

Public Land Auction

Barry, Calhoun, Kalamazoo, Saint Joseph

August 26th, 2025

Barry (Dnr), Barry, Calhoun, Kalamazoo, and Saint Joseph Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Barry
- Calhoun
- Kalamazoo
- Saint Joseph

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.

Important Information Regarding Rules and Regulations

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

- Barry DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked.** You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

<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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ 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 DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is 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 DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-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 DNR recommends that a person who is interested in acquiring

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Barry

Lot #	Lot Information	Address	Min. Bid
900	Parcel ID: 02-031-426-20; Legal Description: BALTIMORE TOWNSHIP PAR SE 1/4 SEC 31, T2N-R8W, BALTIMORE TWP, N 220 FT NE 1/4 SE 1/4 SD SEC. 6.6 A M/L. Comments: Approximately 6.60 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Approximately 220 feet of road frontage along S Banfield Rd and ~1320 feet deep. No observed structures. This lot is made up of deciduous forest. Wet land indicators. There is a small pond on the property to the North that may run into this lot during the rainy season. Visit was done after a rainy day and there was standing water. Difficult to traverse in areas where there is thick vegetation but most of the forest is low density and easily walkable. There were a couple small trails running through the lot. Terrain is slow rolling hills with some level section. Pile of wire fencing near the roadside. May be from neighboring farm land. This is a beautiful plot of land. Quiet and calming. Nice spot to build if you'd like a country atmosphere. Surround by forest, farmland, and the occasional neighbor. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	BANFIELD RD DOWLING	\$1,900.00
901	Parcel ID: 03-045-007-00; Legal Description: LOT 9 & 10 BARRETT ACRES . Comments: Approximately 0.69 acres. Located in the Delton-Kellogg School District. Residential Land Use Code: 402. Corner lot. Approximately 150 feet of road frontage along Brickyard Rd and ~200 feet of frontage on E Orchard St. No observed structures, however it appears there was a structure previously on the property but has since been removed. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with some trees along the West border. Level ground throughout. There is an old paved driveway along E Orchard St. It looks like someone is dumping there leaves and other vegetation on this lot. Nothing difficult to clean clean up. Nice spot to build. Neighborhood is well maintained. Just East of Downtown Delton. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: TBA	325 E ORCHARD ST DELTON	\$43,500.00
902	Parcel ID: 04-009-475-00; Legal Description: COM E 1/4 POST SEC 9 T4N R8W, TH S0DEG20'34"E 1559.83FT TO POB, TH S0DEG20'34"E 260FT, TH N89DEG05'08"W 1805FT , TH NW'LY ALONG C/L RIVER TO A POINT N89DEG05'08"W 1926.29FT FROM POB, TH S89DEG05'08"E 1926.29FT TO POB. 11.3 ACRES. Comments: Approximately 11.30 acres. Located in the Lakewood Public School District. Residential Land Use Code: 402. Approximately 260 feet of road frontage along Usborne Rd and ~1900 feet deep. The West portion of the property runs along Coldwater River. No observed structures. Open grassy lot. Terrain is mostly level but there are slow rolling hills. Beautiful lot with tons of space. This is a great opportunity to start a fresh build. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Summer Tax Due: TBA	USBORNE FREEPORT	\$2,100.00
903	Parcel ID: 05-028-055-01; Legal Description: PAR 3 COM 200 FT SWLY OF N 1/4 PST SEC 28-3-7 TH SWLY 100 FT TH S PAR 1/4 LI 132 FT TH NELY AL RIV 100 FT TH N 132 FT POB. Comments: Approximately 0.20 acres. Located in the Maple Valley School District. Residential Land Use Code: 402. No observed structures. Approximately 100 feet of road frontage along Thornapple Lake Rd. The property is ~132 feet deep but a large portion of that is underwater. Ground slopes down from the road. Land consists of mixed forest, open space, and woody wetlands. Surrounded by forest and the occasional neighbor. It might be possible to build something small. Great fishing spot! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	THORNAPPLE LAKE RD	\$900.00
904	Parcel ID: 06-435-043-00; Legal Description: LOT 43 MELODY ACRES. Comments: Approximately 0.34 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. No observed structures. Approximately 100 feet of road frontage along S Broadway St and ~150 feet deep. The land consists of mostly woody wetlands. Wet land indicators visible. Land slopes down from the road. Some mature trees. It looks like the adjacent property owner has cleared out a section of there yard and may have gone over some onto this property. This would be a great opportunity for one of the adjacent land owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	S BROADWAY HASTINGS	\$700.00

