quick work for a renovation company. Additional Disclosures: 34; 5; 63 (see key for full text)</p> <p>Summer Tax Due: \$649.66</p>	90 HIGHWAY ST BATTLE CREEK	\$5,486.90
1379	<p>Parcel ID: 8870-00-027-0; Legal Description: WASHINGTON HEIGHTS LOT 27 Comments: This house sits on approximately 0.16 acres of land. The house is in poor shape. There are signs of harvesting in the basement. Water heater has been removed. The break box has most of the wires cut and removed. The furnace is in disrepair. The basement wall on the North side is bowing in and cracking. It looks like it will collapse in on itself in the coming years. There are multiple roof leaks which has caused the ceiling to collapse in certain areas on the second and first floor. Holes in the second story floors. There is a large amount of debris in the enclosed front mudroom and the kitchen. Multiple windows have been boarded shut. This house will need major repair work down before its back in living condition. Be prepared. Additional Disclosures: 48; 36; 22; 5; 34 (see key for full text)</p> <p>Summer Tax Due: \$300.78</p>	242 N WOOD ST BATTLE CREEK	\$3,126.45
1380	<p>Parcel ID: 8870-00-030-0; Legal Description: WASHINGTON HEIGHTS LOT 30 & W 62 FT OF LOT 32 Comments: This vacant lot is approximately 0.23 acres of land. The lot is mostly open and grassy. There are some younger trees on the East and West boundary lines as well as the back of the property. Small cement pad that's not in the best shape on the South portion. Ready for a new build. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$34.22</p>	W HELEN M MONTGOMERY AVE BATTLE CREEK	\$977.96
1381	<p>Parcel ID: 8870-00-303-0; Legal Description: WASHINGTON HEIGHTS LOT 294 Comments: This house sits in approximately 0.17 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Enclosed front porch/mudroom. Gravel driveway leads to a detached one car garage. Really nice wood wheelchair accessible ramp/porch on the rear of the home. Shingled roof is peeling and will need attention soon. Siding in fair shape. Grassy thick vegetation back yard with some trees. Debris in the back yard. Electric and gas meter still hooked up and active. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$532.13</p>	392 HUBBARD ST BATTLE CREEK	\$2,564.39
1382	<p>Parcel ID: 9070-00-017-0; Legal Description: WELCHS ADD LOT 16 Comments: This vacant lot is approximately 0.14 acres of land. Mostly grassy with a few trees on the North East portion. Across the street from "Figgs Burgers" Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$23.37</p>	HAMBLIN AVE BATTLE CREEK	\$907.36

