

Public Land Auction

Barry, Kalamazoo, Saint Joseph

August 16th, 2022

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



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Barry
- Kalamazoo
- Saint Joseph

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Saint Joseph (DNR)

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Barry

Lot #	Lot Information	Address	Min. Bid
801	Parcel ID: 03-028-069-00; Legal Description: COM 40 RDS W OF CEN SEC 28-1-9, TH S 10 RDS, TH W 4 RDS, TH N 10 RDS, TH E 4 RDS TO POB BARRY TWP, BARRY COUNTY, M I. COM AT CEN OF SEC 28, T1N, R9W; TH W ALONG E & W 1/4 L INE OF SD SEC 660.0 FT; TH S 165.0 FT FOR TRUE POB; TH S 82.5 FT; THW 66.0 FT; TH N 82.5 FT; TH E 66.0 FT TO POB. Comments: There is no house on this property as it appears the structure burnt and was removed. Summer Tax Due: \$134.10	4657 W HICKORY RD HICKORY CORNERS	\$26,800.00
803	Parcel ID: 06-021-043-50; Legal Description: COM SW COR SEC 21-T3N-R8W; TH N 1237.5'; TH E 160' TO POB; TH E 90'; TH S 150'; TH W 90'; TH N 150' TO POB. .31 A Comments: This appears to have been used as a mechanics garage along with possible living quarters? Summer Tax Due: \$136.98	JESTER HASTINGS	\$2,350.00
805	Parcel ID: 07-080-010-00; Legal Description: HOPE TWP LOT 12 COLVIN'S PLAT LOT. Comments: Beautiful lakefront views on one of Barry Counties finest lakes, Long Lake. A mobile home sits on this lot along with a pole barn garage at the road, Access to this parcel is a private road. Road Association fee are \$100.00 annually. Additional Disclosures: 6; 17; 16 (see key for full text) Summer Tax Due: \$439.84	4857 LAKEFRONT DR DELTON	\$8,750.00
807	Parcel ID: 11-023-011-00; Legal Description: ORANGEVILLE TWP COMM AT SE COR N 25 ACRES W 1/2 SE 1/4 SEC 23-2-10 FOR POB, TH W 20 RDS, TH N 8 RDS, TH E 20 RDS, TH S 8 RDS TO P.O.B. 1 A. Comments: There is an old stone foundation on this vacant lot Summer Tax Due: \$109.80	GUERNSEY LAKE RD DELTON	\$1,850.00
808	Parcel ID: 12-031-026-00; Legal Description: COM CENTER SEC 31 T1N R10W, TH S0*21'43"W 449.33FT FOR POB; TH S0*21'43"W 562.09FT TO N ROW OF HWY M-89, TH N82*43'28"W 318.09FT, TH NW'LY ALG A 4493.66FT RADIUS CURVE RIGHT 635.05FT CHORD N77*44'23"W 634.52FT, TH N0*41'17"E 241.84FT, TH N88*59'33"W 46FT, TH N0*41'17"E 161.67FT, TH S88*59'33"E 980.43FT TO POB. ALSO THAT PART OF THE E 1/2 OF THE SW 1/4 OF SD SEC LYING S OF M-89 HWY. ALSO COM S 1/4 POST SEC 31 T1N R10W FOR POB; TH N0*33'W 1531.15FT +/- TO S'LY LI OF M-89 HWY , TH SE'LY ALG S'LY LI OF SD HWY, 1246.97FT +/-, TH S39*51'53"W 754.44FT +/-, TH S 508.88FT TO S LI OF SD SEC, TH W 689.33FT ALG S LI OF SD SEC TO POB. EX COM INT W 1/8 WITH C/L M-89 HWY IN SW FRL 1/4 SEC 31 FOR POB; TH S 710FT, TH E 660FT, TH N 610FT, TH W'LY 690FT +/- TO POB. EX PARCEL DEEDED TO MDOT IN L.280-118,174 & 176 OF VARIABLE WIDTH FOR HIGHWAY. 65.2 ACRES & 10.84 ACRES +/- IN TWO PARCELS. Comments: Beautiful small farm and outbuildings on M-89 Hwy in Plainwell, Mi. This parcel is divided into two sections sitting north and south of the highway. The north section is vacant land, and the south section includes the farm house and outbuildings. It is currently occupied so we did not get a close inspection of the structures. Additional Disclosures: 6; 60 (see key for full text) Summer Tax Due: \$1,495.83	12585 M-89 HWY PLAINWELL	\$16,300.00
809	Parcel ID: 15-004-300-05; Legal Description: NW1/4 SW1/4 SEC 4 T4N R7W, NW'LY OF MCLENITHAN SUBDIVISION. Comments: Wet land with lake frontage on beautiful Jordan Lake in Lake Odessa Mi. Summer Tax Due: \$48.86	BEECH ST (VACANT) LAKE ODESSA	\$1,880.00
810	Parcel ID: 52-100-020-00; Legal Description: PART OF LOT 20 ASSESSORS PLAT #1 IN THE VILLAGE OF NASHVILLE DESCRIBED AS: COM S88*10'37"E 37FT FROM NW COR LOT 20; TH S88*10'37"E 94.9FT, TH S01*49'W 53.98FT TH N88*10'54"W 41FT, TH S49*21'51"W 7.41FT, TH N88*10'51"W 48.5FT, TH N01*52'56"E 58.99FT TO POB. 0.124 ACRES Comments: Large house in the Village of Nashville Mi. that has been converted into two apartments. Needs extensive repairs Additional Disclosures: 18; 6 (see key for full text) Summer Tax Due: \$2,254.81	124 S MAIN ST NASHVILLE	\$12,200.00
813	Parcel ID: 55-001-275-00; Legal Description: LOT 841 ORIG PLAN OF THE VILLAGE (NOW CITY) OF HASTINGS. Comments: Nice house! Wood floors throughout! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$832.16	524 W CENTER HASTINGS	\$4,900.00
814	Parcel ID: 55-220-013-00; Legal Description: LOTS 1 & 2 BLK 5, EASTERN ADD; EX E 66' X 132' FT; EX THOSE PARTS LYING W OF FALL CREEK. SEC 17 T3N R8W (89) Comments: Vacant lot behind a factory and on a busy traffic area. Summer Tax Due: \$898.10	224 E GREEN ST HASTINGS	\$5,650.00
815	Parcel ID: 55-220-116-00; Legal Description: LOT 4 BLK 21 LYING E FALL CREEK OF EASTERN ADD. SEC 17 T3N R8W. Comments: Both house and garage are in disrepair. Summer Tax Due: \$407.79	221 E CLINTON HASTINGS	\$3,300.00

999809	Parcel ID: 15-004-300-05; Legal Description: NW1/4 SW1/4 SEC 4 T4N R7W, NW'LY OF MCLENITHAN SUBDIVISION. Comments: Wet land with lake frontage on beautiful Jordan Lake in Lake Odessa Mi. Summer Tax Due: TBA	BEECH ST (VACANT) LAKE ODESSA	\$1,880.00
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Kalamazoo