905	<p>Parcel ID: 07-034-415-00; Legal Description: COM N 1/8 POST OF SE 1/4 SEC 34 T2N R9W, TH S 550FT, TH E 694.54FT TO POB; TH N51DEG59'E 34.6FT, TH S29DEG01'E 24.32FT, TH W 39.1FT TO POB. 0.02 ACRES. Comments: Approximately 0.02 acres. Located in the Delton-Kellogg School District. Residential Land Use Code: 402. No observed structures. Triangular in shape. The land consists of a mixed trees and thick vegetation. Uneven terrain. To small to build. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	BASS POINT DR DELTON	\$400.00
906	<p>Parcel ID: 07-090-026-10; Legal Description: THE PARCEL OF LAND N & E OF LOTS 36 & 37 OF CLOVERDALE, HOPE TWP LYING BETWEEN SD LOTS AND MAIN R/W OF FORMER CK&S RR. LOT. Comments: Approximately 0.39 acres. Located in the Delton-Kellogg School District. Residential Land Use Code: 402. There is a private road called CK&S trail that runs along the North section of the property. Appears to have once been a railroad track. Unknown if this is legal road frontage. We can not guarantee access to the property. Swamp lot. Land slopes down from the road and leads to standing water and swamp. Sits between Long Lake and home. Please do your homework before bidding on this property. Just South of Pong Lake. Utilities are in the area but may not be established on this trail. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 8; 10; 49 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	7596 S M43 HWY DELTON	\$1,300.00
907	<p>Parcel ID: 08-023-016-00; Legal Description: IRVING TWP; COM 66' S OF CEN POST SEC 23-T4N-R9W; TH S 88DEG35'54" E 298'; TH S 01DEG30'26" W 293'; TH N 88DEG35'54" W 298'; TH N 01DEG30'26" E ON N- S 1/4 LI 293' TO POB. 2 AC M/L; SUBJECT TO & INCLUDING EASEMENT FOR INGRESS, EGRESS & UTILITIES DESC AS 66FT IN WIDTH CENTERLINE DESC AS: COM S 1/4 POST SEC 23 T4N R9W, TH N01DEG30'26"E 2285.6FT TO POB; TH S88DEG35'54"E 298FT TO POE. Comments: Approximately 2.00 acres. Located in the Thornapple Kellogg School District. Residential Land Use Code: 401. Approximately 293 feet of road frontage along Buehler Rd and ~298 feet of frontage along Thunder Valler Dr. The building is approximately 1764 square feet. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There were people living in a camper trailer in the back yard. The land consists of grassy open space around the home and deciduous forest. Large dirt/gravel driveway. There is a large amount of debris and personal property all throughout the lot. Unable to determine foundation due to debris stacked up around the base of the home. Beware of dog. Possibly a manufactured home. There is a lot of DIY going on here. The front of the home has an addition with a log wall. This property will likely require repairs and renovations please be prepared. Subject to and including easement for ingress, egress and utilities. Additional Disclosures: 30; 33; 6; 45; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	2448 THUNDER VALLEY DR HASTINGS	\$3,450.00
908	<p>Parcel ID: 10-008-333-00; Legal Description: THE S 100FT OF THE W 100FT OF SW 1/4 SEC 8 T2N R7W. 0.23 ACRES. Comments: Approximately 0.23 acres. Located in the Maple Valley School District. Residential Land Use Code: 402. No observed structures. Corner Lot. Approximately 100 feet of road frontage along Lawrence Rd and ~100 feet along Barryville Rd. Consists of open grassy space and crop land. Ground slopes up from the road but is mostly level. Electric meter and telecoms box located on the South West corner. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 60 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	LAWRENCE RD NASHVILLE	\$750.00
909	<p>Parcel ID: 13-011-006-00; Legal Description: RUTLAND TWP COM AT W 1/4 POST SEC 11-3-9 TH E AL E & W 1/4 LI TO SWLY RR ROW LI TH SELY AL SD ROW LI 900 FT TO POB TH CON'T SELY AL SD ROW LI TO THORNAPPLE RIVER TH FOLLOWING THE COURSE OF THE RIVER WLY TO A PT 200 FT E OF W LI SEC 11 TH N TO A PT 1300 FT S OF E & W 1/4 LI SEC 11 TH NELY ON A STRAIGHT COURSE TO POB. Comments: Approximately 11.17 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Unable to find road access to the property. It's possible there is an easement but we can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. The South portion of the property runs along Thornapple River. The North East section borders some old railroad tracks. The land consists of woody wetlands, deciduous forest, open water, and a mix of vegetation. Utilities are in the area but not be established on the property. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,250.00

910	<p>Parcel ID: 13-034-007-00; Legal Description: RUTLAND TWP NW 1/4 SE 1/4 SEC 34-3-9 LYING ELY OF HWY M-43 EX COM AT NW COR OF NW 1/4 SE 1/4 TH S 89 DEG 54' 46" E 484 FT TH S 01 DEG 17' 42" E 450 FT PARALLEL WITH N & S 1/4 LI OF SEC TH S 45 DEG 20' 22" W 508.11 FT TO CNTRLI HWY M-43 TH NWLY 374.88 FT AL SD CNTRLI & ARC OF CURVE TO RIGHT RADIUS BEING 1432.39 FT & CHORD BEARING N 16 DEG 47' 49" W 373.18 FT TH N 89 DEG 54' 46" W 14.57 FT TH N 01 DEG 17' 42" W 450 FT TO POB.</p> <p>Comments: Approximately 28.96 acres. Located in the Hastings Area School District. Residential Land Use Code: 401. Over 500 feet of road frontage along M-43. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Two buildings with approximately 2057 square feet. Both appear to be in good/fair shape. Smaller one story appears to be manufactured with a skirt. Unable to determine foundation. Shingled roof is older but in fair shape. Vinyl siding could use a power wash but in decent shape. Paved driveway leads to a detached one car garage. The garage is in fair shape. The property looks like its being maintained by current residents. Lots of personal property. There with multiple boats and vehicles parked on the property. There's a ton of potential here. The land consists of deciduous forest, mixed trees, evergreens, developed low intensity, woody wetlands, and developed open space. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 33; 6; 41; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	3663 S M-43 HWY HASTINGS	\$11,850.00
911	<p>Parcel ID: 43-110-003-00; Legal Description: FREEPORT LOT 3 BLK 10 VILLAGE OF FREEPORT. Comments: Approximately 0.19 acres. Located in the Thornapple Kellogg School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Cherry St and ~125 feet deep. The buildings have an approximate combined 2345 square feet. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair/good shape with no major damage seen. Metal roof looks fairly new. Metal siding in good shape with only a few dents. Back yard is a bit overgrown but the front is well maintained. Concrete driveway leads to a detached garage. The land consists of open developed space around the home with a handful of trees. Easily traversable. Sits between two houses. Chicken coop in the back yard. There is a good amount of personal property and debris behind the garage and home. Overall this is a nice property. The exterior of the property look like it only need a some small repairs and cleaning. Unknown what the interior holds. Lot of potential on this one. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	120 CHERRY ST FREEPORT	\$6,550.00
912	<p>Parcel ID: 51-110-088-00; Legal Description: COMM AT NW COR SW 1/4 SEC 15 T4N R7W; THENCE E 9 RDS; S 9 RDS 3 FT; W 9 RDS; N 9 RDS 3 FT TO BEGINNING. Comments: Approximately ~0.52 acres. Located in the Lakewood Public School District. Residential Land Use Code: 401. Approximately ~151.5 feet of road frontage along N Main St and ~148.5 feet deep. The land consists of open grassy space around the home, developed low intensity and mixed trees. Easily traversable property. Surrounded by farmland. Unfortunately the house is in very poor shape and as a result is dangerous. It has been deemed unsafe for human occupancy. Condemned. Concrete driveway leads to a detached one car garage behind the home. The garage is in very poor shape as well. The roof has almost entirely collapsed. The garage door is broken and the foundation is cracking. The roof is in very poor condition and a large tarp has been placed a top it. The front porch has collapsed and the overhang roof is about to go as well. Overgrown vegetation is starting to cover the home. Multiple windows have been boarded. Many are visibly broken. The stone foundation has major cracks and settling. Gas and electric meter have been removed. There is a large amount of garbage and debris on the property. Signs of contamination. Multiple large barrels and 5 gallon buckets piled up on the property. Mold and garbage in the home. Multiple leaks and collapsing ceiling/roof. The floors entering the home were very soft and sagging. This is a dangerous building as it sits. Please contact the local zoning/planning department for more details on the required repairs. This property is going to need major repairs and renovations. Please be prepared. Additional Disclosures: 5; 66; 36; 22; 31; 33 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	384 N MAIN ST WOODLAND	\$9,600.00

