

Public Land Auction

Barry, Kalamazoo, Saint Joseph

August 1st, 2023

Barry, 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).*

2023 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

Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Berrien, Cass, Van Buren
8/1/2023	8/2/2023	8/3/2023
Clare, Lake*, Osceola	Isabella, Gratiot, Mecosta, Montcalm*	Clinton, Livingston, Shiawassee
8/4/2023	8/10/2023	8/11/2023
Eastern Upper Peninsula <small>(Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)</small>	Western Upper Peninsula <small>(Baraga, Dickinson*, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee, Ontonagon)</small>	Antrim, Charlevoix, Otsego
8/15/2023	8/16/2023	8/17/2023
Crawford, Kalkaska, Missaukee, Roscommon	Alcona, Alpena, Montmorency, Oscoda*	Cheboygan, Emmet, Presque Isle*
8/18/2023	8/22/2023	8/23/2023
Mason, Muskegon, Oceana	Benzie, Manistee, Wexford, Grand Traverse, Leelanau	Allegan*, Ionia, Kent*, Ottawa
8/24/2023	8/25/2023	8/29/2023
Monroe	Oakland	Hillsdale, Jackson
8/30/2023	8/31/2023	9/5/2023
Bay, Gladwin, Tuscola, Midland (DNR Only)	Arenac, Iosco*, Ogemaw	Lapeer, Saint Clair, Sanilac
9/6/2023	9/7/2023	9/8/2023
Saginaw	Genesee	Minimum Bid Re-Offer Auction
9/12/2023	9/13/2023	9/29/2023

No Reserve Auction

10/30/2023

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

Barry

Lot #	Lot Information	Address	Min. Bid	Sold For
900	Parcel ID: 06-026-005-00; Legal Description: COM S 1/4 POST SEC 26 T3N R8W, TH W 1554.5FT, TH N TO N PAVEMENT LINE M-79 HWY, TH N 290FT TO POB; TH W 175FT, TH N TO S ROW LINE FORMER GVRR, TH E ON S ROW LINE 175FT , TH S TO POB. (06WT) Comments: This vacant lot is 0.48 acres and fronts 120 ft. on Dusty Lane and runs 175 ft. deep. Summer Tax Due: \$79.63	DUSTY HASTINGS;	\$1300.00	
901	Parcel ID: 07-004-413-00; Legal Description: THE S 330FT OF NE 1/4 SE 1/4 SEC 4 T2N R9W LYING WITHIN AN ISLAND IN PERCH LAKE. 2.492 ACRES (10T) Comments: This 2.49 acre vacant lot is part of an island on Perch Lake. We were unable to visit this parcel as it appears to be only accessible from the water. The land here is likely to be partly or all wetland and is probably not suitable for any type of structure. Wetland Indicators; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$61.81	ANDERS RD HASTINGS;	\$1250.00	
902	Parcel ID: 07-020-318-00; Legal Description: A PARCEL OF LAND 24.75FT E-W BY 115.5FT N-S IN THE SE CORNER OF THE N 1/2 NE 1/4 SW 1/4 SEC 20 T2N R9W. 0.066 ACRES (10T) Comments: Small waterfront vacant lot on cloverdale lake 0.06 Acres. This lot is on a sharp curve of Gurnsey Lake Rd. This lot is only 30 ft. wide and would probably not support any type of construction. Please check with local building officials prior to bidding if that is what you are interested in. Unbuildable Lands / Too Small; Summer Tax Due: \$63.39	GUERNSEY LAKE RD DELTON;	\$1400.00	
903	Parcel ID: 07-020-457-00; Legal Description: COM E 1/4 POST SEC 20 T2N R9W, TH S 509.62FT, TH S77*25'20"W 1373.81FT, TH S08*30'W 29.47FT, TH N66*49'25"E 138.99FT TO POB; TH S30*47'11"W 336.76FT, TH N88*36'40"E TO C/L FORMER CK&S RR, TH NE'LY ON C/L FORMER RR TO A PT S77*47'W 112.69FT FROM A POST ON N SIDE OF LOT 8 CLOVERDALE, TH NW'LY TO POB. (10T) Comments: This is a small oddly shaped triangular vacant lot on Guernsey Lake Rd. This vacant lot is unbuildable and would probably be of best use to one of the adjacent property owners. Unbuildable Lands / Too Small; Summer Tax Due: \$29.71	GUERNSEY LAKE RD DELTON;	\$3825.00	
904	Parcel ID: 07-027-448-00; Legal Description: COM SE CORNER SEC 27 T2N R9W, TH N88*59'06"W 346.5FT, TH N0*40'05"E 231FT, TH N88*59'06"W 16.5FT TO POB; TH N88*59'06"W 11FT, TH N01*15'E 824.97FT, TH S88*59'06"E TO A PT 363FT FROM E SEC LINE, TH S0*40'05"W 175FT, TH S88*59'06"E 33FT, TH S0*40'05"W 551FT, TH N88*59'06"W 33FT, TH S0*40'05"W 99FT TO POB. 0.54 ACRES (10) Comments: This is an oddly shaped 0.54 acre wooded vacant lot that is surrounded by 6 private land owners. There is no legal road access to this property that we are aware of so this would probably be of best use to one of the adjacent property owners. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$22.58	WERTMAN RD DELTON;	\$700.00	
905	Parcel ID: 07-035-111-00; Legal Description: COM NE CORNER SEC 35 T2N R9W FOR POB; TH S 218.5FT, TH W 33FT TO TRAVERSE LINE ON POND, TH NW'LY ON POND TO N SEC LINE FOR END OF TRAVERSE, TH E TO POB. (10T) Comments: Approximately .27 acre irregularly shaped parcel near culvert with pond like waterfront. Ariel photos indicate Cedar Creek Road runs through the parcel. Parcel is not likely buildable due to size and wetlands indicators. Wetland Indicators; Swamp Lot; Unbuildable Lands / Too Small; Summer Tax Due: \$9.50	CEDAR CREEK RD DELTON;	\$500.00	
906	Parcel ID: 07-080-014-80; Legal Description: LOT 14 COLVIN'S PLAT EX THE W 179.92FT THEREOF. 0.13 ACRES (10T) Comments: Small rectangular parcel on Long Lake in Delton. Parcel is approximately 30ft wide by approximately 190 ft deep, with 30ft of Long Lake frontage. A deeded right-of-way exists for 4 nearby parcels across the street to access the lake, property is being sold subject to these existing easements. Due to the narrow size of the lot, it may be unbuildable. Please check with local zoning and building departments to insure property supports your intended use before bidding. Easement Or Access Across; Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$76.98	LAKEFRONT DR DELTON;	\$2225.00	

