

Public Land Auction

Branch, Calhoun

August 17th, 2022

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
1100	Parcel ID: 010-029-200-015-07; Legal Description: SHERWOOD TWP/T5S R8W, SEC 29: BEG 264 FT S OF NE COR OF SEC, TH S 200 FT TH W 165 FT TH N 200 FT TH E 165 FT TO P.O.B. (.76 AC). Comments: Vacant lot, appears to have been used for mobile home in the past. Electric meter has been removed. There is a pump house for the well on site, but unsure if the well is viable. The vegetation is overgrown, but clearly manicured in the past. Small pile of tires. Small storage shed on the back of property is missing a wall. Dirt floor. There is a utility pole in the center of the West boundary line of the property. There were a few small satellite dishes on the North West corner. Hand full of trees with a row of trees on the East property line. Quiet country area. Summer Tax Due: \$36.91	893 VOGEL DR SHERWOOD	\$1,223.88
1101	Parcel ID: 010-C30-000-099-00; Legal Description: LOT 99 CHEROKEE LAKE ESTATES SEC 12 T5S R8W Comments: Vacant lot that looks to have been recently cleared. The West portion of the property backs up to farm land. There is currently some landscaping equipping on the property. Possibly parked there by neighboring property owners. Mature trees at the rear property line. A portion of the property is grass and the other is dirt. This was possibly a site the previously housed a mobile home. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$18.81	CHIPPAWA DR/VACANT UNION CITY	\$897.85
1102	Parcel ID: 010-C30-000-175-00; Legal Description: LOT 175 CHEROKEE LAKE ESTATES SEC 12 T5S R8W Comments: Vacant lot on Chippewa Dr in Union City. Approximately 0.17 acres. Mostly cleared and mowed. Some mature trees lining the side and rear. There is a small burn pit in the center of the property with a pile of fire wood. Summer Tax Due: \$29.19	CHIPPAWA DR/VACANT UNION CITY	\$1,142.81
1103	Parcel ID: 011-000-009-002-00; Legal Description: LOT 2 BLK 9 ORIG VILLAGE OF SHERWOOD Comments: Small vacant lot, mostly cleared and grassy. A few mature trees and small vegetation. Small creek/drain ditch on the North boundary of the property. in the back. Sidewalk runs along the the South side of the property. Quiet area to build. Please do your research w/local unit assessor (Village of Sherwood) for your plan. Would be a good purchase for neighboring property owners. Summer Tax Due: \$9.30	RAILROAD ST/VACANT SHERWOOD	\$820.40
1104	Parcel ID: 021-000-016-002-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOT 9 BLOCK 16 & LAND BOUND NLY BY GEORGE REYNOLDS, E BY W LINE OF ORIGINAL PLAT VILLAGE OF UNION CITY .35 AC Comments: Neighbors stated the house was still occupied. Please use caution and be respectful if visiting this property in person. Two story home with vinyl siding sits on approximately 0.38 acres of land. Two storage sheds behind the home. Personal property inside home and in the yard. There is a boat parked in the back yard. Neighbor stated that there are portions of the roof that are original and in poor condition. There are spots seen on the exterior of the foundation, crumbling and erosion. Roofed in front porch. Electric and gas meter still hooked up. The back portion of the property is partially wooded. Additional Disclosures: 5; 21; 6; 34 (see key for full text) Summer Tax Due: \$283.59	214 MARY ST UNION CITY	\$5,041.63
1105	Parcel ID: 021-E20-000-060-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 LOT 6 EDGEWOOD ACRES VILLAGE OF UNION CITY .29 AC Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The small home sits on approximately 0.32 acres of land. It borders three separate roads. Pine Drive, Cedar Street, and Coldwater Street. Possibly a mobile home that was roofed over and added on. Multiple cars and personal property. Some large trees. Mostly cleared and grassy. There is some debris on the back portion of the home. Shingled roof, wood siding. Close to downtown Union City. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$140.80	261 PINE DR UNION CITY	\$5,098.46

1106	<p>Parcel ID: 070-018-300-055-00; Legal Description: A PAR OF LAND IN SW 1/4, BEG AT A PT IN CEN OF HWY M-86 N 0DEG 25MIN E 365.02 FT, TH S 80DEG 07MIN E 135.1 FT FROM SW COR OF SEC 18 & RUN TH S 80DEG 07MIN E 316.82 FT ALG CEN OF M-86, TH N 8DEG 43MIN E 145 FT TH N 80DEG 30MIN W 338.97 FT TH DUE S 145 FT ALG AN OLD LI FENCE TO BEG SEC 18 T6S R6W WHITE BLUE TRIM HOUSE TRAILER L764 P326 LC Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Single wide mobile home sitting on approximately 1.48 acres. Two unattached storage sheds. There is a large amount of debris on this property. Piles of tires. Large burn pit in rear. Garbage. Propane tanks and natural gas in the area. Electric meter still active. Large dirt driveway wrap around driveway. The West portion of the property appears to be swap land. Wet land indicators. There are a handful of large trees. Additional Disclosures: 13; 21; 41; 17; 6 (see key for full text) Summer Tax Due: \$102.25</p>	108 E COLON RD COLDWATER	\$1,370.65
1107	<p>Parcel ID: 070-023-300-015-01; Legal Description: S 192 FT OF S 12 A OF NE 1/4 OF SW 1/4 LY E OF HWY I-69 R/W SEC 23 T6S R6W CITY OF C/W'S WELL HEAD PROTECTION AREA Comments: This property was occupied at time of visit. Please use caution and be respectful if visiting in person. This two story home looks to be in fair shape. The roof is a combination of steel, shingle, and flat roof. Mix of metal and wood siding. There are areas that could use repairs. Long paved driveway leads to a larger parking area behind the home. There is an old foundation in the back that may have been from a previous garage. Some debris around the property. Partially fenced in backyard. Mix of mature and young trees. Large grassy front and backyard. This house will need some work but looks to be in decent condition. Additional Disclosures: 45; 6; 21 (see key for full text) Summer Tax Due: \$542.58</p>	330 S WILLOWBROOK RD COLDWATER	\$2,709.96
1108	<p>Parcel ID: 081-N01-000-211-00; Legal Description: BEG 21 LKS E OF A PT 8 RD W OF E LI OF W 1/2 OF SW 1/4 SEC 15 TH NLY AT RIGHT ANG TO CHICAGO ST ALG E LI OF LAND FORMERLY OWNED BY CHAS N WILCOX UNTIL IT STRIKES JOG, TH FOL LI OF SD WILCOX LAND TO NE COR THEREOF ELY TO LAND FORMERLY OWNED BY STEPHEN VAN CAMP SLY ALG W LI OF VAN CAMP LAND TO N LI CHICAGO ST WLY ON N LI OF ST TO BEG BEING LOT 111 & PART OF LOT 110 EXC A TRIANGULAR PIECE ON W SIDE THERE OF SOLD TO ENOCH MYERS ALSO ALL E OF A LI BEG AT X CHISELED IN SIDEWALK ON N SIDE OF CHICAGO ST TH N 7DEG 23MIN, W 125.75 FT TO IRON PIN, TH N 2DEG 17MIN, E 169.5 FT TO WOODEN COR POST NORTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Beware of dog. Two story home. Utilities still active. Steel roof on both structures, both showing signs of age. Foundation appeared to be solid. Mix of vinyl and shingle siding. Cement sidewalk leads front entrance. Driveway entrance at road leads to a single car detached garage. A handful of large trees. Grassy backyard. The back of the property borders train tracks. Additional Disclosures: 45; 6; 21 (see key for full text) Summer Tax Due: \$260.37</p>	78 E CHICAGO ST QUINCY	\$4,051.72
1109	<p>Parcel ID: 090-017-200-035-00; Legal Description: PAR IN NE 1/4 BD N BY CREEK ON W BY LD CONVEYED TO M STRAELY BY DEED 103/388 ON S BY HWY LEADING TO BRONSON ON E BY HWY LEADING TO MILL EXC PAR BD ON N BY SWAN CREEK ON E BY MILL HWY ON S BY HWY RNG FR BRONSON TO CENTERVILLE & ON W BY LD OWNED BY JOHN T HOLMES & CONVEYED TO M STRAELY SEC 17 T7S R8W L671 P634 Comments: This single story home sits on approximately 0.69 acres of land. The North portion of the property runs along Swan Creek. Small gravel/dirt driveway. Garbage and debris strewn across a large area of the property. The roof is in poor shape with a tarp draped over a large portion. It is buckling in many areas. Some of the windows have been boarded. Interior is still full of personal effects and debris. Electric meter has been removed. Small propane tank hooked up to the home. There was a car parked in the driveway as well as a dog tied up. No one was home but the property may still be in use. Possibly occupied. The river in the back is quite peaceful. This property has a lot of potential. After removing all of the debris this would be a lovely lot. Additional Disclosures: 45; 46; 21; 5 (see key for full text) Summer Tax Due: \$248.40</p>	1132 HOLMES RD BRONSON	\$3,636.83
1110	<p>Parcel ID: 100-004-100-030-01; Legal Description: COM AT NE COR OF LOT 14 OF SPRUNG LK PLAT NO 3 TH S 03DEG 31MIN E 62.00 FT TH N 87DEG 03MIN 15SEC E 104.77 FT TH N 02DEG 35MIN W 174.00 FT M/L TH S 37DEG 50MIN W 150.00 FT TO POB SEC 4 T7S R7W L683 P58 Comments: This vacant lot is accessible from an unimproved road. We walked onto the property by crossing a neighboring lot. Approximately 0.28 acres. Mostly clear and grassy lot with a handful of trees. Level ground. Electric and gas are in the area. This would be a good purchase if you plan on buying Lot 1111. These two properties border each other. Summer Tax Due: \$5.40</p>	SPRUNG LAKE DR COLDWATER	\$729.93