913	<p>Parcel ID: 52-001-180-00; Legal Description: PARCEL IN SW 1/4 NE 1/4 SEC 36-3-7 COM 663.5 FT E OF CEN SD SEC TH N 225 FT E 146 FT S 225 FT TH 146 FT TO BEG. ALSO COM 809.5 FT E OF CEN SEC 36-3-7; TH N 225 FT; TH W 146 FT; TH N TO RR ROW; TH NELY AL SD ROW TO PT N OF PT 934.5 FT E OF CEN SD SEC 36; TH S TO E-W 1/4 LI; TH W 125 FT TO POB. Comments: Approximately ~2.81 acres. Located in the Maple Valley School District. Residential Land Use Code: 401. The land consists of grassy open space, deciduous trees, and a mix of light and heavy vegetation. Sits between a commercial business and another home. The North portion of the property runs along the Paul Henry Thornapple Trail and is wooded. The trailer appears to be in pretty poor shape. There were numerous patches on the roof. Fascia and soffit rot was pretty bad. Sitting on block and dirt. There is an addition on the front of the trailer that is bare osb. Electric and gas meter have been removed. The back yard is over grown with multiple fallen large trees. There is a small shed behind the home full of personal property and debris. Large detached storage building next to the home is in good shape. Metal siding and roofing looks good. Two garage doors on the front. One is an extra large door for tall vehicles. Dented near the bottom. Concrete slab foundation on the garage looks great from what was visible. The breaker box in the garage is 200 amp but there is some shotty wiring that looks dangerous. Electric and gas meter removed from garage. Full of personal property and other debris. There is a fenced in area for animals on the side of the garage with a lot of garbage. Another small shed to the East. There is also a very old stone slab next to an old concrete building foundation. This foundation looks good but it is very old. There are mature trees growing from the basement. This is a nice property that only needs some TLC. Remove the trailer and clean up all the debris and you'll have a nice spot for a new build. If building a new structure is your plan please make sure to do your homework with the local building authority to verify that it is suitable for your intended plan. Additional Disclosures: 17; 50; 21; 33 (see key for full text) Summer Tax Due: TBA</p>	825 SHERMAN ST NASHVILLE	\$7,050.00
914	<p>Parcel ID: 52-001-215-00; Legal Description: COM CENTER SEC 36 T3N R7W, TH E 1328.9FT FOR POB; TH W 81.5FT, TH S 300FT, TH E 81.5FT, TH N 300FT TO POB. 0.56 ACRES +/- DESCRIPTION FOR TAX PURPOSES ONLY: COM E 1/4 POST SEC 36 T3N R7W, TH W 1435.87FT TO POB; TH S 300FT, TH E TO E 1/8 LINE SE 1/4 SEC 36, TH N 300FT, TH W'LY TO POB. (DEEDED AS: COM 1328.9FT E OF CENTER SEC 36-T3N-R7W; TH S 300FT, TH W 81.5FT, TH N 300FT, TH E 81.5FT TO POB.) 0.56 ACRES +/- Comments: Approximately 0.56 acres. Located in the Maple Valley School District. Residential Land Use Code: 401. Approximately 81.5 feet of road frontage along Sherman St and ~300 feet deep. The land consists of grassy open space around the home, mixed trees, light vegetation and woody wetlands to the South. The property sits on a flood plain. Wet land indicators all over the property. Feet sank into the ground while walking the property. Got worse as you travel farther South. Unfortunately the house is in very poor shape. The foundation is sinking on the North West corner which has caused the roof to fail allowing water to enter the home. Mold growing inside. The floors were very soft and did not feel safe to walk on. The home is unsanitary and there is debris throughout. Block foundation is cracking and sinking. Metal siding is dirty and is falling off near to troubled corner of the house. Gravel driveway leads to a chain link fenced in back yard. The fence is damaged near the driveway. The old sheds are on wood posts and are both in poor shape. Unfortunately this house is most likely a lost cause and should be removed. The property is pretty but there will most likely be issues with the water table. The property will require a great amount of repairs and renovations. Please be prepared. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 66; 5; 22; 41; 26 (see key for full text) Summer Tax Due: TBA</p>	852 SHERMAN ST NASHVILLE	\$6,500.00
915	<p>Parcel ID: 52-140-018-00; Legal Description: LOT 18 & E 9FT LOT 19 HARDENDORF ADDITION TO THE VILLAGE OF NASHVILLE. 0.183 ACRES. Comments: Approximately 0.183 acres. Located in the Maple Valley School District. Residential Land Use Code: 401. 59 feet of road frontage along Washington St and 130 feet deep. There is a grass alley that runs along the North border of the property. The land consists of grassy open space, a few trees and light vegetation. Easily traversable. Sits between two houses. Plat map provided in photos. Unfortunately the mobile homes are in very poor shape and are more than likely a total loss. The roofs on both mobile has collapsed. Each are full of mold and there are multiple cats living on the premise. Very strong animal odor coming from the interior. Electric and gas meters have been removed. There are concrete slabs under both mobile that appear to be in good shape. Once removed the lot would be in good shape for a new build. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 17; 62; 22; 63; 5 (see key for full text) Summer Tax Due: TBA</p>	WASHINGTON ST NASHVILLE	\$5,900.00