907	Parcel ID: 07-090-025-00; Legal Description: HOPE TWP COM AT NW COR LOT 35, TH N 12 DEG W 216.37 FT, TH N 40 DEG 43' 30" E 264.66FT, TH S 47 DEG 51' E 33 FT FOR BEG, TH S 40 DEG 43' 30" W 350 FT, TH NLY82.94 FT. TH N 40 DEG 43' 30" E 350 FT, TH S 47 DEG 51' E TO BEG. LOT. Comments: Approximately 0.35 acre of Property with Long Lake views in Delton. Parcel is ~350' long and ~45' deep. This property is next to an old railroad bed. Address is S M43 Hwy, parcel is accessible by CK&S Trail. Please check with local zoning and building departments to insure property supports your intended use before bidding. Easement Or Access Across; Summer Tax Due: \$61.37	S M43 HWY DELTON;	\$1550.00	
908	Parcel ID: 11-018-007-00; Legal Description: ORANGEVILLE TWP COM 100 FT S OF NW COR S 1/2 SE 1/4 SW 1/4 SEC-18-2-10 FOR POB; TH E 200 FT, THS 300 FT, TH W 200 FT, TH N 300 FT TO POB. 100 FT, W 200 FT, TH N 100 FT TO BEG. Comments: Large rectangular lot with collapsing mobile home and garage in Orangeville Township. Per the assessor card property is ~1.38 acres, ~0.23 acres is an agricultural right-of-way. Parcel contains a dilapidated mobile home and garage that are beyond repair and will need to be demolished. Dangerous Building; Mobile Home; Roof Issues; Summer Tax Due: \$277.01	6915 DENNISON RD PLAINWELL;	\$2925.00	
911	Parcel ID: 55-140-021-30; Legal Description: COM ON W LN SEC 18 & C/L WEST STATE ST TH E ON SD C/L 739.05 FT TH S 267.18 FT FOR P.O.B; TH E 200 FT TH S 221.25 FT TH N 66 DEG W 216.32 FT M/L TO A POINT S OF POB TH N TO BEG. SEC 18 T3N R8W (93) Comments: Vacant commercial parcel with access issues located behind Burger King on State St in Hastings. Although adjacent to two parking lots, we do not believe this parcel has any legal road access. Approximately .81 acres. Please check with local building & zoning officials to ensure parcel is suitable for your intended use. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$171.91	1300 W STATE ST HASTINGS;	\$1600.00	
912	Parcel ID: 55-220-151-00; Legal Description: CITY OF HASTINGS LOT 2 BLK 26, EASTERN ADD. Comments: Older 3 bed/1.5 bath home located in the City of Hastings. Parcel is 66ft wide x 132 ft deep, approximately 0.2 acres. Older 2-story stick construction home with wood siding on stone foundation. Roof is failing and allowing water in, resulting in mold throughout. Home is cluttered with trash and personal belongings. Home will require some major TLC and clean-up. Mold; Sanitation Issues And Garbage; Roof Issues; Summer Tax Due: \$594.17	430 E CLINTON HASTINGS;	\$3400.00	
913	Parcel ID: 08-002-008-01; Legal Description: COM NW CORNER SEC 2 T4N R9W TH S0*W 1000.02FT FOR POB; TH N89*47'50E 402FT TH S0*W 20.85FT TH S89*47'50E 402FT TH N 20.85FT TO POB. Comments: Approximately ~0.18 acre parcel in Freeport with access issues. Parcel is approximately 20 ft. wide by 400 ft. long and is surrounded by 3 private land owners. Legal access is unknown. Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked); Summer Tax Due: TBA	108TH ST FREEPORT;	\$650.00	

Kalamazoo

Lot #	Lot Information	Address	Min. Bid	Sold For
3700	<p>Parcel ID: 01-23-276-011; Legal Description: SEC 23-1-12 BEG SW COR SE1/4 NE1/4 TH N 0-03'-12" E ON E1/8 LI 1315.87 FT TO NW COR SE1/4 NE1/4 TH S 89-50'-50" E ON N1/8 LI 453.81 FT TH S 0-04'-58" W PAR E LI 891.77 FT TH N 89-44' W PAR E&W1/4 LI 220 FT TH S 0-04'-58" W 425 FT TO SD 1/4 LI TH N 89-44' W 233.13 FT TO BEG * Comments: This vacant lot is approximately 11.76 acres of land. I was unable to gain access to the property without walking through private property. There may be an easement to the property but it is not in the legal description. Please do your homework on this one. Would be a great spot to build. Quiet, private, and full of nature. Beautiful area. Please contact the local governmental unit to get more information about building before making any bids on this property. In the Otsego Public School District. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$193.05</p>	RAVINE RIDGE RD KALAMAZOO;	\$2480.80	
3701	<p>Parcel ID: 01-23-276-015; Legal Description: SEC 23-1-12 COM C1/4 POST TH S 89-44' E ON E&W1/4 LI 33 FT TO CTR LI RAVINE RD TH S 44-27'-40" E THEREON 1127.02 FT TH N 45-32'-20" E 1137.78 FT TO SD 1/4 LI TH S 89-44' E THEREON 141.82 FT FOR PL BEG TH S 89-44' E 220 FT TH N 0-04'-58" E PAR E LI 425 FT TH N 89-44' W 220 FT TH S 0-04'-58" W 425 FT TO BEG * Comments: This vacant lot is approximately 2.31 acres of land. Wooded lot with lots of vegetation throughout. Nice spot to build. Quiet area. Please contact the local governmental unit to get more information about building before making any bids on this property. In the Otsego Public School District.</p> <p>Summer Tax Due: \$128.69</p>	RAVINE RIDGE RD KALAMAZOO;	\$1843.34	
3703	<p>Parcel ID: 05-26-456-075; Legal Description: PIONEER ACRES, S1/2 OF LOT 7 * Comments: This vacant lot is approximately 0.14 acres of land. Fenced in with the adjacent house. There is a shed on the back of the property. Large trailer parked on the property. This property is too small to build. There's not much use for this property except for the homeowners that have it fenced in with their property. In the Kalamazoo Public School District. Encroachments; Unbuildable Lands / Too Small; Sideyard Parcel; Personal Property;</p> <p>Summer Tax Due: \$43.72</p>	SUNSET RD KALAMAZOO;	\$1162.48	
3704	<p>Parcel ID: 06-01-136-150; Legal Description: BURNHAM PLAT NO. 3, Liber 22 of Plats Page 28; Lot 150 Comments: This house sits on approximately 0.33 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall fair shape. The former owners were in the middle of a garage/yard sale on last visit. There were large amounts of personal belongings in the yard and driveway. Nice sized back yard. Shingled roof looked fine no major damage seen or any bowing. Metal siding looked ok as well. Open grassy yards with a handful of trees. Partially fenced in back yard. Cement driveway leads to the back of the house where there is a cement pad. The cement pad looks fairly new. Multiple vehicles were parked on the property as well as a boat. Nice neighborhood. This would be a good fixer upper. In the Kalamazoo Public School District. Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$2,735.65</p>	2825 BRIARWOOD AVE KALAMAZOO;	\$26646.22	
3706	<p>Parcel ID: 06-03-105-363; Legal Description: ALLEN FARM PLAT THE W 83 FT OF E 132 FT OF N 165 FT LOT 36 Comments: This vacant lot is approximately 0.32 acres of land. There was previously a house on this property but it has been removed. The SEV may not accurately represent the current value of the property and will need to be reassessed. Decent sized lot. Ground is for the most part level. There is a mound where the house once stood. Open and grassy with trees along the borders. In the Parchment School District. Sev Not Accurate;</p> <p>Summer Tax Due: \$166.19</p>	109 W ALLEN KALAMAZOO;	\$6043.34	