Lot #	Lot Information	Address	Min. Bid
3200	Parcel ID: 01-25-330-250; Legal Description: HICKORY HILL LOT 24. Comments: This vacant lot is approximately 0.72 acres of land. The land slowly slopes down from the road but is mostly level. Close to the highway, you can hear vehicle noise but its not to bad. Thick vegetation throughout the lot. Would be difficult to traverse through the woods. Mature and young trees. Sits between houses. Summer Tax Due: TBA	RAVINE RD KALAMAZOO	\$2,113.51
3201	Parcel ID: 02-36-280-160; Legal Description: ROLLING RIDGE ACRES 1 LOT 35. Comments: This vacant lot is approximately 0.27 acres of land. Nice neighborhood. Level ground. Open grassy lot with a few large trees. Would be a nice spot to build. Please contact the local governmental unit about building. Please do your research. It appears there was a house on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$83.18	4647 ROLLRIDGE AVE KALAMAZOO	\$22,410.12
3203	Parcel ID: 06-04-190-038; Legal Description: SEC 4-2-11 BEG IN THE E & W 1/4 LI SECTION 4 & W LI DOUGLAS AVE TH N 06 DEG 25 MIN E ALG SD W LI 52.57 FT TH NELY ALG SD LI WHICH IS ALG A CURVE TO THE RIGHT WITH A RADIUS OF 1910.08 FT A DIST OF 261.7 FT FOR POB TH W PAR TO SD 1/4 LI 191.6 FT TH N 34 DEG 00 MIN W 178.83 FT TH N 199 FT TO S LI OF THE N 666 FT OF THE S 1/2 NW FRL 1/4 SEC 4 TH WLY 150 FT ALG SD S LI TH N 66 FT TH E ALG S LI OF N 600 FT OF THE S 1/2 NW FRL 1/4 552.14 FT TO THE W LI DOUGLAS AVE TH SLY ALG SD W LI 33 FT TH S 89 DEG 31 MIN 36 SEC W 265.27 FT TH S 00 DEG 28 MIN 24 SEC E 240 FT PERP WITH SD S LI TH S 36 DEG 28 MIN 24 SEC E 82.45 FT TH N 89 DEG 31 MIN 36 SEC E 100.44 FT TO THE W LI DOUGLAS AVE TH SLY ALG SD W LI TO POB EXC THE NLY 33 FT OF THE E 265.27 FT & THE NLY 66 FT OF THE W 286.87 FT. Comments: This vacant lot is approximately 1.11 acres of land. There appears to be access to this property on both Douglas Avenue as well as Northpoint Drive. This is a wooded lot with many tall old trees. The ground slopes up from Douglas road. Across the street from "Grace Valley" It appears that there is a portion of the property that has a paved parking lot. I believe this parking area is for the neighboring property but there seems to be some encroaching. Difficult to tell how much of the parking lot is on this property. Please do your homework before bidding. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$239.95	DOUGLAS AVE VAC KALAMAZOO	\$1,560.35
3204	Parcel ID: 06-10-313-002; Legal Description: UPJOHN LAND COS ADD LOT 2 BLK 4. Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Multiple cars parked on property. Paved driveway runs along the side of the home and leads to a privacy fenced in backyard. Vinyl siding in good shape. Shingled roof looks good as well. Block foundation looks good for the most part but there is a large chunk that has begun to bow out from the house. This damaged section is on the front entrance mud room. The house looks like its being taken care of. Currently occupied by renter. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$285.15	1717 UNION KALAMAZOO	\$3,117.81
3205	Parcel ID: 06-10-318-001; Legal Description: ASSESSORS SMIT PLAT S 2R OF LOT 65. Comments: This house sits on approximately 0.10 acres of land. Dirt driveway runs along the side of the home and leads to the backyard where there is a one car garage. The garage is not in very good shape. The roof is sagging and there are holes on the side with evidence animals are coming and going. The house is in fair shape. The block foundation is solid. The shingled roof looks fair and there were no signs of leaking on the interior. The former residents look like they just up and left. Furniture and other personal property are still inside every room of the house. One bedroom one bathroom. Basement was dry and cleaned out. Furnace and water heater still present although the water heater has some rust on the top pipes. 100 amp breaker box still intact. Nice sized basement plenty of storage space. Vinyl siding is in fair shape. The house could use some minor repairs and would benefit from some renovations. This would be a great starter home for someone looking to do their own renovations. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$215.36	1705 N CHURCH ST KALAMAZOO	\$2,770.18

3207	Parcel ID: 06-10-355-232; Legal Description: DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, LOT 232. Comments: This house sits on approximately 0.19 acres of land. Unfortunately there was a condemnation notice posted on the garage. There was not a notice posted on the home but the home is in poor shape. Electric meter has been removed. The gas meter is still present. All of the windows and doors have been boarded up tight. There is visible evidence that the block foundation has issues. There are large chunks that have been removed and there are areas with heavy cracking and settling. The shingled roof looks ok but there is bowing and sagging in areas. There was a hole on the side of the home allowing access for neighborhood animals. Saw a few cats enter the building after arriving to the property. The backyard is full of garbage and debris. The inside of the garage is full of debris and other items as well. Paved driveway runs along the side of the home and leads to the garage. There is thick vegetation growing up on the South side of the home. The house will no doubt need repairs and renovations. Be prepared. Additional Disclosures: 31; 63; 34; 46 (see key for full text) Summer Tax Due: \$2,007.40	1426 N WESTNEDGE AVE KALAMAZOO	\$14,288.15
3208	Parcel ID: 06-10-360-214; Legal Description: DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, LOT 214. Comments: This vacant lot sits on approximately 0.20 acres of land. Partial wooden fence along the roadside. Sidewalk leads into the property and stops mid way. It appears there are the remains of an old building on the back West side of the property. Thick vegetation is covering up the debris. Sits between some houses. There is a BBQ sitting on the property but i imagine it belongs to the neighbors. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$100.45	1409 PRINCETON KALAMAZOO	\$4,279.23
3210	Parcel ID: 06-10-382-016; Legal Description: ADDITION OF DEWING & PARKER LOT 16 BLK B. Comments: This vacant lot is approximately 0.20 acres of land. Partially fenced in yard. Driveway entrance at the road with a partial gravel driveway. This lot is mostly cleared out but there is some thick vegetation. Small pile of bike debris in the back. Level ground. It appears there was a house on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$1,168.31	1418 KROM KALAMAZOO	\$4,964.20
3211	Parcel ID: 06-10-398-035; Legal Description: KROMS ADDITION; East 1/2 of Lot 35. Comments: This vacant lot is approximately 0.10 acres of land. Grassy vacant lot with a few small trees on the back North portion. There was a vehicle with a "for sale" sign parked on the property on the last visit but I suspect it is one of the neighbors. Level ground. No driveway entrance. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$569.96	149 E PATERSON ST KALAMAZOO	\$1,537.75
3212	Parcel ID: 06-11-220-001; Legal Description: SEC 11-2-11 BEG IN N&S 1/4 LI SEC 11 AT PT 111.6FT N OF SW COR OF NW 1/4 NE 1/4 SD SEC, TH N ALG SD 1/4 LI 129.57FT TO SLY LI MT OLIVET RD, TH N 45DEG 56MIN E ALG SLY LI SD ROAD 85FT, TH S 19DEG 59MIN E 33.14FT, TH S 2DEG 24MIN E 157.9FT, TH W 79FT TO BEG. Comments: This house sits on approximately 0.34 acres of land. Unfortunately this house had a condemnation notice posted to the front entrance. The house is almost completely boarded up. Electric meter has been removed. The gas meter is still hooked up. The roof is in poor shape with a large tarp draped over a large portion. The block foundation around the house doesn't look bad but the foundation holding up the back porch is collapsing. The porch is in shambles with many boards removed. Large holes to fall through. The metal siding has some portions missing. The inside of the house looks to be in poor shape as well. Contact the County for more information on why the building was condemned. The garage is full of debris. Thick vegetation is growing up over the garage. The garage doesn't appear to be in bad shape but its difficult to determine due to the overgrown bushes. Paved driveway wraps around the front lawn. nice sized back yard but the ground slopes down. There is a depression in the yard with some built up ground and parts of a foundation. Unclear ass to what it is. This house will no doubt need repairs and renovations before its back in good living condition. Additional Disclosures: 46; 33; 5; 31 (see key for full text) Summer Tax Due: \$2,525.90	2356 MT OLIVET RD KALAMAZOO	\$14,128.89
3214	Parcel ID: 06-14-126-005; Legal Description: REALTY ASSOCIATION INC. PLAT Lot 5. Comments: This vacant lot is approximately 0.12 acres of land. Open grassy lot in between two homes. Soft soil and hay in the middle of the property. It appears there was a house on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. A bit of tree debris on the back of the property. Ground slopes up slightly from the road but levels out quickly. Spot looks ready for a new build. Please contact the local governmental unit about building. Driveway entrance at the road. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$1,479.55	1108 CHARLOTTE AVE KALAMAZOO	\$8,975.24