916	<p>Parcel ID: 52-170-606-00; Legal Description: LOT 6 BLK 6 A W PHILLIPS ADD EXC COM SE COR SD LOT 6 TH W 68 FT TH N TO PT 30 FT S OF N LI SD LOT TH E 17 FT TH N 30 FT TO N LI SD LOT TH E TO NE COR TH S TO POB. Comments: Approximately 0.19 acres. Located in the Maple Valley School District. Commercial Land Use Code: 201. Corner lot. Approximately 70 feet of road frontage along E Casgrove St and ~112 feet of frontage along S Main St. Plat map provided in photos. The building is in decent shape from the exterior inspection but the interior is in poor shape. Mix of block and poured foundation is in good shape. Shingle and flat roof looks good. Gutters looked fair. Paved parking lot runs along the front of the building providing ample parking. The interior of the building is in poor shape. There is a section of the building that appears to have been a walk in refrigerator. It is very wet and there is mold growing on the walls. Evidence of harvesting. Electric box has been removed from the building and is in disrepair. The bathroom has been gutted. Drop ceiling covering up old ceiling is failing and missing most of the tiles. Appears to have been used as a grow site at some point in time. There is a great deal of personal property and other debris in the building. Difficult to inspect and walk due to the amount of debris. This building will require repairs and renovations but there is a lot of potential here. After gutting and a good cleaning this would be a good start to a new commercial business. Additional Disclosures: 48; 21; 32; 50 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	637 S MAIN ST NASHVILLE	\$6,650.00
917	<p>Parcel ID: 55-201-081-00; Legal Description: COM 22FT E OF SW COR LOT 482 ORIG PLAN OF THE VILLAGE (NOW CITY) OF HASTINGS FOR POB; TH E 22FT, TH N 100FT, TH W 22FT, TH S 100FT TO POB, EX PORTION N OF A LINE DRAWN FROM PT 88FT N OF SE COR MIDDLE 22FT LOT 482 TO A PT 120FT N OF SE COR LOT 483. Comments: Approximately 0.05 acres. Located in the Hastings Area School District. Commercial Land Use Code: 201. Approximately 22 feet of road frontage along E State St. There is an alley to the North. It appears there was a restaurant located on this property but sadly it was lost in a fire. Due to this the SEV may not accurately represent the current value of the property. Nice spot to rebuild a new business. High traffic area. Sits in between two businesses. All that remains of the building are some charred bricks along the adjacent buildings foundation. Open grassy area. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	133 E STATE ST HASTINGS	\$3,300.00

Barry DNR

Lot #	Lot Information	Address	Min. Bid
10047	<p>Parcel ID: 07-004-443-00; Legal Description: Commencing NW corner of S1/2 SE1/4 SE1/4 th S 8 rods to center of highway for beg th N 8 rods th E 10.5 rods to center of hwy th SW'ly along hwy to beg Comments: The subject property is a triangular shaped vacant 0.26-acre parcel that is adjacent to 2 private landowners. The parcel is located on Peake Road east of the Wilkins Road intersection about 8 miles southwest of Hastings MI. The property is composed of well drained loamy sand soils with 0 to 40% slopes. The parcel is zoned within the AR Agricultural/Residential District which requires 1 acre with 50 foot of road frontage and a minimum lot width of 200 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Hope Township if interested in building on the property. The property is located on the north side of Peake Road (at the curve) east of the Wilkins Road intersection about 8 miles southwest of Hastings MI. Additional Disclosures: 42; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,150.00
10048	<p>Parcel ID: 07-015-013-00; Legal Description: Part of the SE 1/4 of NW 1/4 beginning at a point at NE corner of said SE 1/4 of NW 1/4 which is 1314.67 feet South of the North 1/4 corner of Section 15 thence N89D40â€™ W 523.18 feet along a fence line on North line of said SE 1/4 of NW 1/4 to an iron marker thence S33D30â€™ W 170.42 feet thence N79D30â€™ 30â€™W 165.50 feet thence S19D45â€™ 30â€™E 204.5 feet thence N86D45â€™ E 215.4 feet thence N49D24â€™ E 201.2 feet thence N47D41â€™ E 393.16 feet thence N88D21â€™ E 120.7 feet to North-South 1/4 line of Section 15 thence North along said 1/4 line 150 feet to POB containing 6.7 acres more or less ALSO Part of the NE 1/4 of NW 1/4 beginning at a point at SE corner of said NE 1/4 of NW 1/4 which is 1314.67 feet South of the North 1/4 corner of Section 15 thence N89D40â€™ W 523.18 feet along a fence line on South line of said NE 1/4 of NW 1/4 to an iron marker thence N28D15â€™ W 172.9 feet thence N35D51â€™ E 336.95 feet to Point A thence N54D09â€™ W about 150 feet to shore of Long Lake being Course B thence Northeasterly along lake 20 feet more or less thence S54D09â€™ E along a course 20 feet distant from and parallel to Course B a distance of 150 feet more or less to a point which is N35D51â€™ E 20 feet from Point A thence North 35D51â€™ E 80 feet thence S58D09â€™ E 302.32 feet thence N90D00â€™ E 94.3 feet to North-South 1/4 line of Section 15 thence South along said 1/4 line 350 feet to POB containing 5.3 acres more or less. Comments: The subject property is an irregular shaped vacant 12-acre parcel that is adjacent to 2 private landowners. The parcel is located on M43 and S Shore Drive south of their intersection about 9 miles southwest of Hastings MI. The road frontage on M43 has a guardrail lining the side of the road potentially preventing the installation of a driveway. The property also has approximately 20 feet of frontage on Long Lake. Most of the property is composed of poorly drained & ponded muck soils with 0 to 1% slopes and well drained sandy loam soils with 6 to 12% slopes near M43. The parcel is zoned within the AR Agricultural/Residential District which requires 1 acre with 50 foot of road frontage and a minimum lot width of 200 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as standalone parcel based on the local zoning ordinance but would likely require fill to be brought in and the M43 guardrail cut. Connecting to municipal utilities may also be costly. Interested buyers should contact Hope Township if interested in building on the property and the Barry County Road Commission for questions about the guardrail. Additional Disclosures: 42; 75; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$63,000.00