3708	<p>Parcel ID: 06-09-130-021; Legal Description: SEC 9-2-11 BEG IN N LI SEC 9 AT A PT 163 FT W OF INT OF CTR LI US HWY 131 WITH NLI SD SEC TH S 195 FT TH W 150 FT TH N 195 FT TO N LI SD SEC TH E 150 FT TO BEG EXC N 2 R FOR HWY EXC TH WLY 50 FT THEREOF Comments: This house sits on approximately 0.38 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. Block foundation looked sound and fairly new. Vinyl siding was in good shape but could use a power wash. Shingled roof was in good shape as well. Gravel driveway had two vehicles parked in it. One had expired tags. There was a large hole in front of the house that has a woodchuck living in it. Attached two car garage. One of the windows was broken and boarded. There is a large amount of debris and other belongings piled up around the back porch. Burn pile in the back yard. There is a pool in unknown condition. Piles of debris throughout the yard as well. Good amount of trees on the property provides ample shading. The back yard is fenced in with chain link. Gas and electric meter were still hooked up and appear active. This house looks to be in overall fair/good condition judging from the exterior of the home. It will no doubt need some repairs and a major clean up but this house has a lot of potential. Could be a good fixer upper. Doesn't appear to be that old. In the Parchment School District. Occupied; Animal Damaged; Personal Property; Dnvi; Summer Tax Due: \$2,157.38</p>	1323 BARNEY RD KALAMAZOO;	\$11866.73	
3709	<p>Parcel ID: 06-09-372-001; Legal Description: BEG AT PT ON S LI SEC 9-2-11 512.49 FT E OF SW COR OF SD SEC TH N 9 R TH E 3 R TH S 9 R TO SD S LI TH W 3 R TO BEG EXC S 1 R Comments: This house sits on approximately 0.14 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. Third party stated the owner is violent and disruptive. Please use extra caution when looking at this property. There are many vehicles and boats parked on the property. The stone foundation has some crumbling where is visible. The house has a lot of thick vegetation growing up over it. There is a ladder leading to the second floor where a third party stated the owner lives. Shingled roof looks brand new. Wood siding looks rough on the front of the home, some sections are missing, other parts need repairs as well. Back yard is thick vegetation with random debris and personal belongings. Gas meter was still attached. We did not see an electric meter. Could be hidden by vegetation. This building will need repairs please be prepared. In the Kalamazoo Public School District. Occupied; Tax Protestor Or Militia Evidence; Dnvi; Summer Tax Due: \$1,141.89</p>	1522 ROCK LEDGE CT KALAMAZOO;	\$8086.24	
3710	<p>Parcel ID: 06-10-333-002; Legal Description: ADDITION OF DEWING & PARKER N 1/2 OF LOT 21 BLK D. Comments: This house sits on approximately 0.1 acres of land. Two bedroom one bathroom. Posted as winterized in 2020. Floors feel a bit wavy. House was cleared out before former owners left. Small grassy back yard with a few trees and old shed. Shared gravel driveway and possible shared garage. Neighbor was parked in the driveway. Shingled roof was in decent shape but the soffit on the East side and the back portion has fallen apart. Foundation looked solid but it was covered up by cement/stucco. The water supply line has been recently replaced with copper. Furnace and water heater are still present. 100 amp breaker box. This house is nearly move in ready. It has a lot of potential. Would be a great fixer upper. Porch on the rear of the home needs repairs. Gas meter still hooked up. Electric meter has been removed. In the Kalamazoo Public School District. Summer Tax Due: \$1,225.15</p>	1817 N EDWARDS ST KALAMAZOO;	\$6817.06	
3711	<p>Parcel ID: 06-10-383-021; Legal Description: ADDITION OF DEWING & PARKER S 1/2 OF LOT 21 BLK B. Comments: This house sits on approximately 0.10 acres of land. Unfortunately this house has suffered from a major fire. The house is boarded shut. There is a dangerous building notice posted to the front of the home. It states the estimated cost to fix the building is ~\$56,000 or \$16,000 for demolition with \$1000 administration fee. The house is in poor shape. The inside of the home looks severely damaged by the fire. Block foundation looks ok but there is some cracking. Shared gravel/dirt driveway leads to a two car garage. The garage doors are sheets of plywood. The garage is full of garbage and debris. Lots of debris in the back yard. This house is going to need a great deal of work or be demo'd and something new built in its place. Please be prepared. In the Kalamazoo Public School District. Boarded; Structural Issues; Fire Damage; Dangerous Building; Summer Tax Due: \$3,128.51</p>	1413 N EDWARDS ST KALAMAZOO;	\$9873.94	