3216	<p>Parcel ID: 06-14-271-003; Legal Description: PHELPS ADDITION S 41.25 FT OF N 6R OF LOT 18 EXC E 2R AND W 8R. Comments: This house sits on approximately 0.13 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Multiple cars parked on the back of the driveway. Large dogs at the property be careful. Block foundation looked ok where it was visible but most of it was covered up with plywood. Vinyl siding was in fair condition. Chain link fenced in front and back yard. Gravel driveway runs along the side of the home and leads to a detached garage in the back yard. Shingled roof looked to be in fair condition on both structures. Cement brick back porch. Gas meter and electric meter are still hooked up and appear active. The house looks to be in overall fair/good shape from the exterior. Additional Disclosures: 33; 45 (see key for full text) Summer Tax Due: \$536.07</p>	517 EDWIN AVE KALAMAZOO	\$3,086.10
3217	<p>Parcel ID: 06-14-434-110; Legal Description: SHERWOOD PARK LOT 506. Comments: This vacant lot is approximately 0.23 acres of land. Wooded lot with thick vegetation in areas. Found an old tire and a few other bits of debris. Not too difficult to traverse. The ground slopes up a bit from the road. Would need to be leveled a bit to build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23; 49 (see key for full text) Summer Tax Due: \$12.19</p>	CHICAGO AVE VAC KALAMAZOO	\$677.51
3218	<p>Parcel ID: 06-15-136-202; Legal Description: DUDGEON & COBBS REVISED PLAT, Liber 2 of Plats Page 22; The North 15ft of Lot 13. Comments: This vacant lot is approximately 0.06 acres of land. Small strip of land in between two houses. There are fences from both neighboring properties that appear to encroach on this property. Its a 15 foot wide piece of land. There's not much you could do with this. It would be a good purchase for one of the neighboring property owners Additional Disclosures: 39; 23; 44 (see key for full text) Summer Tax Due: \$66.00</p>	1013 N BURDICK ST KALAMAZOO	\$1,646.73
3219	<p>Parcel ID: 06-15-151-007; Legal Description: CHARLES B HAYS ADDITION; Lot 7. Comments: This vacant lot is approximately 0.11 acres of land. Cleared out grassy vacant lot with a few small trees and shrubs on the back South portion. The sidewalk in front of this property has been removed. It may be replaced by the time of the auction. A small amount of debris on the back of the property. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$659.47</p>	427 DREXEL PL KALAMAZOO	\$2,607.49
3221	<p>Parcel ID: 06-16-228-016; Legal Description: AUSTIN & TOMLINSONS ADD W 22 FT OF LOT 15 Comments: This vacant lot is approximately 0.07 acres of land. This appears to be a driveway for the neighboring building. Chain link fence on the side that borders the park. Flat dirt parking spot near the roadside. A few large trees. Clear grassy portion on the South side of the property. There is some outdoor furniture most likely from the neighbors sitting on the property. Level ground. 22 feet wide. Additional Disclosures: 23; 44 (see key for full text) Summer Tax Due: \$35.27</p>	529 W PATERSON ST KALAMAZOO	\$887.36
3222	<p>Parcel ID: 06-16-242-002; Legal Description: BUSH & PATERSONS 2ND ADDITION E 1/2 OF LOT 41. Comments: This vacant lot is approximately 0.09 acres of land. It appears there was a building on this property at one point in time but has since been removed. The SEV has not been reassessed. it does not accurately reflect the current value of the property. There is a boat on a trailer parked on the property that is not part of the sale. There is a driveway entrance at the road. Dirt driveway. Mostly cleared out and grassy. Some thick vegetation on the back of the property. Metal pole and cement pole on the back of the property as well. Level ground. Additional Disclosures: 21; 42; 23 (see key for full text) Summer Tax Due: \$71.74</p>	613 MABEL ST KALAMAZOO	\$5,218.98
3223	<p>Parcel ID: 06-17-415-260; Legal Description: PLAT OF WESTWOOD LOT 26. Comments: This house sits on approximately 0.20 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 good shape. Shared paved driveway runs along the side of the home and leads to a two car garage. The roof on the garage is sagging a bit and the wall could use some repairs. The brick exterior of the home looks good. The shingled roof looks to be in fair shape as well. Fenced in back yard. Grassy front lawn with a few nice trees. Great looking neighborhood. Gas and electric meters are still hooked up and active. It looks like this house has been well taken care of. Current resident was upset on our arrival please use caution. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$642.11</p>	224 W WESTWOOD DR KALAMAZOO	\$17,364.40

3224	<p>Parcel ID: 06-21-293-006; Legal Description: STARKWEATHERS ADDITION, Liber 3 of Plats Page 22; Lot 6. Comments: This house sits on approximately 0.21 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Thick vegetation is growing up around the house. Fenced in yard. The current resident was agitated on our arrival. Please exercise caution. Unable to take many photos or inspect. Its difficult to determine what shape the house is in. It appears to be fair shape but the vegetation really hinders the visibility. There is an old car parked in the driveway that doesn't appear to have been move for quite some time. Fence is falling apart. The wood siding is falling apart in a few areas. The shingled roof looks fairly new.</p> <p>Additional Disclosures: 67; 6 (see key for full text)</p> <p>Summer Tax Due: \$966.36</p>	604 MINOR AVE KALAMAZOO	\$8,321.88
3225	<p>Parcel ID: 06-22-156-004; Legal Description: RANNEYS ADDITION LOT 15, EXC W 36FT. ALSO N 17.5FT OF LOT 23, EXC W 36FT. Comments: This vacant lot is approximately 0.09 acres of land. This lot appears to be being used as a driveway for one of the neighboring houses. The South portion of the lot is grassy with a few small trees. Level ground. This would be a good purchase for one of the neighboring home owners that want to keep or increase their parking space. Driveway entrance at road. Additional Disclosures: 44 (see key for full text)</p> <p>Summer Tax Due: \$227.34</p>	423 W VINE ST KALAMAZOO	\$2,262.18
3227	<p>Parcel ID: 06-22-277-010; Legal Description: COM AT SE COR OF 3RD ST&MILLARD CT S ALG ELY LI OF SD CT 348.48FT N 81DEG 22MIN E 120FT FOR PL OF BEG N 81DEG 22MIN E ALG S LI OF ROSKAM CT 60FT S 74.25FT W 60.6FT N 67.25FT TO BEGIN. Comments: This vacant lot is approximately 0.10 acres of land. There is a chain link fence that wraps around the entire property. Slight depression in the ground in the middle of the property. Thick vegetation throughout but easily traversable. Some trees along the perimeter. Someone has dumped a bit of debris/garbage along the road in front of the property.</p> <p>Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$97.57</p>	742 ROSKAM CT KALAMAZOO	\$1,487.37
3228	<p>Parcel ID: 06-22-388-001; Legal Description: Com 20R S of a pt on S li of Stockbridge Avenue 560.75ft E of E li of South Burdick Street; th S to a pt 536.58ft N of S li Sect 22-2-11; th W 143.22ft; th N to a pt W of beg; th E to beg. Comments: This vacant lot is approximately 0.83 acres of land. Nice sized lot. The South portion of the lot is wooded. The North section has an open grassy area that has a travel trailer parked on it. There are a few piles of tires and what looks to be the bed of a uhaul truck. Level ground. Possible wet land indicators. The lot seemed dry but there were a few puddles here and there.</p> <p>Additional Disclosures: 21; 23 (see key for full text)</p> <p>Summer Tax Due: \$489.21</p>	146 RICHARD AVE KALAMAZOO	\$5,014.03
3231	<p>Parcel ID: 06-23-198-003; Legal Description: F J HENRYS ADDITION S 1/4 OF LOTS 23-24 EXC W 1 R. Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a lot of commotion going on at the time of our visit. Lots of people coming and going. People removing things from the house. Block foundation looks ok. The shingled roof needs some repairs. There was a tarp draped over some areas. Boarded windows. Wood siding needs repairs on the back side. The rest of the siding needs a good sanding and fresh paint. Electric meter was removed. Gas meter still present. Large cement back porch with a disability ramp. Shed/garage on the back of the property is in poor shape. Piles of tires and other debris like an old water heater. Possible harvesting.</p> <p>Additional Disclosures: 6; 5; 48; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,208.84</p>	928 CLARENCE ST KALAMAZOO	\$8,034.84
3232	<p>Parcel ID: 06-23-350-311; Legal Description: REVISED PLAT OF HAYS PARK, LIBER 7 OF PLATS PAGE 15; LOT 311. Comments: This vacant lot is approximately 0.14 acres of land. There was a house previously on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Large hole. Dirt lot. There is additional road access to this property through an ally on the South portion. Small amount of debris/garbage. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$2,985.46</p>	820 E STOCKBRIDGE AVE KALAMAZOO	\$12,061.86