Saint Joseph

Lot #	Lot Information	Address	Min. Bid
6200	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 003 130 060 00; Legal Description: LOT 67 WINDING RIVERS ACRES. SEC 28 T7S R12W. Comments: 2 platted lots, Approximately 0.43 acres. Located in the Constantine Public School District. Residential Land Use Code: 401. No observed structures. This is a cool little property. It is located on a platted subdivision road that stops once you get onto the property. It is still accessible but the dirt road turns to grass and eventually woods. There is 75 feet of legal road frontage on Winding River Rd in the Winding Rivers Acres Subdivision. Plat map is provided in the photos. There is an old slab foundation possibly for a previous mobile in the middle of the lot. There is also a smaller concrete slab closer to the woods. Multiple vehicles were parked on the property during last visit. Most likely from neighboring property owners. Some other small personal property throughout the lot. Land consists of developed open space and woody wetlands. There is a small creek that runs through the North West section of the property. This is a very beautiful spot of land with virtually no traffic. Could be a great spot for a small family home. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area. Additional Disclosures: 8; 41; 21 (see key for full text)</p> <p>(2 of 2) Parcel ID: 003 130 061 00; Legal Description: LOT 68 WINDING RIVERS ACRES. SEC 28 T7S R12W. Summer Tax Due: TBA</p>	66991 WINDING RIVER RD CONSTANTINE;	\$3,880.82
6203	<p>Parcel ID: 007 888 005 00; Legal Description: LOTS 37 & 44 VIL OF FLOWERFIELD. SEC 1 T5S R12W. Comments: Approximately 0.28 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Approximately 120 feet of road frontage along North St and ~100 feet deep. The land consists of open grassy/dirt space with a handful of trees. This property appeared occupied on last visit. Please use caution if visiting in person. Dogs were inside the home. Unfortunately this property has been deemed unsafe for human habitation. In its current state it is dangerous and will need major work before its back in good living condition. Please be prepared. The property has a great deal of debris and garbage in many areas. Burn piles and trash. The interior of the home is in very poor shape. Animal damaged. Unsanitary and overflowing with garbage and debris. Multiple code violations. Dangerous wiring and wood stove sitting in middle of room. There are multiple sections of the ceiling were it is falling in. Visible holes to the exterior. Roof failing on the rear portion of home. Floor to the basement was unsafe. Chimney looks DIY and unsafe. The house is in a very poor state and need major repairs and renovations. Additional Disclosures: 63; 13; 5; 66; 47; 31 (see key for full text) Summer Tax Due: TBA</p>	15453 NORTH ST THREE RIVERS	\$10,810.79
6204	<p>Parcel ID: 009 029 020 00; Legal Description: COM AT SE COR SEC 29 T6S R11W TH W 1323.79 FT TH N 1.85 FT TO C/L HOSHEL RD TH N 44 DEG 34' W 469 FT TO POB TH N 44 DEG TH S 44 DEG 34' E 205 FT TH N 45 DEG 25' E 165.46 FT TO POB. Comments: Approximately 0.78 acres. Located in the Centreville Public School District. Residential Land Use Code: 401. Approximately 205 feet of road frontage along Hoshel Rd and ~165 feet deep. Building is approximately 2520 square feet. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists of grassy open space around the home with a few mature trees and bushes. Easily traversable. Sits between two houses with farmland across the street. The house appears to be in overall good shape. The property is being maintained. Shingled roof looks good for its age. Vinyl siding in fair shape no major damage seen. Foundation looks very solid. Wide paved driveway leads to an attached two car garage. No glaring issues stood out during visit. This property has a lot of potential. Additional Disclosures: 33; 6; 45; 21 (see key for full text) Summer Tax Due: TBA</p>	17669 HOSHEL RD THREE RIVERS	\$5,564.88
6205	<p>Parcel ID: 009 045 059 00; Legal Description: LOT 57 ASH SUB #5 SEC 16 T6S R11W. Comments: Approximately 0.27 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. No observed structures. There was a large camper trailer and vehicle parked on the property during last visit. Personal property present. Approximately 64 feet of road frontage along Ash Rd and ~185 feet deep. The back of the property borders farm land. The land consists of open grassy space with a few trees along the perimeter. Ground slopes up from the road. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	58613 ASH RD THREE RIVERS	\$1,762.02