1111	<p>Parcel ID: 100-S62-000-014-00;Legal Description: LOT 14 EXC W 3 FT THEREOF SPRUNG LAKE PLAT NO 3 SEC 4 T7S R7W L683 P58 Comments: This property was occupied on last visit. Please use caution if visiting this property in person. Single wide trailer with unattached small garage sitting on approximately 0.23 acres of land. This property borders Lot 1110. Various animal pens surround the structures. There are some piles of debris on the property. A few small trees. Additional Disclosures: 45; 17; 6 (see key for full text)</p> <p>Summer Tax Due: \$123.28</p>	142 RATHBUN DR COLDWATER	\$2,073.41
1112	<p>Parcel ID: 110-036-300-003-01;Legal Description: N 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 LYING S OF ROAD SEC 36 T7S R6W Comments: Large vacant lot next to mobile home community. This lot has many large adult trees plus some younger ones as well. It is a mostly cleared area that is easy to traverse. The South East portion of the property is swamp although the majority of the property looks to be dry and level. There is a dirt trail that runs through the center of the lot that comes in from the neighboring property to the East. It looks like someone has been using the area to dump leaves. There wasn't any garbage or trash dumping seen. There is a wooden fence that runs along the North portion of the property parallel with Miller Rd. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$40.89</p>	MILLER RD COLDWATER	\$2,539.33
1113	<p>Parcel ID: 301-000-000-581-00;Legal Description: COM 30 FT S OF SE COR LOT 40 TH W 165 FT TH S 66 FT TH E 165 FT TH N 66 FT TO POB IN H C CLARK ADD Comments: Small single story home that is near the end of Preston street. Approximately 0.24 acres. Sheathing is OSB over wood siding and is in poor condition. Driveway starts as gravel near the road and becomes poured concrete as you near the structure. Evidence of animal occupation inside home. The ceiling has collapsed in a few of the rooms. This may be do to animals and roof issues. Debris and garbage all throughout the home. There is also personal property throughout the home. Overgrown vegetation on much of the home. Electric and gas meter have been removed. Some large trees on the property. Grassy back yard. No basement found, looks to be slab on grade. This house will need many repairs as well as a deep cleaning and debris removal. Additional Disclosures: 66; 5; 21; 63 (see key for full text)</p> <p>Summer Tax Due: \$598.05</p>	94 PRESTON ST COLDWATER	\$1,892.81
1114	<p>Parcel ID: 302-000-000-560-00;Legal Description: COM 12 RDS N OF N LI CUTTER AVE AND 16 RDS 21IN E OF W LI OF E 1/2 OF SE 1/4 SEC 15 T6S R6W TH N 12 RDS TH E 6 RDS TH S 12 RDS TH W 6 RDS TO POB ALSO COM 10 FT E OF W LI OF E 1/2 OF SE 1/4 OF SEC 15 & 12 RDS N OF N LI OF CUTTER AVE TH N 12 RDS TO S LI OF SMITH ST TH E 9 1/2 RDS TH S 12 RDS TH W 9 1/2 RDS TO POB EXC 10 FT OFF W SI FOR STREET ALSO COM AT PT 12 RDS N OF N LI CUTTER AVE AND 10 RDS AND 21 FT IN E OF W LI OF E 1/2 OF SE 1/4 SEC 15 TH E 6 RDS TH N 132 RDS TH W 6 RDS TH S 12 RDS TO POB Comments: Single story home on large grassy lot. Two large mature trees near the home provide shade. Roof shingle is older, has patches and repairs, and some buckling. Wood siding is intact, but needs painting. Occupants removed belongings and cleaned interior prior to leaving. Water heater and furnace still present. Wooden storage outbuilding next to the grass driveway. There is an addition built onto the South portion of the home. It is not accessible from the interior of the home. There is a small cement pad foundation East of the home. No basement.</p> <p>Summer Tax Due: \$1,549.84</p>	278 SMITH ST COLDWATER	\$3,008.27
1115	<p>Parcel ID: 303-000-000-496-00;Legal Description: LOT 1 HAMILTON ADDN SEC 16 T6S R 6 W Comments: Two story home with unattached two car garage sitting on approximately 0.29 acres of land. Both have vinyl siding. Pieces of siding and soffit are missing on portion of the home. The garage has a partially collapsed roof in the rear. The garage has some remaining contents, and there is a large pile of concrete rubble near the house in the backyard, with no visible point of origin. Partially fenced in back yard. There are three cement driveway entrances along the property. The interior of the home is well cleared of possessions. Basement was small with a mix of dirt and cement floors. Basement felt slightly damp but there weren't signs of flooding Stone foundation looked generally solid. Furnace, water heater, and water softener were still present. 150 amp breaker box. Gas and electric meter removed. Roof looked to be in fair condition from the exterior but there was some water stains on the second floor ceiling. This would be a good starter home for someone looking to renovate. Quiet neighborhood close to downtown Coldwater</p> <p>Summer Tax Due: \$1,412.74</p>	124 HENRY ST COLDWATER	\$4,371.69