3233	Parcel ID: 06-23-374-577; Legal Description: REVISED PLAT OF HAYS PARK LOT 577 EXC N 43 FT. Comments: This house sits on approximately 0.07 acres of land. Unfortunately this house has suffered from a fire. The house has been boarded up. Major damage to the front of the home. The block foundation has some issues on the North West corner. Sits on the corner of James Street and Reed Street. Shingled roof appears to be in fair condition. There is debris piled up behind the home. Tires and other garbage. Driveway entrance and small parking area on the East side of the property. Wood siding needs to be sanded and repainted. Neglected vegetation is starting to grow up and around the house. Difficult to see the exterior of the building in certain areas. This house will no doubt need major repairs and renovations before its back in good living condition. Be prepared. Additional Disclosures: 36; 33; 11; 46 (see key for full text) Summer Tax Due: \$1,118.03	1123 REED AVE KALAMAZOO	\$10,329.57
3234	Parcel ID: 06-23-435-710; Legal Description: BYRON J. HEALYS ADDITION TO KALAMAZOO LOT 71. Comments: This vacant lot is approximately 0.16 acres of land. Open grassy lot with a handful of bushes and small trees along the East portion of the property. Small pile of debris on the South side of the property. It appears there was a building on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Next to "Heavy Duty Cargo" a truck repair shop. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$34.36	1342 SCHUSTER ST KALAMAZOO	\$26,232.90
3236	Parcel ID: 06-24-305-060; Legal Description: FIELD ADDITION LOT 6 Comments: This vacant lot is approximately 0.65 acres of land. It appears there was a house on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Open lot with some vegetation growing throughout. Easy to traverse. Level ground. Some small piles of debris here and there. Chain link security fence along the Easy perimeter. At the end of Carlton road. Very low traffic. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$19.12	3111 CARLETON AVE KALAMAZOO	\$10,458.61
3237	Parcel ID: 06-24-305-191; Legal Description: FIELD ADDITION LOTS 18 AND 19. Comments: This vacant lot is approximately 0.40 acres of land. It appears there was a house on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Open dirt lot with vegetation and trees along the perimeter. Ready for a new build. Please contact the local governmental unit about building. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$170.19	2825 CARLETON AVE KALAMAZOO	\$3,942.37
3238	Parcel ID: 06-24-306-540; Legal Description: FIELD ADDITION LOT 168 AND ITS SHARE OF VACATED ALLEY LYING ELY THEREOF. Comments: This vacant lot is approximately 0.10 acres of land. Open grassy lot. The lot is fenced in with the neighboring house. Side yard parcel. Chain link fence on three sides. Some trees along the perimeter. Level ground. This would be a good purchase for the neighboring property owners. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$20.89	MELROSE AVE VAC KALAMAZOO	\$910.50
3239	Parcel ID: 06-27-137-007; Legal Description: VAN ZEES ADDITION, Liber 3 of Plats Page 23; The West 44ft of Lot 53. Comments: This house sits on approximately 0.13 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Wood siding is in decent shape but there are areas that need attention. Gravel/dirt driveway on side of home. Shingled roof is in fair shape. Chain link fenced in back yard. A large amount of debris behind the home. Newer windows on the home. Electric meter is still hooked up but we could not find the gas meter. Staircase on the back of the home leads to the second floor. This house will need some work but it doesn't appear to be in to bad of shape from the exterior. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$917.88	120 E MAPLE ST KALAMAZOO	\$10,396.66
3240	Parcel ID: 06-27-145-007; Legal Description: Commencing at a point on the west line of Burdick Street 98.12ft South 35deg 1min East from the south line of Belmont Avenue as measure along the west line of Burdick Street; thence South 80deg West 326.3ft to the point of beginning; thence South 80deg West 50ft; thence South 10deg 27min East 56.72ft; thence North 77deg 33min East 50.03ft; thence North 10deg 27min W 54.63ft to point of beginning, excluding the South 10ft. Also known as Lot 7 of DIXIE HILLS unrecorded Plat. Comments: This vacant lot is approximately 0.05 acres of land. Small lot with a small cement driveway. There was a truck and a travel trailer parked on the property. Appears to be occupied. Lots of debris in the property. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$227.10	136 DIXIE AVE KALAMAZOO	\$1,966.44

3241	<p>Parcel ID: 06-27-188-008; Legal Description: Commencing on the east line of South Burdick Street 415.03ft (measured as 424.60ft) South of the south line of Alcott Street; thence East 11 Rods; thence South 46.75ft; thence West 11 Rods; thence North 46.75ft to point of beginning. Comments: This house sits on approximately 0.20 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Mix of brick and cement foundation. The front brick section has some cracking and settling. Mix of stone and metal siding is in fair shape a few spots could use repairs but is in overall fair shape. Paved driveway runs along the side of the home and leads to a detached one car garage. There is an old pool in the backyard that has been neglected. It looks like a pond now. Shingled roof was in fair shape. No major damage seen. Cement sidewalk runs from the road all the way to the back yard. Chain link fenced in yard. Additional Disclosures: 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$690.38</p>	2203 S BURDICK ST KALAMAZOO	\$7,374.19
3242	<p>Parcel ID: 06-32-122-173; Legal Description: ASSESSORS PLAT OF OAKLAND PARK Lot 172 & Lot 173. Comments: This house sits on approximately 0.28 acres of land. Block foundation looks solid. Wide double lane cement and paved driveway leads to an attached two car garage. The garage is very large for the houses in this neighborhood. There is a 200 amp breaker box in the garage as well as its own furnace. The floors in the house are in poor shape and need repairs especially in the kitchen. Unfortunately the basement was damp and has allowed mold to start forming. Its in the early stages but all of the debris needs to be cleared out and the basement will need a deep cleaning. There is a lot of potential here and its in a nice neighborhood. Would be a great fixer upper Additional Disclosures: 32 (see key for full text)</p> <p>Summer Tax Due: \$1,079.34</p>	3603 KNOX ST KALAMAZOO	\$7,444.95
3243	<p>Parcel ID: 06-32-127-007; Legal Description: OAKLAND TERRACE LOT 7 Comments: This house sits on approximately 0.00 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Electric and gas meter still hooked up and appear active. AC units were running in the windows. Vehicle parked in driveway. Cement driveway runs along the side of the home and leads to a one car garage. There are some damaged spots on the shingled roof. Block foundation looks solid. Small chain link fenced in front yard. Metal siding could use a few repairs. There is a large amount of debris in the driveway as well as the back yard. There is a large pile of bikes in the back yard. Small outdoor tiled area. Chimney on top of the garage. May have a wood burning stove to heat the garage. Additional Disclosures: 33; 5; 66; 6 (see key for full text)</p> <p>Summer Tax Due: \$755.20</p>	3311 ADAMS ST KALAMAZOO	\$10,458.61
3245	<p>Parcel ID: 06-32-401-004; Legal Description: EDGEWOOD W 37.5FT OF LOT 17, EXC N 88FT THEREOF. Comments: This house sits on approximately 0.06 acres of land. Unfortunately this house had a condemnation notice posted on the front of the building. Corner lot, there is road access on both Edgewood Drive and Laird Avenue. Small driveway on Laird Street side. The house is in very poor shape. Strong smell. There is garbage and debris throughout the house. Could not find a bathroom. The basement is full of garbage. Unable to traverse. This house will need a great deal of work. Chain link fenced in yard. Additional Disclosures: 21; 66; 31; 5 (see key for full text)</p> <p>Summer Tax Due: \$816.98</p>	2242 EDGEWOOD DR KALAMAZOO	\$6,505.25
3246	<p>Parcel ID: 06-34-261-012; Legal Description: SUPERVISORS PLAT OF HENRY JOHNSON PLAT LOT 12 Comments: This house sits on approximately 0.20 acres of land. Nice sized pavement driveway leads to an attached one car garage. The shingled roof looks ok but there was a pile of tree debris starting to build up on the front section. Nice neighborhood. Neighbors came out to check on what was going on and were friendly. Metal siding in fair shape just a couple spots could use attention. Electric meter was removed but the gas meter was still hooked up. Four bedroom two bathroom. The house and garage is full of personal property and other debris. The basement was full of debris and there were areas that are starting to form mold. It is the early stages of mold. Basically books on the floor that are damp and the paneled walls are showing some mold. The rest of the house appears mold free at this point. Unable to traverse through the entire basement due to debris. Water heater and furnace still present. I believe there is a nice house in here. There's a lot of potential, just remove the debris and give the house a deep clean. The bones felt good. Additional Disclosures: 32; 46; 66 (see key for full text)</p> <p>Summer Tax Due: \$1,820.98</p>	212 E LEONA AVE KALAMAZOO	\$12,068.11