1383	<p>Parcel ID: 9090-00-027-0; Legal Description: WELCHS 4TH ADD E 1/2 LOT 21</p> <p>Comments: This house sits on approximately 0.1 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Dogs were barking inside the home. Block foundation looks solid. Shingled roof is in fair shape as well. Cement driveway runs along the side of the home and leads to a detached one car garage. Metal siding is in fair shape. Modern windows. The back yard is a cement parking area instead of grass. Small deck on the back of home. Electric and gas still hooked up and active. Enclosed mudroom front porch. Additional Disclosures: 6; 45 (see key for full text)</p> <p>Summer Tax Due: \$443.48</p>	676 W VANBUREN ST BATTLE CREEK	\$2,817.34
1384	<p>Parcel ID: 9110-00-001-0; Legal Description: WELCHS 6TH ADD ALL OF LOT 1 & PART OF LOT 2: COMM INT OF NLY LI OF GRAVES AVE & E LI OF LOT 3 OF SD PLAT ? NWLY ALG NLY LI OF GRAVES AVE DIST OF 122.5 FT TO TRUE POB ? NLY TO PT ON N LI OF LOT 2 DIST 62.5 FT WLY OF NE COR OF LOT 3 ? WLY ALG N LI OF LOTS 2 & 1 TO WLY MOST COR OF LOT 1 ? SELY ALG SLY LI OF SD LOTS TO POB</p> <p>Comments: This vacant lot is approximately 0.07 acres of land. Triangular shape. Grassy lot with a few trees on the perimeter. Driveway entrance. Would be a nice purchase for the adjacent property owners to pick up if they want to increase there property lines. It looks like there was a house previously on this property. The SEV may not accurately reflect the current value of the property. Do your research. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$26.60</p>	250 GRAVES AVE BATTLE CREEK	\$3,774.78
1385	<p>Parcel ID: 9110-00-054-0; Legal Description: WELCHS 6TH ADD LOTS 55, 56 & 78</p> <p>Comments: This house sits on approximately 0.27 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Mix of vinyl and stone siding. Chain link fenced in yard. Shingled roof looks to be in fair shape. No damage seen. Multiple vehicles in driveway. There is a large amount of debris surrounding the home. Utilities look to be still active. House looks to be in overall fair shape. Burn pile behind the home. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$972.26</p>	447 PARKWAY DR BATTLE CREEK	\$4,578.07
1386	<p>Parcel ID: 9280-00-018-0; Legal Description: WEST END ADD LOT 11</p> <p>Comments: This vacant lot is approximately 0.21 acres of land. Across the street from rail road tracks. Tall grassy lot with a handful of deciduous trees. A fallen tree and was cut into pieces and left in the middle of the property. There is also some other debris such as a broken toilet and a bit of garbage but nothing difficult to clean out. Could be a nice spot to build. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$58.52</p>	LAFAYETTE ST BATTLE CREEK	\$918.77
1387	<p>Parcel ID: 9280-00-040-0; Legal Description: WEST END ADD S 40.25 FT OF LOT 29</p> <p>Comments: This vacant lot is approximately 0.06 acres of land. There is a pile of construction debris in the middle of the property. Gravel drive way entrance at road. Some trees and shrubs along the boundary. Mostly dirt/grassy lot. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$17.01</p>	BUTLER ST BATTLE CREEK	\$1,592.57
1388	<p>Parcel ID: 9400-00-059-0; Legal Description: W E TAYLORS ADD LOT 59</p> <p>Comments: This house sits on approximately 0.23 acres of land. Long paved driveway leads to an attached one car garage. Poured concrete foundation is solid. No basement. The shingled roof looks newer. Unfortunately the house is full of garbage and other debris. There is a large amount of animal droppings through out the house. Cat spotted in back yard. Possibly living in the home. The house looks like it was being renovated at some point due to some incomplete construction. The bathroom is in disarray. This house will need repairs and a deep cleaning. The floors are down to the plywood subflooring. Electric meter present. Gas meters have been removed. Grassy back yard with a small garage shed. The shed is in decent shape but the garage door is broken. Handful of trees throughout the property. Small wood porch and ramp in the back. House has potential Additional Disclosures: 50; 66; 63 (see key for full text)</p> <p>Summer Tax Due: \$1,403.18</p>	64 MOSHER AVE BATTLE CREEK	\$9,904.20