Calhoun

Lot #	Lot Information	Address	Min. Bid
1200	<p>Parcel ID: 0063-00-240-0; Legal Description: SEC 13 T2S R8W POB 343.6 FT S & 332 FT E OF N 1/4 POST SAID SEC E 101.88 FT - N 126 FT - E 346.08 FT - S 223.4 FT - W 448 FT - N 97.4 FT TO POB - 2 ACRES. Comments: Please note: Riverside Ct is a private road that is maintained by the property owners on the road. It is unclear if there is a legal easement of record for this parcel, although it does sit on the private road. This vacant lot is approximately 2 acres of land. At the end of a dead end road. Low traffic. Next to Riverside Golf Club. Some debris such as old pallets and garbage found on the property. Wooded with thick vegetation throughout. Most if not all of the property is level ground.</p> <p>Summer Tax Due: \$888.32</p>	RIVERSIDE CT BATTLE CREEK	\$5,086.74
1201	<p>Parcel ID: 01-122-003-02; Legal Description: ALBION TWP SEC 22 T3S R4W COM NW COR OF NE 1/4 TH E 290 FT TO POB TH S 300 FT TH E 200 FT TH N 300 FT TH W 200 FT TO POB. 1.38 A M/L. Comments: This trailer sits on approximately 1.38 acres of land. There is a tree limb on top of the trailer roof. No foundation it is sitting on dirt. Plastic is wrapped around the bottom of the trailer. Debris and garbage in a handful of piles. There is a garbage burn pile in the back of the property. Well spigot on the side of the property. Electric meter has been removed. Disability ramp leads to the front door. The roof of the trailer is in poor shape. Moss and other build up covering its entirety. Grassy open lot around the trailer has some nice mature trees providing ample shade. Next to farm land. There are cut down trees along the perimeter of the property.</p> <p>Additional Disclosures: 17; 5 (see key for full text)</p> <p>Summer Tax Due: \$143.16</p>	27508 F DR S ALBION	\$1,874.24
1202	<p>Parcel ID: 0136-37-242-0; Legal Description: WASHINGTON HEIGHTS LOTS 19 & 20. Comments: This house sits on approximately 0.40 acres of land. Unfortunately this house is in poor shape. The foundation is crumbling in multiple areas. There may be animals digging around the home. Pile of dirt next to home. The gas meters have been removed but the electric meter is still hooked up although it is disconnected. Vegetation is beginning to grow up and around the home. Many of the windows have been broken and are now boarded shut. Nice partial cement driveway with stone features along the side. There is a crack on one side of the stone work. The shingled roof appears to be ok but when you enter the home it is immediately apparent the roof is leaking. The ceiling has fallen in on the first floor and there are visible holes in the ceiling on the second story as well. There is a second small kitchen on the second story. Possible set up for duplex living. The floors are sagging and feel wavy. The water heater and furnace are still present but the water heater has been cut from the pipe lines. 100 amp breaker box still intact. There is mold growing on the floor boards due to the excess moisture in the home. Nice grassy side and back yard with many trees that is partially fenced in. Mix of vinyl, metal, and wood siding could all use some sort of repair work. The roof is in poor shape as well The roof fascia on the front of the home has deteriorated away. This house will no doubt need a great deal of work before its back into good living condition. Be prepared. Additional Disclosures: 32; 22; 34; 21; 5; 36 (see key for full text)</p> <p>Summer Tax Due: \$831.93</p>	324 PARKWAY DR BATTLE CREEK	\$4,271.76
1203	<p>Parcel ID: 04-170-020-00; Legal Description: BEDFORD TWP. FAIR RANGE LOT 21. Comments: This vacant lot is approximately 0.49 acres of land. Unable to find access to the property. This property is on an unimproved road. There is legal access to this property but the road was never built. It is part of the Fair Range subdivision that is unfinished. Wooded with thick vegetation. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$169.08</p>	STILLSON BLVD BATTLE CREEK	\$2,313.52
1204	<p>Parcel ID: 04-220-029-00; Legal Description: BEDFORD TWP. HUSSEY MANOR LOTS 3 THROUGH 6 INCLUSIVE. Comments: This vacant lot has street access on both Hussey Ave and E Prudence Lane. Across the street from a Church. The lot is covered in vegetation. Large and small trees throughout. Level land. Plenty of room to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding.</p> <p>Summer Tax Due: \$288.09</p>	HUSSEY AVE BATTLE CREEK	\$6,301.61

1205	<p>Parcel ID: 0410-00-031-0; Legal Description: ACKLEYS ADD LOT 31. Comments: This house sits on approximately 0.18 acres of land. Unfortunately this house is missing nearly half of its roof and has allowed a great deal of weather and water to enter the home. Open to the elements. The second story floor is full of roof debris and was very wet. The floors were sagging and felt mushy. Dangerous building. Metal siding on the home and been ripped off in a few spots. Stone foundation is cracking and crumbling in spots. Homemade animal cage and doggy door on back of home. Large pile of debris in the back yard including a pile of tires. Looks like there is an old foundation to a garage that is no longer there. A substantial portion of the roof is gone and a large section is only OSB board with no other protection. This house is in very poor shape and will need a considerable amount of work before its back in living condition. Be prepared. Additional Disclosures: 5; 46; 32; 36 (see key for full text)</p> <p>Summer Tax Due: \$2,250.98</p>	866 W MICHIGAN AVE BATTLE CREEK	\$9,114.64
1206	<p>Parcel ID: 06-127-027-00; Legal Description: CLARENCE TWP SEC 27 T1S-R4W PART OF SE 1/4 OF SEC 27 COMM AT THE S 1/4 POST OF SEC. 27 TH N 88 DEG 57' 27" E 715.45 FT . TH N 01 DEG 02' 33" 175 FT TH S 88 DEG 57' 27" W 306.85 FT TO TH CENT LI. OF 27 1/2 MI. RD. TH N- WLY ALG CENT. LI. OF RD. 106.69 FT ALG. ALG SAID CENT. L - ALG THE ARK OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.50 FT. A ND A DELTA ANGLE OF N 13 DEG 56' 09" AND A CORD BEARING OF N 15 DEG 56' 39" 106. 66 FT TH N 13 DEG 28' 35" W 276.48 FT ALG CENT. LI. TH N 71 DEG 15' 56" E 424.83 FT TH N 00 DEG 06' 39" E 358.87 FT TH S84 DEG 21' 12" W 256.35 FT TH N 00 DEG 11' 37" W 113.78 FT. TH S 89 DEG 05' 54" W 238.02 FT TO CENT LI OF 27 1/2 MI. RD AND P.O.B. TH N 89 DEG 05' 54" E 151 FT TH S 03 DEG 40' 40" E 87 FT TH S 89 DEG 05' 54"W 151.5 FT TO THE CENT LI OF 27 1/5 MILE RD TH N EL IN THE CENT LI OF RD. 87 FT TO P.O.B. .30 AC. M/L. Comments: Please Note: Part of the garage and driveway encroach on the neighbor's property. The neighbor is aware of this encroachment and may require some action to be taken by the new buyer. Please see the survey which is linked in the Related Documents section below this description. This house sits on approximately 0.24 acres of land. The house is in overall poor shape. There were "Health Notices" posted on the house stating it was unfit for human habitation without the building being rehabilitated. Block foundation looked solid from what was visible except near the entry way were the stone pathway has been sinking causing some of the cinder block to crack and become loose. Electric and gas meters are still hooked up but are not active. Wood siding was in fair shape and the shingled roof didn't look bad either. There were some small pools of water in the basement. the wood flooring on the main floor was buckling and popping up in multiple locations. Debris and garbage inside and outside of the home. Graffiti and vandalism has taken place. Three bedroom one bathroom. Furnace and water heater still present. Older style fuse box. Well and pressure tank in the basement. This may be where the water in the basement has come from. Attached two car garage. Gravel driveway with a gate that looks to have been recently constructed. This house will need repairs and to get up to code with the Health Notice Posting. Additional Disclosures: 34; 66; 39 (see key for full text)</p> <p>Summer Tax Due: \$358.33</p>	19166 27 1/2 MILE ROAD ALBION	\$7,744.01
1207	<p>Parcel ID: 06-134-006-00; Legal Description: CLARENCE TWP SEC 34 T1S-R4W NE OF NE N OF GANG LAKE DRAIN 1 AC. Comments: This vacant lot is approximately 1.19 acres of land. Unable to find access to the property. The property appears to be landlock but it is possible there is an easement or agreement with neighboring land owners allowing access. Do your homework on this property before bidding. Looks to be partially forested from the aerial images. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$3.49</p>	27 1/2 MILE ROAD ALBION	\$1,042.14
1208	<p>Parcel ID: 0707-24-775-0; Legal Description: GILBERTS 2ND ADD LOTS 21, 22, 23 & 24. Comments: This building sits on approximately 0.57 acres of land. Nice parking for the size of the property. Grassy side lot. Some trees scattered around the property. The ceiling has collapsed in nearly all of the rooms how ever the roof doesn't seem to show any signs of damage. Stone foundation overall looks solid with some slight cracking here and there. Basement windows have been boarded. Older disability ramp leading to the front entrance is very old and not very safe. There are many signs of animal damage in the interior. Unable to access the basement due to an animal having a territorial dispute with us. Vinyl siding for the most part in good shape but there are portions that have fallen off n the back of the building. There is a lot of potential here. Nice sized corner lot, ample parking, large building. The building will need repairs but it is not to far gone. Men and women's bathrooms. A couple side rooms off from the main room. Water heater still present although unknown if still working. Many chairs and other debris leftover from the previous tenants. Additional Disclosures: 63; 46 (see key for full text)</p> <p>Summer Tax Due: \$1,226.85</p>	80 SHEPARD ST BATTLE CREEK	\$9,814.54