3247	<p>Parcel ID: 07-16-480-027; Legal Description: SEC 16-2-10 BEG AT A PT ON E LI SEC 16 WHICH IS S 1168.23 FT FROM E1/4 POST SD SEC TH 89DEG 56MIN 15SEC W 433 FT TH S PAR WI E LI 60 FT TH N 89DEG 56MIN 15SEC E 433.0 FT TO SD E LI TH N ALG SD E LI 60 FT TO POB Comments: This vacant lot is approximately 0.56 acres of land. Wooded with thick vegetation. Ground slopes up drastically from the road. This would be difficult to build on. Please contact the local governmental unit about building. Please do your research. There was a small path that leads onto the property. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$292.87</p>	N 30TH GALESBURG	\$1,966.14
3248	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 07-18-388-401; Legal Description: REVISED PLAT OF A PART OF LEENHOUTS PLAT LOT 46 EXC S 38 FT OF W 111 FT. Comments: This house sits on approximately 0.19 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There is a large amount of debris and garbage on the property. Large burn pile behind the home. Possible contamination. Large RV parked out front of the home but has flat tires hasn't moved for some time. There is a small metal shed on the West portion of the property. Missing a wall and not in great shape. Electric meter has been removed from the house as well as the other building on the East portion of the property. Shingled roof looks ok but there is a portion that is sagging. The actual shingles themselves don't look old. Block foundation looks solid. The siding on the home is a mix of metal, wood, and block. Some broken windows on the home. The dirt driveway leads to a small structure in the back of the property. This "small house" looks to be in poor shape. The inside of the home is not in great shape as well. These buildings will no doubt need work. Be prepared. This home is bundled with the adjacent parcel that contains the garage, and may have encroachment issues with the home based on aerial image observations (not confirmed). For that reason we are selling both parcels together. Additional Disclosures: 6; 13; 33 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 07-18-388-406; Legal Description: REVISED PLAT OF A PART OF LEENHOUTS PLAT S 38 FT OF W 111 FT LOT 46. Summer Tax Due: \$895.76</p>	564 LEENHOUTS ST KALAMAZOO; 564 LEENHOUTS ST KALAMAZOO	\$5,815.20
3250	<p>Parcel ID: 07-18-388-811; Legal Description: REVISED PLAT OF A PART OF LEENHOUTS PLAT LOTS 99 & 100. Comments: This house sits on approximately 0.43 acres of land. Unfortunately this house is in very poor shape. There was a large garbage container parked in the front lawn. The county may be cleaning up the area. There was a "chemical residue" notice posted on the front of the building. A Swat team released "CS" into the house. The block foundation is in very poor shape. One side of the foundation has completely collapsed into the basement. Nearly all of the windows have been broken. The doors have been removed. The chimney has been removed. There are a handful of debris piles. The shingled roof looks ok compared to the rest of the house. The storage garage is in poor shape. The roof has bare OSB showing. Metal roofing is falling all. Dirt floors have a debris and garbage. Nice sized lot with grassy lawn and a handful of trees. This house will need a great deal of work to get it back into good living condition. You may be better off demolishing it and starting a fresh build. Contact the local governmental unit about new builds. A third party stated it would need to be demoed. Do your research before bidding. Additional Disclosures: 46; 34; 22; 36 (see key for full text) Summer Tax Due: \$617.19</p>	644 PICKARD KALAMAZOO	\$11,120.11
3251	<p>Parcel ID: 07-18-388-940; Legal Description: REVISED PLAT OF A PART OF LEENHOUTS PLAT LOT 122. Comments: This house sits on approximately 0.19 acres of land. Vehicle was parked in front of the home. Shingled roof is in fair shape no major damage seen. Fenced in back yard. Electric and gas meter were still hooked up. Metal siding in decent shape, could use a wash in some areas. Detached one car garage. Gravel driveway has two entrances at the road. Leads to the back yard which has a large gate allowing cars to enter. Grassy back yard. Block foundation looks solid. House has a strong smell. Water heater, water softener, and furnace are all still present. 100 amp breaker box intact. Surface tank in basement. The house still has the former owners belongings in it. Previous owners were smokers. There is tar residue on the walls for years of smoking. The house is in decent shape overall and would be a great purchase for someone looking to renovate a smaller home. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$459.22</p>	233 LEENHOUTS ST KALAMAZOO	\$2,894.38
3252	<p>Parcel ID: 07-19-190-320; Legal Description: GILBERTA VIEW LOT 23. Comments: This vacant is approximately 0.21 acres of land. There was a house on this property at one point in time but has since been removed. The SEV does accurately reflect the current value of the property. Open grassy lot with a handful of trees. Level ground. A small drain ditch on the North perimeter. Ready for a new build. Please contact the local governmental unit about building. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$15.69</p>	725 AZUBA KALAMAZOO	\$27,925.45

3253	Parcel ID: 07-20-171-350; Legal Description: RAVENWOOD HEIGHTS EXTENSION LOT 143. Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot with a few trees. Level ground. Could be a nice spot for a new build. Please contact the local governmental unit about building. Please do your research before bidding. Summer Tax Due: \$36.11	6343 WRIGHT ST KALAMAZOO	\$766.03
3254	Parcel ID: 07-20-480-210; Legal Description: SEC 20-2-10 COM AT SW COR SE1/4 SE1/4 TH E ALG S SEC LI 247.5 FT FOR BEG TH E ALG S SEC LI 104.5 FT TH N PAR TO W LI SE1/4 SE1/4 203 FT TH W 104.5 FT TH S 203 FT TO BEG RES E 33 FT & S 33 FT FOR HWY .487 ACRE Comments: This vacant lot is approximately 0.29 acres of land. Level ground. Dirt/rock driveway. Wet land indicators along the perimeter of the property. Electrical hook ups for a travel trailer or mobile home. Electric meter is still hooked up. Wooded lot with a spot to park a mobile. A few bits of debris here and there. Nothing difficult to clean up. Summer Tax Due: \$110.16	6805 E L AVE KALAMAZOO	\$1,051.91
3255	Parcel ID: 07-33-340-086; Legal Description: RAMBLING ACRES LOT 9 & 10, & N 33 FT OUTLOT B ALSO SEC 33-2-10 COM SE COR NE1/4 SW1/4 SEC 33 TH S 89DEG 36MIN 30SEC W ALG S LI SD NE1/4 SW1/4 233 FT TH N 0DEG 28MIN 30SEC W 1123.68 FT TO POB; TH S 89DEG 34MIN 50SEC W 353.25 FT TH S 0DEG 28MIN 30SEC E 232.23 FT TH N 89DEG 36MIN 30SEC E 353.25 FT TH N 28MIN 30 SEC W 232.23 FT TO POB 2004 COMB 33-345-012, 33-340-085 & 33-340-090 INTO 33-340-086. Comments: This house sits on approximately 2.92 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Multiple vehicles parked on the property. Paved driveway leads to an attached two car garage. Vinyl siding in good shape. Shingled roof in good shape as well. Poured concrete foundation looks solid. The house appears to be in overall good shape. Large grassy lot with trees scattered around. The far West portion of the property is wooded. There is some debris piled up on the side of the Storage building in the back yard. The storage building is in good shape as well. Metal siding looks good. The house has a large wooden deck on the back and a staircase going down to yard. Walk out basement. Gas meter and electric meter are still hooked up and appear active. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$1,822.60	4094 S 29TH KALAMAZOO	\$12,430.49
3256	Parcel ID: 12-02-160-050; Legal Description: VILLAGE PLAT OF VILLAGE OF CLIMAX LOTS 34 & S 8 R OF LOT 35 . Comments: This house sits on approximately 0.47 acres of land. Unfortunately this house is in very poor shape. Condemnation notice posted to the side entrance. The roof is collapsing in multiple areas. The rain water has caused the flooring to fail in the kitchen. Unable to traverse the building safely. The basement steps are deteriorating and many are missing. Unable to access basement safely. Many of the windows are broken. Vandalism and graffiti all over the building. The inside of the home is full of debris and there is mold forming due to the excess moisture. Stone foundation had some cracking. Metal siding is in decent shape. Dirt driveway leads to a shed that has a riding mower inside. Rail road track behind the property. This house will need a considerable amount of work. You may be better off demolishing and rebuilding. Please contact the local governmental unit about building. Additional Disclosures: 5; 31; 36 (see key for full text) Summer Tax Due: \$309.96	125 CHERRY STREET CLIMAX	\$7,921.91
3257	Parcel ID: 12-03-410-050; Legal Description: VILLAGE PLAT OF VILLAGE OF CLIMAX LOT 188. Comments: This house sits on approximately 0.91 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a condemnation notice posted to the front of the building. Truck parked in the driveway. Metal siding was in fair shape. Shingled roof was in fair shape as well. Appeared to have a wood burning (or other solid fuel) stove inside. Block foundation appeared generally undamaged but there was a questionable section on a corner on the back of the house. There is debris on the side and behind the home. Small cement foundation behind the home. Some of the windows have been boarded. Additional Disclosures: 6; 31; 33 (see key for full text) Summer Tax Due: \$371.71	329 W MAPLE STREET CLIMAX	\$13,073.92