6206	<p>Parcel ID: 009 250 022 00; Legal Description: COM 550 FT S & 316.5 FT W OF NE COR SEC. 20 T6S R11W TH W 100 FT TH S TO MICH. CENTRAL RR TH ELY ALG R/W TO PT S OF POB TH N TO POB EXC NLY 250 FT. PART OF TRACT 64 ST JOE ACRES NO. 2. Comments: Approximately 1.47 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. Roughly ~100 feet by ~410 feet. Land appear to be made up of mostly open developed space with a handful of mixed trees. The south portion of the property runs along some rail tracks. Please note that road access to this property has not been confirmed. While it appears to have no legal access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you are considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA</p>	17933 NELSON RD THREE RIVERS	\$1,118.36
6207	<p>Parcel ID: 009 330 039 00; Legal Description: LOT 36. SUPERVISORS PLAT NO 2. SEC 16 T6S R11W. Comments: Approximately 0.53 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. Approximately 133.5 feet of road frontage along 6th Ave and ~172 feet deep. Plat map provided in photos for reference. Just North of St Joseph River. No observed structures. The land consists of open grassy space, wetlands and some trees scattered along the perimeter to the South. The terrain was very wet during last visit. The front portion of the property near the road has many wet land plants. The rear of the property to the South is walkable but the lot appears to be on a flood plain. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. It appears this property is being used to access the property directly to the south. Unsure if there is an easement recorded, but it is likely. Please do your own research regarding any easements. Additional Disclosures: 30; 41 (see key for full text) Summer Tax Due: TBA</p>		\$1,344.79
6208	<p>Parcel ID: 011 006 032 00; Legal Description: COM INT OF E LN UNION ST & S LN CECILIA ST SEC 6 T8S R12W TH S 84D 24M 30S E 593.7 FT TO POB TH S 84D 24M 30S E 100 FT TH S 150 FT TH N 84D 24M 30S W 100 FT TH N 150 FT TO POB. Comments: Approximately 0.38 acres. Located in the White Pigeon Community School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along Cecilia St and extends roughly ~150 feet back. The land consists of grassy open space that is currently very overgrown and unkempt. Mix of mature tree and young trees with light vegetation. Sits between two vacant lots. Unfortunately this house has been abandoned for some time and has not been well maintained. Appears the house has had some "squatter" activity but no major vandalism. Due to the neglect the house is in poor condition. The biggest issue is the foundation settling and moving. It will require major repairs before the anything else is fixed. Some of the floors felt soft but nothing crazy. The shingled roof is covered in moss and debris build up but I did not see any leaks inside the interior of the home. The property is overgrown and unkempt. Grass driveway leads to a detached garage behind the home. The garage is in poor condition as well. The roof has multiple large holes. Dirt foundation. This house will need a lot of work before its back in good living condition. Please be prepared. Additional Disclosures: 5; 48; 34 (see key for full text) Summer Tax Due: TBA</p>	10379 CECILIA ST WHITE PIGEON	\$5,840.06
6209	<p>Parcel ID: 012 110 140 00; Legal Description: LOT 140 RIVERWOOD NO. 1 SUB-DIV. SEC 5 T6S R10W. Additional Disclosures: 39; 31; 17; 63 (see key for full text) Summer Tax Due: TBA</p>	23452 RIVER RUN RD MENDON	\$9,459.71
6210	<p>Parcel ID: 013 009 010 10; Legal Description: E 20 A OF N 1/2 SE 1/4 SEC 9 T5S R11W. 20 A. Comments: Approximately 20 acres. Located in the Vicksburg Community School District. Agricultural Land Use Code: 102. No observed structures. Approximately 660 feet of road frontage along Cotherman Lake Rd and roughly ~1320 feet of frontage on Hutchinson Rd. Large amount of crop lands and developed low intensity land. Some mixed trees run along the North, East, and South perimeter. Surrounded by farmland, forests, and the occasional neighbor. This is a great opportunity to pick up some land that provides as well as offer a peaceful, secluded setting. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 60 (see key for full text) Summer Tax Due: TBA</p>	HUTCHINSON RD	\$2,480.81

6211	<p>Parcel ID: 014 029 006 10; Legal Description: W 150 FT OF E 315 FT OF N 264 FT OF E 1/2 E 1/2 NW 1/4 SEC 29 T7S R10W. 0.91 A. Comments: Approximately 0.91 acres. Located in the Centreville Public School District. Residential Land Use Code: 401. Approximately 150 feet of road frontage along Mintdale Rd and extends roughly ~263 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. An Affidavit of Affixture for a manufactured home is on file that legally declares a manufactured home to be permanently attached to land, thus classifying it as real property instead of personal property. The land consists of grassy open space and a few mixed trees. Unfortunately the home has not been well maintained and as a result is in very poor condition. There is a large amount of debris and garage in and around the home. The house has evidence of harvesting. Multiple broken windows. Doors have been removed. The interior of the home has been gutted. Garbage and debris all throughout the house and exterior. Contamination indicators. Well has had the pump removed in the garage. Submersed well located in back yard. The detached two car garage is in very poor shape. There are massive holes in the roof. Leaning to the West. Holes in the walls. This property will need a great deal of work to get it back into good living condition. Additional Disclosures: 21; 22; 13; 66; 48 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	23451 MINTDALE RD STURGIS	\$1,893.18
6212	<p>Parcel ID: 040 110 004 00; Legal Description: LOT 4 HIGHLAND MANOR VIL OF BURR OAK. Comments: Approximately 0.32 acres. Located in the Burr Oak Community School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Paul St and extends roughly ~140 feet deep. No observed structures. The land consists of open grassy space, wetlands and some trees scattered along the perimeter to the South. The terrain was very wet during last visit. The front portion of the property near the road has many wet land plants. The rear of the property to the South is walkable but the lot appears to be on a flood plain. Ground is level throughout. Just West of Prairie River. Burr Oak village baseball field located just South. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$860.28