3712	Parcel ID: 06-10-391-006; Legal Description: PROUTYS ADDITION S 3R OF LOT 6. Comments: This is a newly vacant lot on ~0.2 acres of land. There was a house here, but it has recently been demolished. There is an old car parked in the back that may still be there, but is not part of this sale. Please check with Local Governmental Unit as to potential use of this property prior to bidding. In the Kalamazoo Public School District. Personal Property; Summer Tax Due: \$1,095.92	1338 N BURDICK ST KALAMAZOO;	\$5785.60	
3713	Parcel ID: 06-11-105-690; Legal Description: BARCLAY HILLS #3 LOT 234 Comments: This house sits on approximately 0.23 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. The former owners are going to attempt to buy back the property. Composite siding could use some repairs but is in fair shape. Nice cement driveway runs along the side of the home and leads to a two car garage. The garage door is closed off by garbage bins and other personal property. Shingled roof on garage looks better than the house. Siding is in better shape as well. There is a chimney for a wood stove or furnace on the garage. The shingled roof is older and is peeling/cracking. Overall the house looks to be in fair shape. Could be a good fixer upper. Grassy front and back yard was freshly mowed. In the Parchment School District. Dnvi; Occupied; Summer Tax Due: \$633.58	1056 E MOSEL KALAMAZOO;	\$10868.05	
3714	Parcel ID: 06-12-435-520; Legal Description: SUPERVISORS PLAT OF WASHBURN ACRES LOT 52 Comments: This house sits on approximately 0.93 acres of land. This house was vacant on last visit. Overall the house is in poor/fair shape. Three bedroom one bathroom. Unable to gain access to the basement due to debris piled up on the door. The house is full of debris/garbage. Block foundation appears to be solid but some of the blocks look much older then others. Attached two car garage is full of personal property including a car and other debris. Block walls of the garage look newer then the rest of the house. There is a car port built on the side of the garage that has an old dodge truck parked in it. The shingled roof looks to be in decent shape however there is a section on the front of the home with damage. It appears an older tree fell over at one point and fell on the front of the home. Tarps on top of this section. Some soffit damage as well. Mix of wood and composite siding needs repairs. The North portion of the property is wooded. Two large oil barrels on the side of the home next to the gas meter. Electric meter is still present. The inside of the home has graffiti written all over the walls. In the Comstock Public School District. This house will need a good deal of work and major cleaning before its back in good living condition. Would be a good fixer upper on nearly an acre of land. The North section is wooded. There is a small shed behind the home but it is nearly completely covered in vegetation. Thick vegetation around the entire property. Sanitation Issues And Garbage; Vandalism; Personal Property; Roof Issues; Summer Tax Due: \$243.14	3631 FRANCIS AVE KALAMAZOO;	\$6706.20	
3715	Parcel ID: 06-14-164-004; Legal Description: HOTOPS PLAT UNION ADDITION LT 37 EXC N 125 FT E 18 FT OF LOT 35 EXC N 125 FT. Comments: This vacant lot is approximately 0.06 acres of land. Side yard parcel. It may be to small to build on. Do you're homework on this one. The land is terrain challenged. Slopes down from the North. A few large trees. Would be a good purchase for one of the adjacent property owners looking to increase their property lines. Please contact the local government unit to get more information about building before making any bids on this property. In the Kalamazoo Public School District. Vul - Vacant Urban Lot; Sideyard Parcel; Terrain Challenged; Summer Tax Due: \$63.11	615 GILBERT AVE KALAMAZOO;	\$1478.97	
3716	Parcel ID: 06-14-264-002; Legal Description: PHELPS ADDITION S 1/2 OF W 14 R OF E 16 R OF LOT 40 Comments: This house sits on approximately 0.36 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. There were multiple large dogs on the property, they were properly chained up but you should still use caution. The house appears to be in overall fair/good shape from the outside. Block foundation looked solid. Vinyl siding looked good, could use a power wash but didn't see any damage. Cement driveway runs along the side of the building and leads to a detached one car garage. The garage is in good shape although the garage door needs some minor repairs. There is a small shed in the back yard as well. Nice open grassy back yard that backs up into some trees. Trees along both sides of the yard as well. Some debris is piled up along the outside of the home and garage. In the Kalamazoo Public School District. The shingled roof doesn't look very old although there is a board nailed to the roof possible left over from some repairs. Beware Of Dog; Occupied; Dnvi; Summer Tax Due: \$777.06	601 WALLACE AVE KALAMAZOO;	\$4896.29	

3720	<p>Parcel ID: 06-15-216-001; Legal Description: PLAT NO 2 OR REVISED PLAT OF RICHARDSON & WATTLES ADDITION N 1/4 OF LOT 57 Comments: This house sits on approximately 0.05 acres of land. This house was owned by a hoarder. The house is completely full of debris and garbage. Sanitation issues. Was unable to find a basement entrance. The shingled roof looks brand new. Poured concrete foundation where visible. Storage room attached to the side of the home. There was garbage piled up on the back porch with other debris surrounding the home. Strong odor inside home. The floor in the kitchen was sagging a lot. Did not feel structurally sound in the kitchen. Gas meter still hooked up but the electric meter has been removed. The house will need a lot of work and a great deal of cleaning before its back in living condition. Be prepared. In the Kalamazoo Public School District. Sanitation Issues And Garbage; Personal Property;</p> <p>Summer Tax Due: \$226.09</p>	911 PORTER ST KALAMAZOO;	\$2099.91	
3722	<p>Parcel ID: 06-16-236-092; Legal Description: AUSTIN & TOMLINSON ADDITION, Liber 3 of Plats Page 3; Lot 92 Comments: This vacant lot is approximately 0.21 acres of land. In the Kalamazoo Public School District. Open grassy lot with a Large tree in the middle with a few trees along the borders. Flat level ground. Small amount of cement debris in the South West corner. Cement driveway entrance at the road. Nice spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$844.29</p>	641 ELIZABETH ST KALAMAZOO;	\$3687.60	
3723	<p>Parcel ID: 06-16-263-005; Legal Description: WINSLOWS ADDITION; Part of Lot 5 in Block 2, Beginning at a point in the west line of Woodward Avenue 136.5ft North of the north line of West North Street; thence West 107ft parallel with the north line of West North Street; thence North 39.5ft parallel with the west line of Woodard Avenue; thence Northeasterly 21.19ft to a point 100ft West & 59.5ft North of the point of beginning; thence East 100ft parallel with the north line of West North Street to the west line of Woodward Avenue; thence South 59.5ft along the west line of Woodward Avenue to the point of beginning. Note: a portion of a 9ft by 107ft common drive is described in the above Comments: This vacant lot is approximately 0.15 acres of land. There was previously a building on this property but has been removed. Level dirt and some trees along the North border. A small amount of debris and garbage has been left behind. Nothing difficult to clean up. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. In the Kalamazoo Public School District. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p>Summer Tax Due: \$1,561.15</p>	715 WOODWARD AVE KALAMAZOO;	\$8536.25	
3724	<p>Parcel ID: 06-22-305-008; Legal Description: NEWELLS ADDITION PT OF LOT B COM AT A PT 132 FT OF E LI WESTNEDGE AVE & 125 1/2 FT S OF S LI PARK PL S 65 FT 1IN E 3 R N 65 FT 1 IN W 38 1/2 FT N 15 1/2 FT W 11 FT S 15 1/2 FT TO BEG Comments: This house sits on approximately 0.08 acres of land. This house was vacant on last visit. This house is tucked back behind many homes. It is covered up by a handful of trees. This is in interesting piece of land. Skirrow PL is basically being used as a parking lot and a driveway by the surrounding properties. Unfortunately the house has a condemned notice posted to the front door. It states unsanitary, unsafe, structurally compromised areas. The doors and some windows have been boarded. Third party stated he helped the older owner out of the house many years ago and that the inside had black mold and was not in good shape. The shingled roof looked ok from what we could see but there are trees growing close enough to the house that they are damaging the soffit. Difficult to get a good view of the house due to the small acreage and it behind so tightly packed in the surrounding homes. Block foundation looked solid. There was evidence of ground moles borrowing and living around the back yard pile of debris. This house will no doubt need repairs and renovations to get back to good living condition. Be prepared. In the Kalamazoo Public School District. Boarded; Animal Damaged; Structural Issues; Sanitation Issues And Garbage; Roof Issues; Dangerous Building; Condemned;</p> <p>Summer Tax Due: \$2,641.75</p>	435 SKIRROW PL KALAMAZOO;	\$3097.05	