3258	<p>Parcel ID: 14-13-446-090; Legal Description: VILLAGE OF VICKSBURG ORIGINAL PLAT S 1 04.75 FT OF LOT 8 BLK 7. Comments: These houses sit on approximately 0.18 acres of land. There is a main house close to the road and an additional smaller home farther North on the property. These homes were occupied on last visit. Please use caution and be respectful if visiting these properties in person. There are two electric meters and two gas meters on the main house labeled 212 and 212 1/2. There are two dirt/gravel driveways one leads to the smaller home in the back, the other leads to a detached one car garage. Stone foundation looks good but there are a few cracks here and there. Nothing major. The shingled roof looks to be in fair shape no major damage seen on either structures. Some gutter damage. Vinyl siding in fair shape as well. Both houses look to be in overall fair/good shape. There were vehicles parked on the property. There is debris and personal property pack up in the side entrance. Residents stated they were moving out. Nice neighborhood close to downtown Vicksburg. Additional Disclosures: 6; 18; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,965.13</p>	212 W MAPLE ST VICKSBURG	\$12,135.82
3261	<p>Parcel ID: 90-0007-265-O; Legal Description: SEC 7-3-11 COM AT S1/4 POST SEC 7 TH W ALG S LI SD SEC 330 FT FOR POB TH CONT W 132 FT TH N 193 FT TH E 132 FT TH S 193 FT TO POB RES S 33 FT FOR HWY PURPOSE. Comments: This house sits on approximately 0.49 acres of land. This is a nice house in a nice neighborhood. Sits at the end of Romence Road so there is little to no traffic. The road in front of the home is torn up at the moment due to construction but I imagine they will repave it when they are finished. Two bedroom, two bathroom. There are four floors on this house. Lots of space. Foundation is solid. Shingled roof looks to be in good shape. Mix of vinyl and brick siding. Paved driveway leads to an attached two car garage. The house is full of personal property. There is an old Cadillac parked in the garage as well as a couple riding mowers. Submersed well in front of the home but there is also a water pressure tank in the basement. We found a small amount of mold in the basement. Looks like the foundation is seeping a bit of water. It is in the early stages and could be cut out and cleaned. Some of the roof fascia and gutters need minor repairs. Breaker box in basement intact. Water heater and furnace still present. It looks like the house belongings were being packed up at one point but was never finished. This house has a ton of potential. We don't see these too often. Nice grassy front and back yard. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$4,264.08</p>	4208 ROMENCE RD PORTAGE	\$16,472.31
9993261	<p>Parcel ID: 90-0007-265-O; Legal Description: SEC 7-3-11 COM AT S1/4 POST SEC 7 TH W ALG S LI SD SEC 330 FT FOR POB TH CONT W 132 FT TH N 193 FT TH E 132 FT TH S 193 FT TO POB RES S 33 FT FOR HWY PURPOSE. Comments: This house sits on approximately 0.49 acres of land. This is a nice house in a nice neighborhood. Sits at the end of Romence Road so there is little to no traffic. The road in front of the home is torn up at the moment due to construction but I imagine they will repave it when they are finished. Two bedroom, two bathroom. There are four floors on this house. Lots of space. Foundation is solid. Shingled roof looks to be in good shape. Mix of vinyl and brick siding. Paved driveway leads to an attached two car garage. The house is full of personal property. There is an old Cadillac parked in the garage as well as a couple riding mowers. Submersed well in front of the home but there is also a water pressure tank in the basement. We found a small amount of mold in the basement. Looks like the foundation is seeping a bit of water. It is in the early stages and could be cut out and cleaned. Some of the roof fascia and gutters need minor repairs. Breaker box in basement intact. Water heater and furnace still present. It looks like the house belongings were being packed up at one point but was never finished. This house has a ton of potential. We don't see these too often. Nice grassy front and back yard. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	4208 ROMENCE RD PORTAGE	\$16,472.31