1209	<p>Parcel ID: 08-401-009-00; Legal Description: CONVIS TWP SEC 27 LOT NO 9 OF PHASE NO 1 OF WISHBONE GLEN ESTATES. Comments: This vacant lot is approximately 0.64 acres. Next to the Medalist Golf Club and Banquet Facility. Very nice area to build. At the end of a cul-de-sac. There are large piles of dirt and mulch on the paved road in front of the vacant lot. The ground slopes down as you enter the property. Full of mature and young trees. Vegetation throughout but you can traverse through the woods fairly easy. Great spot to build. Low traffic and scenic. Possible association fees. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$44.34</p>	N DRIVE NORTH MARSHALL	\$1,912.60
1211	<p>Parcel ID: 10-015-033-01; Legal Description: EMMETT TWP/T2S R7W, SEC 15: THAT PART SW1/4 LYING S'LY OF 'G' DRIVE NORTH DESC AS COM AT SW COR SEC TH N 109.58 FT SE'LY ALG 'G' DRIVE NORTH TO S LINE SEC. TH W 300 FT M/L TO BEG. Comments: This vacant lot is approximately 0.16 acres. Wooded with a mix of old and young trees. Vegetation throughout but easily traversable. The ground slopes up from the road and doesn't stop. No level ground. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$14.47</p>	G DRIVE NORTH/VACANT BATTLE CREEK	\$703.57
1212	<p>Parcel ID: 10-160-009-00; Legal Description: EMMETT TWP/T2S R7W, SEC 8: BRADFORD PLACE SUP PLAT; OUTLOT D & LOT 12. Comments: This house sits on approximately 0.35 acres of land. Many of the windows are broken and have been boarded up. Gravel/dirt driveway runs along the side of the home and leads to a detached one car garage. Mix of block and stone foundation is cracking in certain areas. Metal siding needs repairs. The shingled roof looks to have been partially replaced. The red shingles look good but there is a section of black shingles that is collapsing. The inside of the home is trashed. There is garbage, debris and personal belonging all over the home. You can barely see the floors. Water heater and furnace are still in the basement but are in disrepair. Old oil tank in the basement as well. It looks like some harvesting has taken place. Cut wires and copper pipes. Evidence of animals inside the home. Three bedroom one bathroom. The house is in overall poor shape. It will need a large amount of work to get it back into living condition. Be prepared. The foundation on the garage is crumbling. Missing some boards on the walls. The garage is full of garbage and debris as well. Cement slab back porch. Small grassy front and back yard. The back yard has a handful of trees. Additional Disclosures: 63; 48; 47; 21; 5; 66 (see key for full text)</p> <p>Summer Tax Due: \$684.13</p>	887 E MICHIGAN AVE. BATTLE CREEK	\$6,482.46
1213	<p>This lot is a "bundle" comprised of 4 parcels</p> <p><i>(1 of 4)</i> Parcel ID: 10-330-038-00; Legal Description: EMMETT TWP/T2S R7W, SEC 8: FAIRFAX; LOTS 49 THRU 51 INCL. PROPERTY ADDRESS: 914 N. RAYMOND RD. Comments: This lot is a bundle of 4 properties. Combined they equal approximately 0.61 acres of land. The house is in poor shape overall. Garbage and debris all throughout the home. Two bedroom one bathroom. Furnace and water heater are still present unknown if they are in working order. 100 amp breaker box still present. This house will no doubt need a substantial amount of work. Across the street from the Post factory. Cement driveway runs along the side of the home and leads to a two car garage built into the side of a hill. Block foundation of the garage is showing a few cracks along the mortar lines. Block foundation on home looks generally solid. There is an opening to the basement on the side of the house. Metal siding on home is in decent shape but needs a few slight repairs. Shingle roof looks ok but will most likely need repairs in the near future. Some curling and warping of shingle seen. No major signs of damage though. Most of the windows have been broken and are now boarded up. Enclosed mudroom on the front entrance of the home. Chain link fenced in back yard. There were multiple large piles of garbage the farther you walked back into the property. Burn pits found as well. Additional Disclosures: 66; 46 (see key for full text)</p> <p><i>(2 of 4)</i> Parcel ID: 10-330-039-00; Legal Description: EMMETT TWP/T2S R7W, FAIRFAX; SEC 4 LOT 52 .</p> <p><i>(3 of 4)</i> Parcel ID: 10-330-040-00; Legal Description: EMMETT TWP/T2S R7W, FAIRFAX; SEC 4 LOT 53.</p> <p><i>(4 of 4)</i> Parcel ID: 10-330-041-00; Legal Description: EMMETT TWP/T2S R7W, FAIRFAX; SEC 4 LOT 54.</p> <p>Summer Tax Due: \$311.59</p>	<p>914 N RAYMOND RD. BATTLE CREEK;</p> <p>N RAYMOND RD./VACANT BATTLE CREEK;</p> <p>N RAYMOND RD./VACANT BATTLE CREEK;</p> <p>N RAYMOND RD./VACANT BATTLE CREEK</p>	\$10,044.71

1217	<p>Parcel ID: 10-380-005-00; Legal Description: EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; PART LOT 4 & 5 DESC AS COM AT SW COR LOT 5 TH NE'LY ALG W'LY LINE SD LOT 5 460.85 FT E TO SW COR LOT 20 S 264 FT TO SW COR LOT 16 TH E 127.5 FT TO NW COR LOT 15 TH SE'LY ALG W'LY LINE LOTS 13 TO 15 TO NW COR LOT 3 NW'LY PARA TO C/L MICHIGAN AVE. 166.45 FT TO W'LY LINE LOT 4 SW'LY ALG SD W'LY LINE 32 FT NW'LY PARA TO MICHIGAN AVE. 140 FT SW'LY PARA WITH W'LY LINE LOT 5 100 FT TH NW'LY ALG S'LY LINE LOT 5 40.4 FT TO BEG. Comments: This vacant lot is approximately 1.78 acres of land. It is tucked behind a commercial building. Partially paved driveway runs down and along the property. It looks as though this property was owned/used by the commercial building at one point in time. The driveway leads to a larger paved section and looks like it was used for loading and unloading with the commercial building. This property is only the paved section and wooded lot. The commercial building is not on this property, it only runs parallel to it. Thick vegetation throughout. Some small piles of brush and debris. Good location for a business.</p> <p>Summer Tax Due: \$375.68</p>	E MICHIGAN AVE./VACANT BATTLE CREEK	\$2,525.77
1218	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 10-380-015-00; Legal Description: EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; LOT 15. Comments: This lot is a bundle of two properties. One property is approximately 0.90 acres and the other is 0.26 acres. They are both wooded with young and mature trees. Thick vegetation throughout. Down the street from a Marathon gas station. The ground slopes down from the road but looks like it levels out the farther you enter. Some bits of garbage here and there but no major dumping found. Old mattress found in the woods. Plenty of space to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding.</p> <p><i>(2 of 2)</i> Parcel ID: 10-380-016-00; Legal Description: EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; LOTS 16 & 17.</p> <p>Summer Tax Due: \$420.42</p>	E MICHIGAN AVE./VACANT BATTLE CREEK; N WATTLES RD./VACANT BATTLE CREEK	\$3,455.47
1220	<p>Parcel ID: 10-780-036-00; Legal Description: EMMETT TWP/T2S R7W, SEC 18: WOODENS ADD LOTS 54 THRU 57 INCL. Comments: This house sits on approximately 0.31 acres of land. Older home that was in the process of being renovated. Posted as winterized. There were two bathrooms and three bedrooms. The second floor is a one large open room with a ton of storage space and its own bathroom. Water lines have been changed to pex. Water heater and furnace still present. Breaker box intact. Some of the windows have been broken and boarded shut. Older style shingled roof is in decent shape but there was a couple small signs of leaking. Mix of linoleum and wood floors. Brick exterior is for the most part in good shape however the section touching the front porch is crumbling and showing some damage. It appears the cement slabs poured for the porch have began to sink and settle in over the years causing some crumbling on both the cement and the brick. This will need attention. Cement driveway runs up along the house and leads to a two car garage. The garage is in pour shape. The roof is leaking and there is a large hole in one of the walls. Grassy yard surrounds the home on all side. Cement slab porch on the back of the home has a now defunct hot tub. There is debris throughout the home but for the most part has been cleared out. This house has potential. If the major issues are addressed this would be a cute older home. Additional Disclosures: 34; 5 (see key for full text)</p> <p>Summer Tax Due: \$731.58</p>	65 ENWOOD ST. BATTLE CREEK	\$6,566.29
1221	<p>Parcel ID: 12-101-002-00; Legal Description: HOMER TOWNSHIP T4S R4W SECTION 10 W 1/4 OF NE 1/4 OF NW 1/4 10.00 AC. Comments: This vacant lot is approximately 10.00 acres of land. Unable to find access to the property. The property appears to be landlock but it is possible there is an easement or agreement with neighboring land owners allowing access. Do your homework on this property before bidding. Looks to be forested with thick vegetation from the aerial images. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$48.10</p>	O DRIVE SOUTH- LANDLOCKE HOMER	\$1,428.49
1222	<p>Parcel ID: 13-181-021-00; Legal Description: LEE TOWNSHIP T1S R5W SEC 18 S 99 FT OF E 330 FT OF NW 1/4 W OF OLD US-27 0.75 AC. Comments: This vacant lot is approximately 0.75 acres of land. It is wooded with young and mature trees. Thick vegetation throughout. Surrounded by farm land. Appears to be level. Didn't see any wet land indicators when walking in the woods but there was a large amount of mosquitos so there may be some wet areas.</p> <p>Summer Tax Due: TBA</p>	OLD US 27 NORTH MARSHALL	\$841.67