3725	<p>Parcel ID: 06-23-182-002; Legal Description: F J HENRYS ADDITION W 1/2 OF LOT 4 Comments: This house sits on approximately 0.13 acres of land. Two bedroom two bathroom house that could pretty easily be turned into three bedroom. The house was in the middle of a renovation. Many of the windows are brand new. The shingled roof looks fairly new. Block foundation looks solid. Furnace, water heater, washer, and dryer still in the basement. The basement is full of debris and personal property. Vinyl siding needs repairs, some sections have fallen off. Mix of wood, carpet, and linoleum. Most of the floors feel wavy and will need to be leveled out. Electric and plumbing appear to be undamaged. Electric meter has been removed. Gas meter still present. Access to basement from the interior as well as its own doorway entry on the back side of the house. There are many holes in the walls and doors. This house will need repairs and renovations but its in decent shape. My main concern was the floors feeling soft and wavy. Would be a good fixer upper. In the Kalamazoo Public School District. Vandalism; Incomplete Construction; Personal Property;</p> <p>Summer Tax Due: \$714.76</p>	1320 E VINE ST KALAMAZOO;	\$4420.07	
3726	<p>Parcel ID: 06-23-198-005; Legal Description: F J HENRY'S ADDITION, Liber 3 of Plats Page 38; The North 1/2 of Lot 34. Comments: This house sits on approximately 0.10 acres of land. This property was occupied on last visit. There were multiple dogs at the property but they were all inside the home. Please be use caution and be respectful if visiting this property in person. The house appears to be in poor/fair shape. The roof is in poor shape with multiple tarps. There is a tarp wrapped around the chimney as well. Block foundation looked ok from the outside. No major cracking or crumbling. Wood siding was in fair shape but could use a few minor repairs. Gas and electric meter were still hooked up and appear active. There was a large amount of debris on the back porch and a bit on the side of the house. Partial cement driveway leads to a detached two car garage. Slab foundation for the garage. The garage was in decent shape. Small grassy back yard with a few trees. Many of the windows have been broken. This house will need some work, possibly major depending on what the damaged roof has done to the home. In the Kalamazoo Public School District. Beware Of Dog; Roof Issues; Occupied; Dnvi; Personal Property;</p> <p>Summer Tax Due: \$1,646.40</p>	931 CLARENCE ST KALAMAZOO;	\$4307.25	
3728	<p>Parcel ID: 06-23-365-002; Legal Description: COM AT A PT ON N SIDE OF HAYS PARK CT 377.75 FT E OF E LI OF PORTAGE ST RG TH NLY 100 FT M OR L TO S LI OF LOT 552 REV PLAT HAYS PARK E 36 FT S 100 FT M OR L TO N LI OF HAYS PARK CT W 36 FT TO BEG Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. Unfortunately this house is in poor condition. There are large holes in the roof as well as large portions with tarps. Block foundation appears to be solid. Strong smell coming from inside the home. Sanitation issues. Electric and gas meter still hooked u and appear active. Small back yard with a couple trees. There was a broken down vehicle in the driveway. Gravel driveway leads to a detached ones car garage. The garage is in poor shape as well. The back porch on the house is collapsing as well as the roof. Piles of debris behind the home Vinyl siding was in decent shape but could use some repairs. This house will need major work before its back in good living condition. In the Kalamazoo Public School District. Roof Issues; Sanitation Issues And Garbage; Occupied; Personal Property;</p> <p>Summer Tax Due: \$1,345.56</p>	835 HAYS PARK AVE KALAMAZOO;	\$9280.26	
3730	<p>Parcel ID: 06-23-467-001; Legal Description: COM ON E LI OF FULFORD ST AT INT OF CEN LI OF CLINTON ST AS EXT S ALG SD E LI 10 R E PAR WITH S LI OF CLINTON ST AS EXT 143.9 FT TH N 0 DEG 1 MIN E 21.19 FT TH N 10 DEG 42 MIN 37 SEC E TO A PT 10 FT W OF PENN RR R/W & 33 FT S OF CEN LI CLINTON AVE AS EXT ELY TH N 33 FT TH W 167 FT TO BEG Comments: This building sits on approximately 0.62 acres of land. This building had people inside of it at the time of last visit. They stated they were not the owners and just trying to stay off the streets. This commercial building is in very poor shape. The roof and second story floor are collapsing. Rusted beams everywhere. Electrical has all ben harvested. Third parties claimed this was an old asbestos factory. Contamination issues. Did not see any gas meters but the back side of the building is covered in vegetation. Large piles of tires on the property. The building is full of garbage and debris. Dangerous building. The building will need a great deal of work to get back to safe conditions. Please do your homework on this one. Be prepared. Vandalism; Harvesting; Asbestos; Contamination Indicators; Sanitation Issues And Garbage; Roof Issues; Structural Issues; Dangerous Building;</p> <p>Summer Tax Due: \$2,970.25</p>	1603 FULFORD KALAMAZOO;	\$17720.46	