6214	<p>Parcel ID: 043 777 018 20; Legal Description: COM S 1/4 COR SEC 24 T7S R12W VIL OF CONSTANTINE TH N 00D 24M 17S E (REC N 00D 14M 41S W) 809.74 FT TO N R/W LN CENTREVILLE ST TH S 78D 25M 32S W (REC S 77D 48M 55S W) ALG SD LN 256.89 FT (REC 257.03 FT) TH S 84D 30M 29S W (REC S 83D 53M 07S W) ALG SD LN 100.18 FT (REC 100.23 FT) TH S 89D 50M 29S W (REC S 89D 13M 35S W) ALG SD LN 110.54 FT (REC 110.5 FT) TH N 81D 56M 10S W (REC N 82D 33M 26S W) ALG SD LN 195.81 FT (REC 195.78 FT) TH N 21D 36M 07S E (REC N 21D E) 167 FT TO POB TH N 68D 24M 32S W (REC 69D W) 400 FT TH N 21D 36M 07S E 400.46 FT TO S LN RR R/W TH SELY ALG 997.93 FT RAD CRV R ARC DIST 258.75 FT (CHD BRG S 81D 23M 56S E 258.02 FT) TH S 73D 50M 48S E (REC S 74D 29M 46S E) ALG SD LN 149.26 FT TH S 21D 36M 07S W 472.6 FT TO POB. WITH EASE DESC L-1940 P-644. 4.1 A. Comments: Approximately 4.10 acres. Located in the Constantine Public School District. Industrial Land Use Code: 302. Please note that road access to this property has not been confirmed. An easement is referenced in the legal description and is provided in the photos and below for reference. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. Rail road tracks run along the North border of the property. Land appears to consist of deciduous forest, woody wetlands and open developed space. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. -----Described Easement-----> THIS PARCEL CONTAINS 4.100 ACRES, MORE OR LESS. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO CENTREVILLE STREET DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 24 AND RUNNING THENCE N00°24'1'7"E (RECORDED AS N00° 1441"W), ALONG THE NORTH-SOUTH 1/4 LINE AS MONUMENTED, 809.74 FEET TO A CAPPED REBAR FOUND ON THE NORTH RIGHT OF WAY LINE OF CENTREVILLE STREET; THENCE S78°25'32"W (RECORDED AS 577°48'55"W), ALONG SAID LINE, 256.89 FEET (RECORDED AS 257.03 FEET); THENCE S84° 30'29"W (RECORDED AS S83°53'07"W), ALONG SAID LINE, 100.18 FEET (RECORDED AS 100.23 FEET); THENCE S89°50'29"W (RECORDED AS S89°13'35"W), ALONG SAID LINE, 110.54 FEET (RECORDED AS 110.50 FEET); THENCE N81°56'10"W (RECORDED AS N82°33'26"W), ALONG SAID LINE, 19581 FEET (RECORDED AS 195.78 FEET) TO A CAPPED REBAR SET; THENCE N68°22'58"W (RECORDED AS N69° W), ALONG SAID LINE, 400.00 FEET TO A CAPPED REBAR FOUND AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY OF THE EASEMENT RUNS THENCE N68°03'02"W (RECORDED AS N69°W), ALONG SAID LINE, 24.35 FEET TO A CAPPED REBAR FOUND; THENCE N00°38'13"E (RECORDED AS N00°00'22"E) 24.17 FEET; THENCE N21°36'07"E 53153 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE RAILROAD SIDE TRACK; THENCE EASTERLY, ALONG SAID LINE, ALONG A 997.93 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 35.46 FEET (CHORD = 589°50'39"E 35.45 FEET) TO A CAPPED REBAR SET; THENCE S21°36'07"W 567.21 FEET TO THE POINT OF BEGINNING. Additional Disclosures: 41; 30 (see key for full text) Summer Tax Due: TBA</p>		\$4,194.48
6215	<p>Parcel ID: 045 200 026 00; Legal Description: COM NW COR LOT 26 ORIG PLAT VIL OF WHITE PIGEON TH S 04D 20M E 107.29 FT TH E 61.24 FT TH S 6.90 FT TH S 85D 40M W TO E LN OF ALLEY TH N 04D 20M W 11.23 FT TO POB. Comments: Approximately 0.01 acres. Located in the White Pigeon Community School District. Commercial Land Use Code: 202. No observed structures. Approximately 11 feet of road frontage along N Washington St. Small paved section of parking lot. Would be a good purchase for one of the adjacent property owners looking for more parking. Most likely to small to build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA</p>		\$405.98
6216	<p>Parcel ID: 051 245 039 01; Legal Description: COM SE COR S MAIN & MECHANIC ST TH S 28D 30M E 308.20 FT TO POB TH N 88D 30M E 112.50 FT TH S 88D E 74.10 FT TH S 72D E 70 FT TH S 97 FT TH S 37D 36M W 185.77 FT TO ELY LN S MAIN ST TH NWLY ALG ST TO POB. CITY OF THREE RIVERS. VIL OF LOCKPORT. Comments: Approximately 0.886 acres. Located in the Three Rivers Community School District. Commercial Land Use Code: 202. No observed structures. Has road frontage on both 6th Street and S Main Street. The land consists of a large dirt parking area with open grassy space and a mix of trees to the North. Being used for parking by patrons of the Shell across the street. Ground is level throughout. This is a great opportunity for an adjacent land owner looking to increase their property size or an ideal setting for a new commercial building. High traffic area. PLEASE NOTE - This is the site of a former gas station and an underground tank is still on site according to the EGLE Underground Storage Tank Database linked below. Please do your own research to determine any remediation that may be required. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23; 12 (see key for full text) Summer Tax Due: TBA</p>	418 S MAIN ST THREE RIVERS	\$2,253.36

6217	<p>Parcel ID: 051 245 051 00; Legal Description: LOT 1 & N 13 FT OF LOT 2 BLK 11. VIL OF LOCKPORT CITY OF 3 RIVERS. Comments: Approximately 0.11 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. No observed structures. Approximately 100 feet of road frontage along Canal St and roughly ~70 feet along 8th Street. Parcel is being used by the adjacent property to the South. Dirt driveway runs from Canal street to adjacent property. Personal property on the premise. Open grassy lot with a couple trees. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$734.21
6218	<p>Parcel ID: 051 245 139 00; Legal Description: LOT 5 BLK 44 VIL OF LOCKPORT CITY OF 3 RIVERS. Comments: Approximately 0.19 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. Corner lot. Approximately 60 feet of road frontage along 5th St and roughly ~140 feet along State St. There is a dirt alley that runs along the West border. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. Concrete driveway on State street leads to the middle of the property. There is a concrete slab foundation on the West portion of the lot. The land is developed low intensity. Grassy with level terrain. This is an ideal setting for rebuilding or starting fresh. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	819 FIFTH ST THREE RIVERS	\$3,607.50
6219	<p>Parcel ID: 051 335 049 00; Legal Description: LOT 54 KINGS RESUBDIV & ADD. CITY OF THREE RIVERS. Comments: Approximately 0.14 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Spring St and extends roughly ~125 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Sits in between two houses. Gravel driveway leads to a privacy fenced in back yard. The backyard has a good amount of personal property and other debris. Block foundation on the home looks solid from what was visible. Shingle roof is older. There were tarps on the front addition of the home covering the windows and the roof. Vinyl siding was bulging on one the corner of the home nearest the front addition. Possible water damage from the rotting soffit and fascia. Wood frames/jams are showing signs of wood rot. The house looks to be in fair/good shape but there are some troubled areas that will need require repairs and renovations. Please be prepared. Additional Disclosures: 6; 33; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	509 SPRING ST THREE RIVERS	\$6,598.36
6221	<p>Parcel ID: 052 290 155 00; Legal Description: LOT 157. HAGERMAN & FREELAND ADD. CITY OF STURGIS. Comments: Approximately 0.14 acres. Located in the Sturgis Public School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Center Ave and extends roughly ~125 feet deep. There is a grass/dirt alley that runs along the East border. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Unfortunately the house has been condemned and is unfit for human habitation. Please contact the local government planning/zoning department for further details on required repairs. Concrete driveway leads to an old concrete pad foundation. It appears there was a recent fire that destroyed a garage/structure. The garage has since been removed. There is a mature tree that was next to the garage and is badly fire damaged. The house most likely has suffered from the fire as well. Some of the siding is melted and removed. There is a great deal of garbage and other debris behind the home. There is a tarp covering a large section of the roof. One side of the home is bulging and appears to be settling. The house looks uneven here and will require some major repairs. This property will require a great deal of work. Please be prepared. Additional Disclosures: 33; 21; 6; 11; 5; 31 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	427 CENTER AVE STURGIS	\$6,065.21