1223	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-021-042-01; Legal Description: LEROY TWP. SEC. 2 T3S R8W PART SW1/4 SE1/4 COM 594 FT W & 380 FT N OF SE COR THEREOF W 198 FT N 280 FT E 198 FT S 280 FT TO BEG. Comments: This lot is a bundle of two properties. One is ~1.29 acres and the other is ~1.15. Both are forested with mature and young trees. Thick vegetation through out. Ground appears to be level for most if not all the property. Across the street from Harper Creek Community Schools. Some trees and limbs have been dumped near the road. No garbage or other dumping seen. There was a driveway entrance at the road but unable to determine if it is on the neighboring property.</p> <p>(2 of 2) Parcel ID: 14-021-042-02; Legal Description: LEROY TWP. SEC. 2 T3S R8W PART SW1/4 SE1/4 COM 697 FT W OF SE COR THEREOF W 95 FT N 380 FT E 198 FT S 168.54 FT W 103 FT S 211.46 FT TO BEG.</p> <p>Summer Tax Due: \$844.18</p>	<p>OFF B DR S BATTLE CREEK;</p> <p>B DRIVE SOUTH/POLEBARN BATTLE CREEK</p>	\$6,525.82
1225	<p>Parcel ID: 1650-00-052-0; Legal Description: CHAS MERRITTS 2ND ADD LOT 43. Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house has suffered from a major fire. Damage to the first and second floor. The house is full of debris and things left behind from the fire. Many of the windows have been broken and are now boarded. It appears the house was set up as a duplex. There are two sets of gas and electric meters. The inside of the home is black and covered in soot. Mix of block and stone foundation is cracking and moving in a few spots. Open holes in the walls and roof where the fire burned all the way to the exterior. Small grassy front and back yard. The back of the property runs up into an alley way. This house will no doubt need a great deal of work before its back in good living condition. Please be prepared. Additional Disclosures: 66; 36; 11; 5 (see key for full text)</p> <p>Summer Tax Due: \$383.21</p>	61 MERRITT ST BATTLE CREEK	\$4,198.99
1226	<p>Parcel ID: 1730-00-010-0; Legal Description: ASSRS PLAT OF CHICAGO HEIGHTS LOT 10. Comments: This vacant is approximately 0.17 acres of land. Cement driveway entrance at road. Couple large trees but is mostly cleared out and grassy. Mostly level ground. Some small vegetation in the back.</p> <p>Summer Tax Due: \$281.23</p>	105 FRISBIE AVE BATTLE CREEK	\$2,879.58
1227	<p>Parcel ID: 18-021-615-20; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 21 BEG SW CORNER LOT 15 WANONDOGER ACRES, SW'LY 220 FT TO NW CORNER OF LOT 61 OF WANONDOGER #3, E 466 FT, S 75 FT, N 73°53'30" E 395.20 FT ALONG N LINE OF LOTS 48, 49 & 50 OF WANONDOGER #2, NW'LY TO SE'LY CORNER OF LOT 9 OF WANONDOGER. Comments: This vacant lot is approximately 4.33 acres of land. Unable to find access to the property. The property appears to be landlock but it is possible there is an easement or agreement with neighboring land owners allowing access. Do your homework on this property before bidding. Looks to be forested from the aerial images. Just South of Pennfield Highschool. Sits behind a group of houses.</p> <p>Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	WANONDOGER TRAIL	\$1,518.95
1229	<p>Parcel ID: 19-271-057-00; Legal Description: SHERIDAN TWP SEC 27 T2S-R4W BEG AT A PT IN THE CENTER OF TERRITORIAL RD 686.8' WLY FROM THE NE CORNER OF THE FOLLOWING PARCEL WHICH IS THE POB: { COMM ON THE S LI OF SEC 17CHAINS 2, 1/10 LINKS WLY FROM THE SE COR OF SEC TH S 87DEG W 21.97 CHAINS, TH N4DEG W 22 CHAINS 76 LINKS, TH ELY IN C/L OF ROAD TO A PT 23 CHAINS 11 LINKS NLY FROM BEG TH S 4DEG E 23 CHAINS 11LINKS TO BEG: THUS DESIGNATING THE POB OF THIS DESC}}; FROM SAID PT SLY PARALLEL WITH THE E LI OF THE ABOVE DESC PARCEL, A DISTANCE OF 213' TH WLY 120' TH NLY 213' TH ELY TO POB. Comments: This house sits on approximately 0.51 acres of land. The house is in very poor condition. Crumbling foundation in basement. Basement is open to the elements. The wooden front porch is on the verge of collapsing. Partial hallway connected the garage to the home. The roof on the garage is collapsing. A wall is missing from the hallway. Garbage and debris strewn about most of the property. Many trees on the property young and mature. Garbage burn pile in the back. One bedroom one bathroom. The roof on the house is covered in vegetation debris. This house needs major repairs. Additional Disclosures: 34; 66; 5; 22 (see key for full text)</p> <p>Summer Tax Due: \$211.02</p>	27620 C DR N ALBION	\$6,254.59

1230	<p>Parcel ID: 2326-04-142-0; Legal Description: COUNTRY CLUB HILLS #1 NLY 38 FT OF W 140 FT OF 242 & S 52 FT OF W 140 FT OF LOT 243 & E 30 FT OF S 42 FT OF LOT 224 & E 30 FT OF N 48 FT OF LOT 225. Comments: This house sits on approximately 0.35 acres of land and is located in a nice neighborhood. The house is full of garbage and debris. Its a shame the property was treated the way it has because the house is quite lovely from the outside. Three bedroom two bathroom. The main floor has an office, two living rooms, dining room, kitchen and bathroom. The second floor has three bedrooms and a bathroom. Furnace and water heater are still present. Breaker box is still hooked up. Gas and electric meters are still hooked up. Electric was still active at time of last visit. Cement driveway leads to an attached two car garage. Shingled roof looks to be in good condition for the most part although there is a section coming off the garage that will need attention. Mix of brick and metal siding is in good shape as well. Some paint chipping on the exterior. Brick sidewalk runs from the driveway to the front entrance. Grassy front and back yard with a handful of mature trees. There is an additional garage in the back yard that is full of debris. Shingled roof on the garage looks fair but there are some branches and leaves building up on it. There is a green house in the back yard as well. There was a large dumpster on the property during last visit. The county appears to be cleaning out some of the garbage. Cement pad porch on the back of the home. The basement appeared to be finished but there was a large amount of debris. This house has a lot of potential. It is in need of a deep clean. Additional Disclosures: 21; 66 (see key for full text) Summer Tax Due: \$2,110.29</p>	832 EDGEHILL PL BATTLE CREEK	\$22,846.31
1231	<p>Parcel ID: 2910-00-118-0; Legal Description: FAIRHOME ANNEX LOT 118. Comments: This house sits on approximately 0.10 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Cement driveway runs along side of home and leads to an attached one car garage. Mix of block and stone foundation looks solid. Vinyl siding in fair shape. Small fenced in back yard. Wood back porch is falling apart. Electric meter and gas meter still hooked up and active. Enclosed front porch. The house looks to be in overall fair shape from the exterior. Could be a good starter home. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$840.06</p>	199 SUMMER ST BATTLE CREEK	\$4,260.73
1232	<p>Parcel ID: 3000-01-010-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 1 LOT 9. Comments: This vacant lot is approximately 0.10 acres of land. It is a triangular piece of property. Wide at the road and thins out as you walk North. Small trees run the length of the property. Driveway entrance at the road. A few small pieces of debris. Level ground. Additional Disclosures: 44; 9 (see key for full text) Summer Tax Due: \$20.43</p>	FRISBIE AVE BATTLE CREEK	\$728.95
1233	<p>Parcel ID: 3030-06-608-0; Legal Description: FOSTER PARK LOT 108. Comments: This property is approximately 0.14 acres. One bedroom one bathroom. Concrete foundation is solid. Shingle roof is in fair shape, no leaks seen. Paved driveway has started to become overgrown with grass. Small sidewalk runs from driveway to the front entrance. Furnace has been removed. There is a brand new water heater that has not been hooked up yet. Original water heater is still in the basement. The previous tenants cleaned everything out before leaving. There is a storage container/structure behind the home. Gas and electric meter have been removed. Large grassy front lawn. House is tucked in the back of the property. This would be a good starter home for a couple to work on together. Few small trees behind home and along perimeter. Summer Tax Due: \$2,213.90</p>	229 WENTWORTH AVE BATTLE CREEK	\$5,577.69
1234	<p>Parcel ID: 3260-00-068-0; Legal Description: FRISBIES 4TH ADD E 1/4 OF LOT 66 & W 1/2 OF LOT 67. Comments: This house sits on approximately 0.13 acres of land. Gravel driveway runs along the side of the home and leads to a small fenced in back yard. Two bedroom one bathroom home. The house is full of debris and other belongings the previous tenants left behind. Shingled roof looks to be in fair shape. Block foundation looks sound. The basement is showing signs that there was a sewage back up. The basement is full of debris as well. Furnace still present. Vinyl siding in fair shape needed minor repairs. This house will need some repairs and renovations but there is potential here. After dealing with the basement cleanup there wouldn't be to many more major repairs. Additional Disclosures: 21; 66 (see key for full text) Summer Tax Due: \$674.56</p>	48 HARRIS AVE BATTLE CREEK	\$4,174.74