3732	Parcel ID: 06-26-100-003; Legal Description: BEG ON S LI OF REED ST 137.5 FT E OF E LI OF LOT 675 REV PLAT OF HAYS PARK S 130FT E 44FT N 130FT TO SD S LI W ON SD S LI 44 FT TO BEG Comments: This house sits on approximately 0.13 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. The house appears to be in overall decent shape. Shingled roof looks fairly new. Stone foundation looks solid. Mix of vinyl and metal siding is in good shape. The house looks like it is full of debris. Some of the windows are broken. There is a large pile of debris on the side of the home blocking the way to the back yard. Nice cement driveway runs along the side of the home and leads to a detached two car garage. There was a large build up of vegetation on the shingled garage roof. There is a truck parked in the back. Small grassy back yard with a couple trees. Electric meter and gas meter are still hooked up and appear active. The chimney on the roof looks short possibly missing a section. This house will need some repairs and most likely cleaning on the inside but overall doesn't look to bad. Could be a good fixer upper depending on the shape of the interior. In the Kalamazoo Public School District. Occupied; Personal Property; Summer Tax Due: \$2,787.36	844 REED AVE KALAMAZOO;	\$13637.56	
3734	Parcel ID: 06-26-138-008; Legal Description: SOUTH PARK ADDITION LOT 8 BLK 14. Comments: This vacant lot is approximately 0.09 acres of land. It looks like the adjacent house to the East has a wood porch that may encroach on this lot. Mostly grassy and open. Flat level ground. Small bush and one large tree in the South West corner. A small amount of debris. The lot is rather small. If planning to build please contact the local government unit to get more information about building before making any bids on this property. In the Kalamazoo Public School District. Vul - Vacant Urban Lot; Encroachments; Sideyard Parcel; Summer Tax Due: \$100.43	1502 LANE BLVD KALAMAZOO;	\$1179.14	
3735	Parcel ID: 06-27-286-002; Legal Description: DELOS PHILLIPS ADD LOT 16 EXC N 24.25 FT & EXC S 15 FT Comments: This house sits on approximately 0.12 acres of land. Unfortunately this house has a condemned notice posted to the front of the building. It states condemned for unsanitary and plumbing. Boarded windows and doors. Broken glass. Block foundation has cracks. The back of the home has a portion of the wall missing. The inside of the is trashed. The second story is blocked with debris. The basement was full of debris as well. The furnace was visible but the water heater and electric box was not. The flat roof on the back of the home has garbage and debris piled up. Dirt driveway runs along the side of the building and leads to a two car garage that has seen better days. There are tarps on the garage roof. Block foundation looked solid. Some debris around the garage as well as some graffiti. This house will need a lot of work to get it back into living condition. Be prepared. In the Kalamazoo Public School District. Foundation Issues; Personal Property; Roof Issues; Sanitation Issues And Garbage; Boarded; Condemned; Summer Tax Due: \$12,593.85	2218 LUELLA ST KALAMAZOO;	\$9662.44	
3738	Parcel ID: 07-18-376-525; Legal Description: SIMMONS ADDITION LOTS 52 & 53 Comments: This vacant lot is approximately 0.37 acres of land. There was previously a house on this property but it has been removed. In the Comstock Public School District. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. Open grassy lot with level ground. Tube on the property that sort of looks like a submersed well pump. Small wooded portion to the East. Would be a good spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Sev Not Accurate; Summer Tax Due: \$99.48	650 REX AVE KALAMAZOO;	\$23507.28	
3739	Parcel ID: 07-18-453-620; Legal Description: SHIELDS ADDITION TO THE VILLAGE OF COMSTOCK LOT 28 BLOCK 4. (15) *CHANGE LOT FROM 38 TO 28 PER MAP, SB Comments: This vacant lot is approximately 0.21 acres of land. Half wooded half open and grassy. There were people camping on the property on last visit. Adjacent land owner believed this lot to be his property and will be trying to buy at the auction. Ground slopes down from the road. Horse shoe toss sand pits. In the Comstock Public School District. Personal Property; Summer Tax Due: \$66.73	629 SHIELDS ST KALAMAZOO;	\$2017.00	

3742	<p>Parcel ID: 15-04-400-022; Legal Description: SEC 4-4-10 BEG AT PT ON W LI E1/2 SE FR 1/4 58 RODS S OF NW COR E1/2 SE FR 1/4 TH S ALG W LI E1/2 SE FR 1/4 75 FT TH E 9 RODS TH N 75 FT, TH W 9 RODS TO BEG 0.26A Comments: This house sits on approximately 0.26 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. A family member was home during the visit and stated they were going to try to buy the property at auction. There was a large dog on the property but was fenced. Please use extra caution. Small home. Wood siding needs a fresh coat of paint. Shingled roof looked fairly new. Block foundation looks solid. Smaller shed in the back yard. Make shift fencing made from pallets. Open dirt back yard with debris piles. Large trees with ample shading throughout property. Grassy front lawn with dirt driveway. Close to Indian Lake. In the Vicksburg Community School District. Beware Of Dog; Occupied; Personal Property;</p> <p>Summer Tax Due: \$426.72</p>	11627 S 30TH ST VICKSBURG;	\$7373.45	
3743	<p>Parcel ID: 15-18-190-017; Legal Description: SEC 18-4-10 BEG AT A PT 353 FT E & 243 FT N OF SW COR SE1/4 NW1/4 SEC 18 TH E 66 FT TH N 64 FT TH W 66 FT TH S 64 FT TO PL OF BEG Comments: This house sits on approximately 0.10 acres of land. The property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. Smaller modular with shed/addition built on the back and side of the home. Shingled roof looks older with some damage near the edges close to the chimney. Block foundation looked fine. Vinyl siding needs some repairs and would benefit from a pressure wash. Wood siding on the addition and the connected shed. Dirt driveway. Flat open lawn that has debris piles on the side and back of the property. Pine trees line the South edge of the property. House will need repairs. Would be a good fixer upper for someone looking to work on a smaller home. Nice area close to downtown Vicksburg. In the Vicksburg Community School District. Occupied; Personal Property; Mobile Home;</p> <p>Summer Tax Due: \$638.71</p>	619 E VINE ST VICKSBURG;	\$3902.34	
3744	<p>Parcel ID: 16-08-126-005; Legal Description: SEC 8-4-9 *COM NW COR NE1/4 NW1/4 SEC 8 RNG TH E 282 FT TO POB; TH E 282 FT S 232 FT W 282 FT N 232 FT TO POB* 1.5 ACRES M/L Comments: These structures sit on approximately 1.50 acres of land. This property was occupied on last visit. Please be use caution and be respectful if visiting this property in person. The property has a great deal of debris and personal belongings on it including multiple vehicles, trailers, boats and a large RV. There were multiple burn piles as well. The storage building is in poor shape. The foundation is wood posts. Dirt floors. Metal roof looked ok but this looks like a DIY building that is patched together so there's no telling the state of the building. Mix of wood, vinyl and metal walls. There were large gaps in the walls letting the elements get into the building. The garage was full of debris/garbage and personal property. Garage door on one side of the building. The other large openings had sliding doors or nothing at all. Privacy fence along the road. There are three entrances onto the property. Dirt entrance to the front of the trailer, dirt entrance with wood gate near the barn, and one at the edge of the property to the West. The trailer looked to be in overall fair shape but looked older. Metal siding and flat roof. Wood porch on the front entrance. Chain link fenced in side yard. There is a small shed near the trailer that looked to be in fair shape. Could not determine if the trailer was sitting on a slab foundation. Thick vegetation all through the property. This property is going to need a lot of work and will need much of the garbage cleaned up before its in a good state. Be prepared. In the Vicksburg Community School District. Personal Property; Sanitation Issues And Garbage; Contamination Indicators; Mobile Home;</p> <p>Summer Tax Due: \$166.25</p>	12350 E U AVE VICKSBURG;	\$4685.91	
3745	<p>Parcel ID: 90-0021-295-0; Legal Description: SEC 21-3-11 COM S1/4 POST SEC 21 TH N ALG NS1/4 LI SD SEC 353.13 FT FOR POB TH W PAR S LI SD SEC 669.35 FT TO E LY LI OF NYC RR ROW TH NELY ALG SD ROW 440 FT TH E PAR S LI SD SEC 452.51 FT TO NS1/4 LI SEC 21 TH S ALG SD NS1/4 LI 384.10 FT TO PL OF BEG Comments: This vacant lot is approximately 4.92 acres of land. This lot looks like it would be a commercial lot. Large open level ground. Gravel drive runs from the road and takes you back to the east portion of the property where there is an old cement slab section. Possible contamination. We believe this to be the former site of the Kalamazoo Screw Products Factory. Train Tracks along the West border. Paved parking area near Shaver road when you enter the property. Contamination Indicators;</p> <p>Summer Tax Due: TBA</p>	8833 SHAVER RD PORTAGE;	\$109105.20	