Saint Joseph

Lot #	Lot Information	Address	Min. Bid
5901	<p>Parcel ID: 004 004 004 35; Legal Description: COM 1320 FT E OF NW COR SEC 4 T6S R12W TH E 200 FT TH S 290.4 FT TH W 150 FT TH N 145.2 FT TH W 50 FT TH N 145.2 FT TO POB. 1.167 A. Comments: This trailer sits on approximately ~1.16 acres of land. Electricity was still on and it appeared the former residents were removing their personal property. This property may still be occupied. Please use caution and be respectful if visiting the property in person. The trailer looks to be in fair shape. Vinyl siding could use a power wash but no major damage seen. Shingled roof appeared to be in fair shape. Wooden deck on the front and back entrance of the home. The trailer is sitting on a poured cement slab. The ground slopes down aggressively behind the home. Gravel driveway runs up and along the front of the home and leads to a small metal shed. There is debris and garbage on the property. Quiet area out in the country. Propane hook ups on the side of the home but the propane tank is no longer here. Additional Disclosures: 21; 49; 17; 62 (see key for full text)</p> <p>Summer Tax Due: \$167.31</p>	12273 DUTCH SETTLEMENT RD THREE RIVERS	\$2,785.97
5902	<p>Parcel ID: 004 009 002 10; Legal Description: COM NW COR E 1/2 NE 1/4 SEC 9 T6S R12W TH S 0D 17M E 332.67 FT TO POB TH S 0D 02M 20S W 333.31 FT TH S 89D 34M E 655.80 FT TH N 0D 16M 49S W 333.33 FT TH N 89D 34M W 653.94 FT TO POB. 5 A. ALSO 66 FT EASE REC L482-P477. Comments: Update: The Fire damaged house that once sat on this property has been demolished and the debris strewn around the property have also been removed. The condemned structure that is not fire damaged remains on the property, but will be the responsibility of the buyer to demolish. Approximately 5.42 acres of land. The foundation may still be salvageable but that is unknown. Large wrap around paved driveway leads a larger cement parking area next to the home. The South West portion has large chunks of cement and paved chunks of earth piled up in a few areas. Looks like the remains of an old road. There is a dirt driveway on the North side of the property and leads you to the back of the property where there is a travel trailer parked behind home. Small out house next to trailer. There are a handful of burn pits. There is an additional building behind the home but it looks "home made" and not safe. The weight bearing beams are tree trunks or old telephone poles. The second floor roof has had its joists cut. Vinyl siding falling off exposing OSB boards. There is a condemnation notice posted on this building. Cement slab foundation is cracking in many areas. Broken windows and doors. Building open to the elements. This property will need a great deal of clean up but its in a nice quiet area and there is plenty of space to build what you desire. The East portion of this property is wooded. Additional Disclosures: 34; 36; 31; 22; 21 (see key for full text)</p> <p>Summer Tax Due: \$677.22</p>	57081 HIGHFIELD RD THREE RIVERS	\$21,437.10
5903	<p>Parcel ID: 004 090 029 00; Legal Description: LOT 29 CLEAR LAKE HIGHLAND PARK SEC 17 T6S R12W. Comments: This vacant lot is approximately 0.34 acres of land. The ground slopes up from the road. Some tree limbs and other vegetation debris. Tall thick grass. Near Clear Lake. Nice spot to build. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$22.53</p>	ELIZABETH DR THREE RIVERS	\$781.62
5904	<p>Parcel ID: 004 300 098 00; Legal Description: LOT 99. REGANS COREY LAKE SUBDIV. SEC 17 T6S R12W. Comments: This vacant lot is approximately 0.13 acres of land. Wooded lot with thick vegetation throughout. Land slopes down from the road and levels out. Young and Mature trees. Very close to Corey Lake. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$11.25</p>	COON HOLLOW RD THREE RIVERS	\$523.06
5905	<p>Parcel ID: 007 888 002 02; Legal Description: LOT 22 VILLAGE OF FLOWERFIELD. SEC 1 T5S R12W Comments: This trailer sits on approximately 0.14 acres of land. The trailer is very old and has thick vegetation growing up and around it. There is a chain link fence gate at the road. Third party said the former residents didn't take care of trailer and when it fell apart the moved into the adjacent trailer on LOT#5905. There is a large tarp draped over the roof. It was difficult to see much of the trailer due to the vegetation. The trailer is in very poor shape. The selling point of this lot is the wooded vacant lot. You could clear the area and have a nice piece of land. Additional Disclosures: 5; 17; (see key for full text)</p> <p>Summer Tax Due: \$70.13</p>	15406 MAIN ST THREE RIVERS	\$1,121.31

5906	Parcel ID: 007 888 002 04; Legal Description: LOT 19 VIL OF FLOWERFIELD. SEC 1 T5S R12W Comments: This trailer sits on approximately 0.14 acres of land. The trailer and garage are in very poor shape. Neighbors said they have been abandoned for years and the forest has begun to grow up around them. Small grass driveway leads to the one car garage. Metal siding is rusting. The garage roof has collapsed. The trailer and garage are full of garbage and debris. There is also a large amount of debris piled up around the trailer and in the yard. These structures will most likely need to be removed and have something new built in their place. Very difficult to traverse through the area. Vegetation has begun to grow up all over and around the trailer and garage. Additional Disclosures: 22; 17; 66; 5 (see key for full text) Summer Tax Due: \$59.26	15392 MAIN ST THREE RIVERS	\$748.48
5908	Parcel ID: 011 801 021 00; Legal Description: THAT PT OF LOT 3 BLK 7 STEWART CLARK & STEWART ADD DESC AS COM AT SW COR OF LOT 3 TH N 10 FT TH S ELY 26 FT TO S LOT LN TH W TO POB. ALSO THAT PT OF LOTS 4 & 5 BLK 7 LYING WLY OF HWY. VIL OF MOTTVILLE. Comments: Small triangular shaped vacant lot. Approximately 0.02 acres. There is an old cement pad approximately 6x5. The neighbors fence may encroach slightly onto this property but it is difficult to determine. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$4.37	FULTON ST WHITE PIGEON	\$411.08
5909	Parcel ID: 011 801 024 00; Legal Description: LOTS 6 & 7 BLK 8 & THAT PT OF LOTS 12389 & 10 BLK 9 STEWART CLARK & STEWART ADD VILL OF MOTTVILLE SEC 6 T8S R12W COM AT N LN BLK 9 & WLY LN OF M-103 TH SWLY ALG SD LN 195.4 FT TH WLY & PRL WITH SD N LN TO W LN OF SD BLK TH NLY ON W LN TO N LN OF SD BLK TH E TO POB EXC SLY 10 FT. Comments: This vacant lot is approximately 1.25 acres of land. Tall grassy lot with a handful of trees and other vegetation. It appears that there was a building on this property at one point in time but has since been removed. The SEV may not accurately reflect the current value of the property. Level Ground. Nice spot to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$378.70	68758 FULTON ST WHITE PIGEON	\$20,404.57
5910	Parcel ID: 012 110 141 00; Legal Description: LOT 141 RIVERWOOD NO. 1 SUB-DIV. SEC 5 T6S R10W. Comments: *Please Note: Due to complications with encroachments on this parcel, you must be an adjacent owner to bid on this parcel.* This vacant lot is approximately 0.22 acres. This property appears to have previously belonged to the trailer at one point in time. There is a chain link fence that surrounds a portion of it. Dirt/gravel driveway leads to a grassy back yard. The trailer may encroach onto this property. The aerial maps lead me to believe a portion of the trailer lies on this property. Do your homework before bidding on this lot. Additional Disclosures: 44; 39 (see key for full text) Summer Tax Due: \$53.29	RIVER RUN RD MENDON	\$1,248.63
5911	Parcel ID: 013 240 014 00; Legal Description: N 100 FT OF S 1930 FT OF E 1/2 OF SE 1/4 SEC 14 T5S R11W. TRACT 17. ST JOE ACRES NO 4. 3 A. Comments: This vacant lot is approximately 3.12 acre of land. The lot is wooded with many young and mature trees. Thick vegetation near the road but clears up as you enter the property. Nice spot to build. Quiet country area. Some cut up tree limbs and other vegetative debris but nothing too difficult to clean up. Summer Tax Due: \$39.22	PARKVILLE RD THREE RIVERS	\$992.99
5912	Parcel ID: 040 130 053 00; Legal Description: S 60 FT LOT 4 BLK 9 ORIGINAL PLAT VILLAGE OF BURR OAK. EST 0.14 A. Comments: This commercial building sits on approximately 0.14 acres of land. The building is in overall poor shape. The main floor felt dangerous to walk on. There were multiple holes in the floor and areas that were collapsing. The ceilings were collapsing as well. Open wires and pipes visible due to the ceilings being gone. The basement felt damp and there was visible crumbling of the stone foundation. Multiple doors and windows on the front of the building. On the back of the building is a wooden staircase that takes you up to the second floor. The electric meters have been cut from the building leaving large open wires. They are no longer connected to the electric grid. Gas meter has been removed. There is a large chunk of the exterior wall that is falling apart. Mold is forming on the walls and ceilings. Was told by the county this building will be posted as condemned in the near future. The building is unsafe. Flat top roof is leaking. This building will need major repairs before it gets back to living/working condition. Additional Disclosures: 5; 34; 22; 36; 32 (see key for full text) Summer Tax Due: \$1,665.99	210 S THIRD ST BURR OAK	\$7,148.52