1235	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2)Parcel ID: 3500-00-121-0; Legal Description: ASSRS PLAT OF GOODALE FARM LOT 109. Comments: This lot is a bundle of two vacant lots. Combined they are approximately 0.36 acres of land. There is thick vegetation growing throughout the property. Some young and mature trees. Looks to be for the most part level ground.</p> <p>(2 of 2)Parcel ID: 3500-00-122-0; Legal Description: ASSRS PLAT OF GOODALE FARM LOT 110. Summer Tax Due: \$63.21</p>	<p>WILDS AVE BATTLE CREEK;</p> <p>WILDS AVE BATTLE CREEK</p>	\$1,580.14
1237	<p>Parcel ID: 3500-00-174-0; Legal Description: ASSRS PLAT OF GOODALE FARM LOTS 159, 160 & 161. Comments: This vacant lot is approximately 0.55 acres. It is partially wooded. Thick vegetation through out the entire property. The land slopes down from road and portions of it are uneven. You may need to level a portion of the land if planning to build. There appears to have been people dumping garbage along the road side of the property even though there is a "no dumping" sign. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$95.95</p>	HILLSDALE ST BATTLE CREEK	\$1,115.09
1240	<p>Parcel ID: 3870-00-048-0; Legal Description: HARTS ADD W 34.5 FT OF E 102.5 FT OF S 75.02 FT OF LOT 14. Comments: This vacant lot is approximately 0.18 acres of land. Sits between two houses. Level ground. Open grassy lot with a couple small young trees. Driveway entrance at road. This lot appeared to have a house on it at one time but has since been removed. SEV does reflect the house being removed. Summer Tax Due: \$4.31</p>	CLAY ST BATTLE CREEK	\$2,922.39
1241	<p>Parcel ID: 3870-00-124-0; Legal Description: HARTS ADD E 62.5 FT OF LOT 47. Comments: This house sits on approximately 0.16 acres of land. This house is in overall poor shape. The roof is damaged and has allowed water to enter the inside of the building. The inside of the home is trashed. There is a large amount of garbage and debris throughout the entirety of the house. Very unsanitary. Evidence of animal damage. The excess moisture from the damaged roof has allowed mold to form. Unable to traverse through the home due to the volume of garbage. Partial cement driveway runs along the side of the home and leads to a detached two car garage. The garage is in poor shape as well. The ceiling is caving in and there is debris and personal belonging through out. There was an old sports car and motorcycle parked behind the home. Tarp draped over the back portion of the roof. Stone foundation is cracking and crumbling in areas. This house will take a great deal of work to get it back into living condition. Be prepared. The neighbors were nice but there are a lot of dogs along the fence so please use caution if visiting this property in person. Additional Disclosures: 21; 5; 66; 45 (see key for full text) Summer Tax Due: \$758.02</p>	125 CHERRY ST BATTLE CREEK	\$1,793.01
1242	<p>Parcel ID: 4040-00-088-0; Legal Description: HIGHLAND PARK LOTS 87 & 88. Comments: This house sits on approximately 0.20 acres of land. Three bedroom one bathroom home. The bathroom is in disrepair. Mix of wood and metal siding. Needs to be sanded and repainted. Roofed in front porch has had the steps removed. Mix of block and stone foundation has some cracking but looks generally solid. Dirt driveway runs along side of the home and leads to the remains of a garage foundation. There is a small storage building in the back yard that is in poor shape. The house has some debris and things left behind by the former tenants. Small grassy front and back yard. The water heater has been removed. The furnace is still present. 100 amp breaker box looks functional but there are some open wires. Floors need to be redone. This house will need repairs and renovations before its in living condition. The chimney looks like its separating from the home and has metal straps reinforcing it to the house but appears plumb with the building. A few large trees on the property. Summer Tax Due: \$906.51</p>	310 MEACHEM AVE BATTLE CREEK	\$10,887.23
1243	<p>Parcel ID: 4100-00-013-0; Legal Description: ASSRS PLAT OF HINMANS ADD LO T 12. Comments: This house is on approximately 0.19 acres of land. Shared cement driveway runs between two house and leads to the back yard. There are the remains of a cement slab foundation most likely from a garage that is no longer there. Mix of stone and block foundation looks ok but there are sections of the stone portion that are cracking. Small grassy back yard. Some of the windows have been broken and are boarded up. Gas meter is still present. The electric meter ahs been removed. Vinyl siding is in fair shape. Shingled roof has many areas that need repairs. The damaged roof has allowed water to leak into the home causing some of the ceiling to cave in and the wood floors to warp and crack. Water heater and furnace still present. The basement was wet. 100 amp break box still intact. This house will need a great deal of work before its back in good living condition. Please be prepared. Additional Disclosures: 47; 5; 46; 66 (see key for full text) Summer Tax Due: \$991.15</p>	30 N WABASH AVE BATTLE CREEK	\$5,481.34