Saint Joseph

Lot #	Lot Information	Address	Min. Bid	Sold For
6200	<p>Parcel ID: 002 080 022 00; Legal Description: LOTS 61 & 62 DRIFTWOOD NO. 2. SEC 3 T6S R9W. Comments: This trailer sits on approximately 0.57 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer looks to be in fair/poor shape. Shingle roof looks ok. Could not see if the trailer is sitting on a slab or not. The person at the time of visit said they were in the process of moving out. There is a burn pile in the backyard. Gravel driveway runs along the side of the trailer and leads to the back yard where there is ample parking. The garage in the back is in fair/poor shape as well, looks to be a makeshift building made from all types of materials. Metal roof on the garage. Mostly open grassy lot with a handful of trees. There is some debris behind the home. This could be a nice spot once things are cleaned up and fixed. Across the street from the St. Joseph River. Occupied; Mobile Home;</p> <p>Summer Tax Due: \$114.92</p>	56055 DRIFTWOOD DR COLON;	\$2221.63	
6201	<p>Parcel ID: 009 095 031 00; Legal Description: LOT 31 GLENDALE NO. 2 SEC. 7 T6S R11W. Comments: This house sits on approximately 0.41 acres of land. The house is full of personal property but the house appears to be abandoned. The house is in overall good condition. It could use a good clean and renovations but its in good shape. Metal siding in decent shape. Shingled roof looks good. Poured cement foundation looks solid. Fenced in front and back yard. Large grassy open back yard with a handful of trees. Gas and electric meter are still hooked up. The vegetation around the home is starting to grow up over it. Could use a trimming. Three bedroom one bathroom. There was a hook up for city water and also a well pump but the pump has been cut off. Furnace and water heater still present. This house would be a great fixer upper! Basically move in ready. Personal Property;</p> <p>Summer Tax Due: \$460.83</p>	57130 LINDA AV THREE RIVERS;	\$3888.81	
6202	<p>Parcel ID: 009 095 032 00; Legal Description: LOT 32 GLENDALE NO. 2 SEC 7 T6S R11W. Comments: This vacant lot is approximately 0.41 acres of land. This is adjacent to LOT#6201. Mostly wooded with a small area that is open and grassy. Would be a nice spot to build. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$42.06</p>		\$921.86	
6203	<p>Parcel ID: 010 110 010 00; Legal Description: COM PT 33 FT E 860.2 FT N OF SW COR SEC 18 T5S R10W TH N 100 FT TH E 627 FT TH S 100 FT TH W 627 FT TO POB. TRACT 30 ST JOE ACRES NO. 3. Comments: This vacant lot is approximately 1.49 acres. It sits in between two houses on a dirt road. It appears the neighbors are keeping the lot mowed. Most of the property is wooded. There is a small area that is open and grassy that is being taken care of by a neighbor. There is a burn barrel on the back of the property but other than that is clean. Land use code 402. Mostly wooded. Would be a nice spot to build if you like a quiet area. Please check with your local municipality about building before bidding on this property.</p> <p>Summer Tax Due: \$31.14</p>		\$788.18	
6204	<p>Parcel ID: 010 110 029 00; Legal Description: COM AT PT 1550.4 FT E & 779.4 FT S OF NW COR OF SW 1/4 SEC 18 T5S R10W TH S 100 FT TH W 897.3 FT TH N 100 FT TH E 896.5 FT TO POB. TRACT 54 ST JOE ACRES NO. 3. Comments: This vacant lot is approximately 1.92 acres of wooded land. Land use class is residential but a neighboring property owner stated it is next to multiple petroleum lines and may have issues. Please do your due diligence before bidding on this lot. Land use code 402. The lot is nearly all wooded with thick vegetation. I did not see any signs of dumping. At the end of a very rough dirt road. Very low traffic area. Just down the road from a River access spot and Portage Lake. Great spot for kayaking and canoeing. Could be a good spot to build if you like your privacy. Please contact your local municipality about building options before bidding on this property.</p> <p>Summer Tax Due: \$19.73</p>		\$680.81	