6222	<p>Parcel ID: 052 330 053 00; Legal Description: LOTS 19 & 20 BLK 3 JACOBS ADD. CITY OF STURGIS. Comments: Approximately 0.41 acres. Located in the Sturgis Public School District. Commercial Land Use Code: 201. Approximately 132 feet of road frontage along N Park St and roughly ~137 feet along Neuman St. Old brick elementary school across the street from new children's park. This is a cool building that has a ton of potential. The building appears to be in pretty good condition. Brick exterior is in good shape with no major damage visible. It looks like the previous owners were in the process of renovating the building into a possible restaurant. There are booths for dining piled up in one of the rooms. The work that's been done so far looks good. Mostly just gutting and cleaning. Old wood floors. Tall brick walls. New framing. Their is a large old boiler in the basement. New copper water supply looks to be about 1.5-2" that would provide great pressure. Newer electric breaker box in the basement with and additional breaker box on the main floor. The bathrooms have been gutted. The main sewer line has been capped in the basement. Someone was planning to do a lot of work to this building. Its a shame they didn't see it to the end. Paved parking lot wraps around most of the building with entrances from both streets. There is a grassy section with a few trees in the the South East corner. Front doors have been boarded. Windows along the West and East walls. A few trees in the South East corner. This would be a great project building for someone with the expertise. Additional Disclosures: 50; 21 (see key for full text) Summer Tax Due: TBA</p>	601 NEUMAN AVE STURGIS	\$5,404.12
6224	<p>Parcel ID: 052 470 001 00; Legal Description: LOTS 1-2-3-4-5-6-7-8-9-10-11-12-13-15-17-42-43-44-45-46-47-&48 MAPLEWOOD ADD. A SUBDIV OF BLK 1 WAIT & MILLER ADD CITY OF STURGIS. Comments: Approximately 3.35 acres. Located in the Sturgis Public School District. Industrial Land Use Code: 301. Approximately 120 feet of road frontage along E Hatch Street and roughly ~575 feet along Center Street. Nearly the entire property has been paved but there are many cracks and it has not been maintained. Trees are growing up through the pavement. The North section of the property runs along a set of train tracks. A brick privacy wall runs around most of the perimeter with a chain link reinforced gate. Electric is active and there are multiple security cameras. There was personal property still inside the buildings. Consider the building occupied or at least still in active use. The buildings are in decent shape for their age but there are multiple large dents around the lower parts of the building. Possible from collisions with vehicles. Multiple concrete structures for unloading semi trailers. This building will most likely require repairs and renovations but there is a ton of potential here. Great location near downtown Sturgis. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. LOT#6227 is located just across the street. Please note - Per the EGLE Environmental Viewer linked below, this property is a Part 201 environmental contamination site based on prior metal recycling activities on-site. Remediation may be necessary before site can be reused. Please do your research with this one. Additional Disclosures: 21; 6; 13 (see key for full text) Summer Tax Due: TBA</p>	331 CENTER CT STURGIS	\$9,783.38
6225	<p>Parcel ID: 052 530 083 00; Legal Description: LOT 1 BLK 12. PRAIRIE HEIGHTS ADD. CITY OF STURGIS. Comments: Approximately 0.20 acres. Located in the Sturgis Public School District. Residential Land Use Code: 402. Corner lot. Approximately 66 feet of road frontage along Norwood Ave and roughly ~132 feet of frontage along S Park St. No observed structures. The land consists of open grassy space with a few mature trees along the road. Ground is level throughout. There is a driveway entrance along Park St that leads to an old slab foundation. Most likely to a garage that has long since been removed. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Lot# 6226 is adjacent to the South West. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	500 NORWOOD AVE STURGIS	\$1,973.54
6226	<p>Parcel ID: 052 530 090 00; Legal Description: LOT 7 BLK 12. PRAIRIE HEIGHTS ADD. CITY OF STURGIS. Comments: Approximately 0.20 acres. Located in the Sturgis Public School District. Residential Land Use Code: 402. Approximately 66 feet of road frontage along Albert Ave and extends roughly ~132 feet of deep. No observed structures. The land consists of open grassy space with a few mature trees a partial dirt driveway entrance. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size or could be a nice spot for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Lot# 6225 is adjacent to the North East Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	503 ALBERT AVE STURGIS	\$1,978.85

6227	<p>Parcel ID: 052 650 009 00; Legal Description: 66 FT FRONT ON E HATCH ST BY 132 FT DEEP OUT OF SE COR OF W 344 FT 8 IN OF BLK 1. WAIT & MILLER ADD. CITY OF STURGIS.</p> <p>Comments: Approximately 0.20 acres. Located in the Sturgis Public School District. Residential Land Use Code: 402. Corner Lot. Approximately 66 feet of road frontage along E Hatch St and roughly ~132 feet of frontage on Center Ct. No observed structures. The land consists of dirt/gravel parking area. There is a driveway entrance on E Hatch St. This is a great opportunity for an adjacent land owner looking for some extra parking. A large tree has fallen over in the North West corner. Could be an ideal spot for a new building. . If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Across the street from LOT# 6224. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	600 E HATCH ST STURGIS	\$1,460.87
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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.

10: 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.

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

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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

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.

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 bidding.

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

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

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

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

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

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

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

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

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**.

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

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 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.

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

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

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

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

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.