1245	<p>Parcel ID: 4560-00-008-2; Legal Description: KELLEYS ADD S 50 FT OF LOT 27.</p> <p>Comments: This vacant lot is approximately 0.06 acres of land. Unable to find access to the property. The property appears to be landlock but it is possible there is an easement or agreement with neighboring land owners allowing access. Do your homework on this property before bidding. Looks to be forested from the aerial images.</p> <p>Additional Disclosures: 44; 7 (see key for full text)</p> <p>Summer Tax Due: \$22.86</p>	MAPLE GROVE AVE BATTLE CREEK	\$740.45
1246	<p>Parcel ID: 4820-07-002-0; Legal Description: LAMORA PARK BLK G LOT 2.</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Beware of dogs. Fenced in back yard. Block foundation looked solid. Roof in good condition. Cement driveway runs along the side of the home and leads to a single car detached garage. Small grassy back yard. House looks to be in overall fair condition from the outside. Electric and gas meters are hooked up and active. There was some debris in the back of the home. Many mopeds and a car parked in the driveway. Nice little neighborhood. The house sits on approximately 0.14 acres of land. Additional Disclosures: 6; 45 (see key for full text)</p> <p>Summer Tax Due: \$1,497.04</p>	68 N MASON AVE BATTLE CREEK	\$9,315.95
1249	<p>Parcel ID: 5160-00-112-0; Legal Description: MAPLEWOOD PARK E 1/2 OF LOT 111 - ALL OF LOT 112 EXC THAT PORTION LYING SLY OF A LI DESC AS BEG AT PT ON NELY LI OF LOT 115 LYING 5 FT NWLY OF SELY COR THEREOF - SWLY TO PT ON S LI OF LOT 110 LYING 34 FT ELY OF SW COR THEREOF AS MEASURED ALG S LI OF LOT 110.</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. There is road access on both Fairview Ave and Wagner Drive. It appears there was previously a house on this property but has since been removed. The SEV has not been updated since its removal. It is now a dirt/grassy lot. Small handful of trees. The ground slopes down drastically from Fairview Ave down to Wagner Dr. There are the remains of a wooden reinforcement. Additional Disclosures: 49; 42 (see key for full text)</p> <p>Summer Tax Due: \$753.64</p>	82 FAIRVIEW AVE BATTLE CREEK	\$4,579.71
1250	<p>Parcel ID: 5270-00-197-0; Legal Description: MEACHEMS ADD W 33 FT OF LOT 154.</p> <p>Comments: This house sits on approximately 0.10 acres of land. The entire house is full of debris and personal belongings. Three bedroom one bathroom. The bathroom is in poor shape. Foundation has some cracking. A handful of trees. Small grassy front and back yard. The rear of the home has vines growing up all over it. Shingle roof is in decent shape no major damage seen. Furnace and water heater still present. 100 amp break box is intact. The basement felt damp but there was no standing water. There is evidence that there are animals living under the house. Multiple holes have been dug around the house. Metal siding need some repairs here and there. Many of the windows have been broken. One boarded window. This house needs a deep clean and repairs will need to be made before its back in living condition. There is potential here. Would be a good fixer upper. Additional Disclosures: 46 (see key for full text)</p> <p>Summer Tax Due: \$1,002.11</p>	84 BATTLE CREEK AVE BATTLE CREEK	\$4,579.87
1251	<p>Parcel ID: 5270-00-227-0; Legal Description: MEACHEMS ADD E 49.5 FT OF LOT 177.</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. This house sits on approximately 0.15 acres of land. Electric and gas meter were still hooked up and active. Foundation showing some signs of cracking and crumbling but that could just be from the "stucko" covering. Shingled roof looked to be in fair shape. There was debris all around the home. Large roofed front porch. Parking is located behind the home from an ally. There was a car parked in the driveway. Chain link fence around the back yard. Vinyl siding in fair shape. The house will need some repairs judging from the exterior. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$997.61</p>	175 BATTLE CREEK AVE BATTLE CREEK	\$2,860.49
1252	<p>Parcel ID: 53-002-722-00; Legal Description: MARSHALL CITY, PART OF SEC 36-2-6 BEG ON W LI OF SEC 36, 518.1 FT N OF 1/4 PST, E 850 FT, N 233 FT, W 850 FT, S 233 FT TO BEG, EXC W 50 FT FOR HWY PURPOSES, AND ALSO EXC S 110 FT OF W 350 FT, AND ALSO EXC PARCEL DEEDED TO MARSHALL DEVELOP CORP RECORDED IN LIBER 1036 PAGE 823.</p> <p>Comments: This Commercial vacant lot is approximately 1.75 acres. It consists of a long strip of land that opens up the farther you enter the property. A portion of the property is a parking lot that is being used by the Emerald Hills Golf Course. There is large pile of tree lumber piled up in the center of the property. There are also large piles of sand possibly owned by the golf course as well. Plenty of room to build. Partially paved but mostly grassy and open. Some smaller trees on the East portion of the property.</p> <p>Summer Tax Due: \$175.64</p>	1227 S KALAMAZOO AVE MARSHALL	\$1,248.06

1255	<p>Parcel ID: 6550-00-012-0; Legal Description: PASCOS ADD NWLY 82.5 FT OF LOT 5. Comments: This vacant lot is approximately 0.12 acres of land. Half of the property is paved and the other half is dirt/grass. There is an old slab on grad foundation on the back of the property. Few small trees. Driveway entrance on Kendall Street. Across the street from Lumbar Company.</p> <p>Summer Tax Due: \$52.61</p>	S KENDALL ST BATTLE CREEK	\$881.54
1257	<p>Parcel ID: 6730-00-012-0; Legal Description: PIPERS ADD LOT 12. Comments: This house sits on approximately 0.20 acres of land. The house looks to be in the middle of a renovation. Paved driveway runs along the side of the home and leads to a small grassy back yard. There is some minor debris and tools throughout the house. The house has mostly been cleared out in preparation of the renovation. The bathroom is in disrepair. They began tiling a new shower but never finished. There is no toilet or sink. Two bedrooms on the second floor. Some of the walls have been ripped down exposing the old plaster boards. New electric has been run through a portion of the house. Older furnace still in basement as well as the water heater. 100 amp breaker box is hooked up. Mix of stone and block foundation. Mix of metal and wood siding. Shingled roof is in fair shape no major damage seen. There are multiple animal holes dug around the home but not animal damage inside the home. This house will no doubt need repairs and will need to have the renovations finished before its in living condition but there is a lot of potential here. Additional Disclosures: 50 (see key for full text)</p> <p>Summer Tax Due: \$1,488.62</p>	51 S BROAD ST BATTLE CREEK	\$8,027.64
1258	<p>Parcel ID: 6810-13-031-0; Legal Description: POSTS ADD BLK 13 LOT 31. Comments: This house sits on approximately 0.10 acres of land. The house is full of personal belongings, debris, and some garbage. Some of the windows have been broken and there is loose glass. Mix of stone and block foundation. Some of the stone portions are crumbling but no major damage seen. The shingled roof isn't in the best condition and there is evidence of leaking. The ceiling in one of the bedrooms on the second floor is caving in and there is mold beginning to form. Three bedroom two bathroom. The bathroom on the second floor has had its toilet removed. Furnace and water heater are still present. 100 amp breaker box. The basement felt slightly damp. Electric meter is still hooked up but not active. The gas meter has been removed. Small grassy front and back yard. The front porch is loaded with debris and some of the boards are uneven and broken. This house will need some repairs and renovations before its back in living condition. Additional Disclosures: 21; 5; 66 (see key for full text)</p> <p>Summer Tax Due: \$606.15</p>	163 NELSON ST BATTLE CREEK	\$2,645.61
1261	<p>Parcel ID: 6810-16-022-0; Legal Description: POSTS ADD BLK 16 LOT 22. Comments: This house sits on approximately 0.10 acres of land. The home was occupied on last visit. Please use caution and be respectful if visiting the property in person. The block foundation looked solid from what was visible but most of it was covered by wood and fencing. Chain link fence around the small grassy front lawn. A couple small trees. Gas and electric meter are still hooked up but appear to be shut off. The roof does not appear to be in good shape. Peeling and curling is visible. The siding on the home is in poor shape. Multiple areas will need attention. There were multiple dogs in the home at the time of last visit. Shared driveway runs along the side of the home and leads to a two car garage. Multiple cats seen on property. There is debris all over the property. There is a section on the back of the home that is damaged. (see photos) This property will no doubt need work to get it into nice living conditions. Additional Disclosures: 45; 5; 66; 6 (see key for full text)</p> <p>Summer Tax Due: \$599.23</p>	79 E KINGMAN AVE BATTLE CREEK	\$2,810.43
1262	<p>Parcel ID: 6810-19-033-0; Legal Description: POSTS ADD BLK 19 LOT 33 & E 7 FT OF LOT 34. Comments: This house sits on approximately 0.12 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. On the corner of Highway St and Post St. Block foundation looks to be solid. Metal siding is in fair shape but there are areas that need attention. The shingled roof has some areas that will need repairs as well. Roofed front porch area on front entrance. Porch floor is a bit wavy. There is a spot on the roof that dips down (see photos) Small cement driveway leads to an attached two car garage that has OSB plywood doors. There were kittens coming and going through a small hole in the door. Electric and Gas meter are still hooked up and active. Tall grass around the house. A few large trees. There is a tall tree growing up next to the home and it is pushing into the roof and wall. This house will need some work. Additional Disclosures: 66; 6; 5 (see key for full text)</p> <p>Summer Tax Due: \$760.22</p>	46 POST AVE BATTLE CREEK	\$4,173.34