6205	<p>Parcel ID: 011 004 013 02; Legal Description: COM ON W LN SEC 4 T8S R12W 341.96 FT S OF W 1/4 COR TH S 170.98 FT TH N 89D 42M E 254.76 FT TH N 170.98 FT TH S 89D 42M W 254.76 FT TO POB. Comments: This house sit on approximately 0.99 acres of land. The trailer is in fair to poor shape. There is a cement sidewalk and porch area along the trailer, possible mobile house pad. Metal skirt along the trailer did not allow me to see underneath. Water heater in wall, furnace still hooked up. Washer and dryer still present. There are some belongings but the house is mostly empty. Strong smell and garbage on back porch. Block pump house in the back yard. Pump and pressure tank hooked up. Small shed has a few things it but mostly garbage. Nice open grassy lot with a few large trees. There is a porch room built off the front of the home but has been plastic sealed off. 200 amp breaker. The flashing near the roof is falling apart on the trailer. Gravel driveway wraps around the house and leads to a car port. This house will need some work but its sitting on a nice lot. Sanitation Issues And Garbage; Personal Property; Mobile Home;</p> <p>Summer Tax Due: \$192.95</p>	68579 VISTULA RD WHITE PIGEON;	\$1716.01	
6206	<p>Parcel ID: 012 075 063 00; Legal Description: LOT 63 RIDGEWOODS NO 2 SEC 33 T6S R10W. Comments: This vacant lot is approximately 0.37 acres of land. Land use code 402. Located in the Centreville public school district. Near some very nice houses, possible association fees. Across the street from a Lake Templene. This would be a great spot to build. Please contact the local municipality about building before making any bids on this property. Mostly an open grassy lot. There are a few large trees along the road side of the property. Very close to there were a few dogs on the neighboring properties. They were barking but did not seem dangerous. Regardless please use caution when visiting this property. Beware Of Dog; Association Fees;</p> <p>Summer Tax Due: \$65.42</p>		\$1447.19	
6208	<p>Parcel ID: 013 851 022 00; Legal Description: LOT 21. KEENEYS ADD. VILL OF PARKVILLE. Comments: This vacant lot is approximately 0.25 acres of land. The lot is wooded but it is easily walkable once you've entered through the brush. Thick vegetation along the roads. Land use code 402. Low traffic area. Did not see any signs of dumping on this lot but there is some debris and other "garabe" on lots near by.</p> <p>Summer Tax Due: \$7.40</p>		\$495.39	
6209	<p>Parcel ID: 015 002 014 02; Legal Description: COM S 1/4 COR SEC 2 T8S R10W TH N 406.2 FT TO C/L US-12 TH SWLY ALG C/L 649.5 FT TH N 260 FT TH N 81D 11M E 45 FT TO POB TH N 81D 11M E 50.21 FT TH S 20 FT TH N 81D 11M E 49.54 FT TH N 250 FT TH S 81D 11M W 99.75 FT TH S 230 FT TO POB. EXC R/W OVER W 12 FT. EST 0.55 A. Comments: This commercial building sits on approximately 0.48 acres of land. The building is in poor shape and should be considered dangerous. The front section of the building has poured concrete foundation with block and metal siding. The block siding has cracks and crumbling in certain areas. Much of the front of the building is covered in metal shelves and building materials. Most of the doors and windows are broken. The roof is in poor shape with multiple holes. The entire building has debris and other personal property such as vehicles and old shop machinery. The North section of the property has dirt floors and is set up as storage units but all of the "garage" style doors are broken or removed. There is a large amount of debris and garbage behind the building including many 5 gallon buckets. It is unknown what type of work has been done at this building. Possible contamination. There is an electric meter that is still hooked up but has been shut off. One bathroom off the main room. Long dirt/gravel driveway gives access to the storage units and the rear of the property. This building will need major repairs. Be prepared for a large amount of work and clean up. Structural Issues; Vandalism; Asbestos; Personal Property; Roof Issues; Sanitation Issues And Garbage; Contamination Indicators;</p> <p>Summer Tax Due: \$287.24</p>	26444 US 12 STURGIS;	\$5225.09	

6210	<p>Parcel ID: 016 100 019 00; Legal Description: LOT 19 CAROLINA HEIGHTS NO. 2 SEC 36 T7S R11W. Comments: This house sits on approximately 0.46 acres of land. The house was mostly cleaned out except for a few personal belongings. Poured concrete foundation looked good. It looked as though someone was in the process of renovating certain areas of the home. There are many large trees in the front of the property that have been knocked over (possibly in a storm). Some have hit the house and damaged the roof, siding, and antenna. There is evidence of some leaking in the home. Black mold is starting to form in a few areas. It hasn't taken over the home yet so it's possible you might only have to gut/clean certain areas. There was evidence of animal damage, I could hear animal noises, possibly squirrels or racoon. There were animal traps placed around the property. Partial cement driveway. Small shed on the East side of the lot. Propane tank. Furnace still present. The shingled roof has damaged areas other then the tree spots. Evidence of blue tarp on the roof. Metal siding is in decent shape but will need some repairs. This house will be a project but could be very rewarding. Its a large home and located close to the lake. Lot#6211 is located adjacent to the East other this property. Purchase both if you want a large open yard. Incomplete Construction; Mold; Roof Issues; Animal Damaged; Summer Tax Due: \$958.98</p>	21680 NORTH EVERSON DR STURGIS;	\$14013.10	
6211	<p>Parcel ID: 016 100 020 00; Legal Description: LOT 20 CAROLINA HEIGHTS NO. 2 SEC 36 T7S R11W. Comments: This vacant lot is approximately 0.46 acres of land. Nice location. Mostly open and grassy with other vegetation but nothing too thick to traverse. A couple large trees have fallen over. Could be a nice spot to build. Please contact the local governmental unit to get more information about building before making any bids on this property. Possible wet land indicators but felt dry walking through. Located next to LOT#6210 which is a two story home. Wetland Indicators; Summer Tax Due: \$139.47</p>		\$2323.33	
6212	<p>Parcel ID: 041 777 130 01; Legal Description: PART OF W 1/2 OF SE 1/4 OF SEC 11 T6S R9W PARCEL OF LAND LYING NLY OF STATE ST, WLY OF SWAN CREEK, ELY OF MILL RACE & SLY OF JUNCTION OF MILL RACE & SWAN CREEK. (SD PARCEL BEING AN ISLAND) VIL OF COLON. Comments: This island is only accessible by boat. The island is very marshy and was nearly underwater on last visit. Has a residential land use code 402 but you would not be able to build on this. Pretty area. Some vegetation and small trees. There's not much you could do with this property other then use it as a fishing spot or a stop off while canoeing. But if you've always wanted to tell people you own an island here is your chance! Approximately 4+ acres. Unbuildable Lands / Too Small; Wetland Indicators; Summer Tax Due: \$160.90</p>		\$1730.38	
6216	<p>Parcel ID: 051 445 121 00; Legal Description: LOTS 13 BLK 62 1/2 PORTAGE ADD. CITY OF THREE RIVERS. Comments: This vacant lot is approximately 0.20 acres of land. Open and grassy with many trees. It appears that the neighbor has been keeping the area clean and mowed. Thicker vegetation and trees on the South section of the property. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$90.06</p>		\$1272.81	
6218	<p>Parcel ID: 009 280 022 00; Legal Description: LOT 20. ST JOE ACRES. T6S R11W. Comments: This vacant lot is approximately 1.06 acres of land. Wooded lot with a small open grassy section near the road. Vegetation and trees become very thick once you start heading South. Residential land use code 402. Plenty of space to build. Please contact the local governmental unit to get more information about building before making any bids on this property. Close to the River. Summer Tax Due: \$19.90</p>		\$1122.15	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature	Date	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.