1389	<p>Parcel ID: 9740-00-051-0; Legal Description: WILLIS 2ND ADD LOT 40 Comments: This house sits on approximately 0.2 acres of land. The house is sort of set up as a duplex but you need to enter the main level to access the second floor "apartment" so it technically isn't separate apartments. But there are two separate living areas with a kitchen and bathroom per area. The house didn't look to be in that bad of shape but after entering the basement there were some glaring problems with the stone foundation. There were areas bad enough to see outside the house. Major crumbling and collapsing occurring. I don't know the scope of the problem or how much it would cost to repair but that is the major problem here. Furnace looks fairly new. Water heater still hooked up. 100 amp breaker box looks good. Wood porch on side of home. Chain link fenced in back yard. Gravel driveway. Grassy back yard. Gas and electric meters have both been removed. This house will need some major repairs to the foundation but other than that it is in fair shape. PLEASE NOTE: Calhoun County has begun the eviction process with the occupant of this property. Due to court delays, the eviction will not be completed by the auction date. However, after completing the purchase of this property, the buyer will be provided with contact information of the lawyer if they wish to complete the process. There will be a cost involved, but half the work is already done! Additional Disclosures: 34; 36 (see key for full text)</p> <p>Summer Tax Due: \$525.55</p>	33 GRAVES AVE BATTLE CREEK	\$6,282.38
1390	<p>Parcel ID: 9940-32-069-0; Legal Description: YOUNG FARMS W 1/2 OF LOT 69 Comments: This storage garage sits on approximately 0.2 acres of land. Grassy front lawn with a few large bushes. There are a few trees in the back of the property close to the garage. The inside of the building has some personal property and other debris. There is some garbage and other debris behind the building as well. Poured concrete foundation looks good. Fuse box on the inside still present but the electric meter has been removed and cut.</p> <p>Summer Tax Due: \$255.77</p>	33 S 26TH ST BATTLE CREEK	\$1,897.46
1391	<p>Parcel ID: 2420-00-003-0; Legal Description: CUMMINGS 2ND ADD LOT 3 Comments: This house sits on approximately 0.2 acres of land. Unfortunately the home has suffered from a fire. Most of the windows and doors have been boarded shut. It looks like most of the major fire damage is located on the front portion in the enclosed mudroom. The foundation looks good and solid. The shingled roof looks nice except for the small section that the fire touched. Nice cement driveway leads to a detached three car garage. Fenced in front yard. Wheel chair accessible ramp on in the front. There was a car parked in the driveway at the time of visit but it belongs to the neighbors. Electric meter has been removed. Gas meter still remains. Depending on the damage this could be a decent rehab project. Large house. Additional Disclosures: 46; 11 (see key for full text)</p> <p>Summer Tax Due: \$703.07</p>	180 UPTON AVE BATTLE CREEK	\$4,236.94
9991342	<p>Parcel ID: 3570-00-078-0; Legal Description: GRAVES 3RD ADD E 110 FT OF THE FOLLOWING DESC PREMISES: LOTS 52 & 53, EXC S 78 FT THEREOF Comments: This house sits on approximately 0.14 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Chain link fenced in yard. Poured concrete foundation looks solid. Vinyl siding in fair shape as well. Shingled roof looks fair. Electric and gas meter hooked up and active. Cement driveway leads to an attached one car garage. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	195 HOWLAND ST BATTLE CREEK	\$4,879.58
9991350	<p>Parcel ID: 4560-00-038-0; Legal Description: KELLEYS ADD LOT 33 Comments: This house sits on approximately 0.09 acres of land. Small sloped grassy yard with a few small trees. Small cement driveway leads to a detached one car garage. Stone foundation looks solid very minimal cracking. Siding looks decent. Small fenced in area on the back entrance. Enclosed mud room on front of house. Gas meter hooked up. Electric meter has been removed. Two bedroom one bathroom on the main floor. The second story ceiling has two holes going out the roof. This will need attention asap. The damage is not to major yet. Shingled roof is peeling and needs to be replaced. Damage to the overhanging roof on the side near Kelly Ave. Basement was damp. 100 amp breaker box. Water heater and furnace still present. Posted as winterized. There was a large amount of personal items and debris in the basement. After the roof is fixed and the house is repaired this would be a nice home for a small family. Additional Disclosures: 5 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	22 OLIVET ST BATTLE CREEK	\$5,853.91

9991354	<p>Parcel ID: 51-001-706-00; Legal Description: ALBION CITY, PART OF SEC 34 BEG AT INT AUSTIN AVE & ANN ST.; TH S IN CEN OF ANN ST 284.5' E 124.32' N 249.5' TO CEN OF AUSTIN AVE NW'LY TO POB. Comments: This house sits on approximately 0.79 acres of land. This is a cool older house with nice wood accents throughout. The home has seen better days though. Posted as winterized in 2014. Signs of harvesting. The furnace has been removed. The water heater has been disconnected. The breaker box is in disrepair with many wires being cut. Four bedrooms on the second floor. Two bathrooms. Stairway leads to the attic. Roofed front porch. Small wood porch on the back entrance. Cement driveway leads to a detached two car garage. Shingled roof on both the home and garage are older but in fair condition. A few of the windows are broken. Some vines have entered a window on the second floor and are growing into the home. Chain link fence runs the entire length of the perimeter. This is an interesting older home that would be very cool after being fixed up. Great project for a renovation company. Additional Disclosures: 48 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	407 AUSTIN AVE ALBION	\$13,703.13
9991379	<p>Parcel ID: 8870-00-027-0; Legal Description: WASHINGTON HEIGHTS LOT 27 Comments: This house sits on approximately 0.16 acres of land. The house is in poor shape. There are signs of harvesting in the basement. Water heater has been removed. The break box has most of the wires cut and removed. The furnace is in disrepair. The basement wall on the North side is bowing in and cracking. It looks like it will collapse in on itself in the coming years. There are multiple roof leaks which has caused the ceiling to collapse in certain areas on the second and first floor. Holes in the second story floors. There is a large amount of debris in the enclosed front mudroom and the kitchen. Multiple windows have been boarded shut. This house will need major repair work down before its back in living condition. Be prepared. Additional Disclosures: 48; 36; 22; 5; 34 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	242 N WOOD ST BATTLE CREEK	\$3,126.45

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.

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.

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

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

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

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

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

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

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.

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

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

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

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

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

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

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

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

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.

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

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

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