1263	<p>Parcel ID: 6990-14-007-0; Legal Description: PRAIRIEVIEW HOMES LOT 7. Comments: This property is approximately 0.37 acres of land. This building is set up as 4 apartments. One of the apartments has suffered from a fire. The fire started to enter an additional apartment but did not cause a great deal of damage to the second apartment. The fire damaged apartment has been gutted down to the studs. It also had all of the windows and doors boarded. The apartments are set up for two bedrooms and one bathroom. One of the apartments kitchen has been totally gutted. The apartments have been mostly cleared out with some random debris left behind. One of the apartments is still occupied. Please use caution and be respectful if visiting the property in person. Electric and gas meters have been removed from 3 of the 4 apartments. There is a gravel driveway that runs along the side of the building and leads to a small storage building in the back. It is full of debris and garbage. There is an additional paved parking lot in the front of the building. There is a travel trailer parked on the side of the building along with some random debris. This building will need major renovations to get all the apartments back in to living condition. Additional Disclosures: 6; 18; 48; 11; 46 (see key for full text) Summer Tax Due: \$1,457.19</p>	41 S 22ND ST BATTLE CREEK	\$9,491.42
1264	<p>Parcel ID: 7140-00-037-0; Legal Description: PART OF SE 1/4 OF SEC 6 T2S R7W BEG NW COR LOT 34 OF READS ADD W 41.25 FT - S 132FT - E 41.25 FT - N 132 FT TO POB Comments: This vacant lot is approximately 0.12 acres of land. There was a house previously on this property but it has since been removed. It is now a grassy open lot between two homes. Level ground. Some small debris but mostly a clean area. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$30.84</p>	222 CHERRY ST BATTLE CREEK	\$3,209.47
1266	<p>Parcel ID: 8140-00-095-0; Legal Description: SPRING GROVE ADD LOTS 76 THRU 79 & SLY 1/2 OF ADJ VAC E BIDWELL ST. Comments: This vacant lot is approximately 0.93 acres of land. Unable to find access to the property. Sits behind some houses. This property is on an unimproved road. There is legal access to this property but the road was never built. It is part of the Spring Grove Addition subdivision that is unfinished. East of Lasalle Street and South of Roe Street. Wooded with thick vegetation. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$90.41</p>	LASALLE ST BATTLE CREEK	\$1,066.55
1267	<p>Parcel ID: 8810-00-125-0; Legal Description: WALTERS ADD LOT 112. Comments: This vacant lot is approximately 0.16 acres of land. Terrain challenged. There is a large number of young trees on the East portion of the property but is mostly a cleared out grass lot. There are remains of an old foundation in the middle of the trees. Large wooden beams and cement blocks. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$28.52</p>	N WASHINGTON AVE BATTLE CREEK	\$713.34
1269	<p>Parcel ID: 9100-00-027-0; Legal Description: WELCHS 5TH ADD W 33 FT OF LOT 23. Comments: This vacant lot sits between two homes. It is a dirt lot that looks like its being used as additional parking by neighbors. There was a car with flat tires parked on the property. There was also a small pile of tires and other debris. A large tree in the back. The land slopes slightly down as it gets closer to the road. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$16.92</p>	W VANBUREN ST BATTLE CREEK	\$779.47
1270	<p>Parcel ID: 9110-00-009-0; Legal Description: WELCHS 6TH ADD LOT 9. Comments: This vacant lot is approximately 0.18 acres of land. Some slight debris around the perimeter but would not be difficult to clean up. A few trees in the back of the property. Level ground. Summer Tax Due: \$29.93</p>	GRAVES AVE BATTLE CREEK	\$759.68
1271	<p>Parcel ID: 9280-00-034-0; Legal Description: WEST END ADD LOTS 25-26. Comments: This vacant lot is approximately 0.42 acres of land. There is a metal sheet fence surrounding the property. There is an old truck and mobile home parked behind the fence. Both are in poor condition. The mobile is not livable and is basically a shell. There may have been a home on the property at one point but is no longer there. There is a large amount of debris and garbage. A very large amount of tires have been dumped on this property. There will need to be a clean up operation if you want to use the land to build. Additional Disclosures: 21; 17; 13 (see key for full text) Summer Tax Due: \$74.77</p>	HAMBLIN AVE BATTLE CREEK	\$5,076.19

1273	<p>Parcel ID: 9440-00-006-0; Legal Description: WHALENS ADD LOT 4. Comments: This house sits on approximately 0.15 acres or land. Three bedroom one bathroom. The house is in overall poor condition. Water heater and furnace are still present. 100 amp breaker box has been cut up with many of the wires missing. Harvesting. The entire house is full of garbage, debris, and personal belongings. The front porch roof started to collapse. Someone has reinforced it so that it will not fall over. Siding is in decent shape. Shingled roof was ok as well. Stone foundation was generally solid with minor cracking. Plaster ceilings are chipping. This house will need all of the garbage removed and a deep cleaning before understanding all the repairs that are needed. This is an older home. Paved driveway leads the a small grassy back yard. Near the Post building. Gas and electric meter are still hooked up. Additional Disclosures: 47; 66 (see key for full text)</p> <p>Summer Tax Due: \$353.37</p>	54 FIRST ST BATTLE CREEK	\$3,062.10
1274	<p>Parcel ID: 9440-00-009-0; Legal Description: WHALENS ADD LOT 7. Comments: This house sits on approximately 0.15 acres of land. Three Bedroom one bathroom. The bathroom needs work. Furnace and water heater still present. Stone foundation is in decent shape some cracking but nothing major. Vinyl siding looks good for the most part. Some personal belongings and other debris has been left behind. Small grassy back yard with a handful of trees. Basement felt slightly damp but there was no mold. This house needs some work but its in overall fair/good shape considering. 100 amp breaker box and security system box in the basement. Electric meter has been removed but the gas meter is still present. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$418.30</p>	42 FIRST ST BATTLE CREEK	\$4,244.09
1275	<p>Parcel ID: 54-050-018-00; Legal Description: SP CITY L. D. BATTS RIVERSIDE PK. PART LOTS 19 & 20 COM. ON E. LINE OF 16TH ST. AT SW CR. OF LOT 19 N 82.58 FT. 3/4 SELY 145.8 FT. S. 20.6 FT. WLY 132 FT. Comments: This home sits on approximately 0.16 acres of land. The garage looks to be in decent shape. Small cement driveway. It is full of debris. Small shed. Car parked on the property. No one was home at the time of last visit. Looks to be unoccupied. One bedroom one bathroom. The roof is growing moss and is showing some signs of failing. A portion of the ceiling has collapsed in the main living room. There are some signs of animal damage in the home. Some holes have been made in the ceiling and floors. The house is full of debris and personal belongings. The bathroom is in disrepair. Gas and electric meter have been removed. It looks like it was heated buy a wood stove but the stove has been removed. Water heater still present. This house will need many repairs before it is in a livable state. Would benefit from a deep clean and renovations. Some large trees scattered around the property. Small grass front lawn. Small wooden porch on front entrance is falling apart. Additional Disclosures: 63; 21; 5 (see key for full text)</p> <p>Summer Tax Due: \$331.31</p>	210 N 16th St	\$2,793.96
1276	<p>Parcel ID: 54-070-003-00; Legal Description: SP CITY ASSR PL EDGEWATER LOTS 5 6 & 7. Comments: This commercial retail building was used as a flower shop previously. It has been county owned for several years and now being offered to the public. Overall, the building is in below average condition and is in need of some sprucing up. The roof is in poor condition and will need replacing. The greenhouse portion of this property is in good shape and doesn't appear to have any broken glass in the structure. Please see photos for interior and exterior conditions.</p> <p>Summer Tax Due: TBA</p>	799 W MICHIGAN AVE SPRINGFIELD	\$9,542.64
9991217	<p>Parcel ID: 10-380-005-00; Legal Description: EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; PART LOT 4 & 5 DESC AS COM AT SW COR LOT 5 TH NE'LY ALG W'LY LINE SD LOT 5 460.85 FT E TO SW COR LOT 20 S 264 FT TO SW COR LOT 16 TH E 127.5 FT TO NW COR LOT 15 TH SE'LY ALG W'LY LINE LOTS 13 TO 15 TO NW COR LOT 3 NW'LY PARA TO C/L MICHIGAN AVE. 166.45 FT TO W'LY LINE LOT 4 SW'LY ALG SD W'LY LINE 32 FT NW'LY PARA TO MICHIGAN AVE. 140 FT SW'LY PARA WITH W'LY LINE LOT 5 100 FT TH NW'LY ALG S'LY LINE LOT 5 40.4 FT TO BEG. Comments: This vacant lot is approximately 1.78 acres of land. It is tucked behind a commercial building. Partially paved driveway runs down and along the property. It looks as though this property was owned/used by the commercial building at one point in time. The driveway leads to a larger paved section and looks like it was used for loading and unloading with the commercial building. This property is only the paved section and wooded lot. The commercial building is not on this property, it only runs parallel to it. Thick vegetation throughout. Some small piles of brush and debris. Good location for a business.</p> <p>Summer Tax Due: TBA</p>	E MICHIGAN AVE./VACANT BATTLE CREEK	\$2,525.77

Additional Disclosures Key

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

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

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

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

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

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

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

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.

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.

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as

to why the project was never completed.

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

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

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