5913	<p>Parcel ID: 043 130 063 00; Legal Description: 60 FT WIDE OFF ELY END OF LOTS 3-4 BLK 7 ORIG PLAT. VIL OF CONSTANTINE. Comments: This vacant lot is approximately 0.24 acres of land. Clear out grassy lot with a handful of trees and other vegetation. Level Ground. Nice spot to build. It looks like there was previously a house on this property at one time but has since been removed. The SEV has not been reassessed so the SEV does not accurately represent the value of the property. Remains of a sidewalk leads onto the property. A few large tree limbs near the road. Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$763.02</p>	160 W SECOND ST CONSTANTINE	\$7,482.78
5914	<p>Parcel ID: 043 180 029 00; Legal Description: WLY 3 RDS OF LOT 1 BLK 11 TRUE & MEEKS ADD. VIL OF CONSTANTINE. Comments: This vacant lot is approximately 0.90 acres of land. Cleared out grassy lot. Level ground. There are the remains of an old foundation still on the property. It appears there was previously a house on this property at one time but has since been removed. The SEV has not been reassessed so the current SEV does not accurately reflect the value of this property. Small amount of debris on the property. Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$638.79</p>	160 E THIRD ST CONSTANTINE	\$5,132.57
5915	<p>Parcel ID: 045 150 006 00; Legal Description: LOT 6 EXC WLY 140 FT LOUGH'S RESUB OF PT OF SECS 5, 6 & 7 LAIRDS ADD. VIL OF WHITE PIGEON. Comments: This vacant lot is approximately 0.18 acres of land. Unless you are an adjacent owner, this property would not have access if purchased alone. LOT 5916 has road access and borders this property. If not an adjacent owner we recommend purchasing both these lots. Additional Disclosures: 23; 7 (see key for full text)</p> <p>Summer Tax Due: \$83.55</p>	NEAR BROADWAY AVE WHITE PIGEON	\$1,554.85
5916	<p>Parcel ID: 045 150 007 00; Legal Description: LOT 7 EXC WLY 140 FT LOUGH'S RESUB OF PT OF SECS 5, 6 & 7 LAIRDS ADD. VIL OF WHITE PIGEON. Comments: This vacant lot is approximately 0.17 acres of land. It is an open grassy lot with a few trees. Level ground. Nice spot to build. You may want to purchase LOT 5915 along with this lot because it sits behind this property. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$83.55</p>	BROADWAY AVE WHITE PIGEON	\$1,772.32
5918	<p>Parcel ID: 051 245 014 00; Legal Description: LOT 9 BLK 3 VIL OF LOCKPORT CITY OF 3 RIVERS. Comments: This house sits on approximately 0.21 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Unfortunately this house was posted as condemned. It did not state the reasons for condemnation. Gas meter was removed. electric meter still hooked up and appeared to be active. There was a large amount of debris in the back yard but it didn't look like it was garbage. Multiple vehicles parked on property. Dirt/gravel driveway on the side of the home leads to a large grass back yard with a few large trees. Partial chain link fence around the back yard. Block foundation looked solid. Vinyl siding looked good. Shingled roof was in fair shape as well. The exterior of the home looked to be in overall fair/good shape. Wooden front and back porch. Close to the River. Additional Disclosures: 6; 33; 31 (see key for full text)</p> <p>Summer Tax Due: \$514.05</p>	404 FIFTH ST THREE RIVERS	\$4,663.48
5919	<p>Parcel ID: 051 245 401 00; Legal Description: N 56 1/2 FT OF S 108 1/2 FT OF THAT PT OF FRANKLIN SQ LYING N OF BROADWAY W OF S MAIN ST E OF NYCRR R/W & S OF BLK 54 FRANKLIN SQ VIL OF LOCK- PORT CITY OF 3 RIVERS. Comments: This house sits on approximately 0.09 acres of land. The gas and electric meter have been removed. Notes stated the house was still occupied but there was no one home on last visit. The home still appears to have personal property on the inside. There was a "Gun Carry" sticker on the side of the home. Please use caution and be respectful if visiting this property in person. Mix of block and stone foundation looked generally solid but there was evidence an animal was borrowing under a section of the home. There is some cracking going on but generally undamaged. Mix of wood and vinyl siding. The wood portion could use a sanding and fresh coat of paint. The main issue I noticed is the shingled roof. There are a few tarps on the roof and there is a visible hole in the roof about 1.5 feet wide near the chimney. The damaged portion of the roof has no doubt allowed water to enter the home. Small gravel driveway near the road. The property backs up to some train tracks. Wooden deck on side of the home has thick vegetation growing up around it. Fenced in back yard has a shed and a possible chicken coop. A few small piled of debris/garbage. This house will need some major repairs before its back in good living condition. Be prepared. Additional Disclosures: 67; 33; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,181.86</p>	915 S MAIN ST THREE RIVERS	\$6,029.53

5920	<p>Parcel ID: 051 410 035 00; Legal Description: LOTS 111-112-113 CENTRAL ADD. CITY OF THREE RIVERS. Comments: Approximately 0.37 acres of land. The house currently standing on this property is severely fire damaged and gutted, and as such is scheduled for demolition to take place in August or September. This should be considered a VACANT LOT. The location of the property is very nice with a decent amount of water frontage. Nice sized side yards. Grassy with some bushes and a few trees near the river. Block foundation is solid. Due to the proximity to the river and potential flood plane restrictions, please contact SAFEbuilt to inquire about zoning and property use prior to bidding. SAFEbuilt can be reached at (269) 729-9244, or by emailing athensmi@safebuilt.com. Additional Disclosures: 42; 64 (see key for full text)</p> <p>Summer Tax Due: \$1,141.18</p>	108 RIVER DR THREE RIVERS	\$5,611.24
5925	<p>Parcel ID: 052 777 409 00; Legal Description: LAND BETWEET: COM AT N 1/4 COR SEC 36 T7S R10W TH S 1635.42 FT TO BEG. TH E 295 FT TH S 118.29 FT TH W 295 FT TH N TO POB.(AKA, LOT 5 & N 1/2 OF LOT 4 UNRECORDED PLAT). TRANSFERED TO CITY FOR 2013 AND COM N 1/4 COR SEC 36 T7S R10W TH S ALD C/L OF HWY M-66 1793.14 FT TO POB TH E 295 FT SH S 78.86 FT TH W 295 FT TH N 78.86 FT AGL C/L OF HWY TO POB UNPLATTED CITY OF STURGIS (TRANS FROM SHERMAN TWP 11/03) Comments: This vacant lot is approximately 0.27 acres. Mostly an open grassy lot with a few mature trees. Sits between a vacant lot and a house. There is an underground well on the property unknown if it feeds into the house next door. Small wooden shed with small amount of debris inside. Level ground. Backs up to farm land. Busy road. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$154.45</p>	N NOTTAWA ST STURGIS	\$1,538.42
9995918	<p>Parcel ID: 051 245 014 00; Legal Description: LOT 9 BLK 3 VIL OF LOCKPORT CITY OF 3 RIVERS. Comments: This house sits on approximately 0.21 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Unfortunately this house was posted as condemned. It did not state the reasons for condemnation. Gas meter was removed. electric meter still hooked up and appeared to be active. There was a large amount of debris in the back yard but it didn't look like it was garbage. Multiple vehicles parked on property. Dirt/gravel driveway on the side of the home leads to a large grass back yard with a few large trees. Partial chain link fence around the back yard. Block foundation looked solid. Vinyl siding looked good. Shingled roof was in fair shape as well. The exterior of the home looked to be in overall fair/good shape. Wooden front and back porch. Close to the River. Additional Disclosures: 6; 33; 31 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	404 FIFTH ST THREE RIVERS	\$4,663.48

Saint Joseph (DNR)

Lot #	Lot Information	Address	Min. Bid
99186	Parcel ID: 003-008-007-10; Legal Description: W 16.5 ft of E 297 ft of NW1/4 of NW1/4 Comments: The subject property is zoned Residential and has road access on New England Road. The subject is located on the south side of New England Road east of the Williams Road intersection about 5.5 miles northwest of Constantine MI. The property consists of a narrow strip (16.5 ft wide X 1/2 mile long) of forested flat property. The parcel does not meet local zoning to build regulations due to its width. The southern part of the parcel appears wet and may have access to Mill Creek. ~0.51 Acres. This vacant lot is wooded and has thick vegetation throughout. Difficult to traverse. Additional Disclosures: 9; 41; 75 (see key for full text) Summer Tax Due: TBA	New England Rd	\$450.00
99187	Parcel ID: 003-008-006-10; Legal Description: W 1 Acre of the Following: E 30 A of NW1/4 of NW1/4 excluding E 1 Rod Comments: The subject property is zoned Residential and has road access on New England Road. The subject is located on the south side of New England Road east of the Williams Road intersection about 5.5 miles northwest of Constantine MI. The property consists of a narrow strip (33 ft wide X 1/2 mile long) of forested flat property. The parcel does not meet local zoning to build regulations due to its width. ~1 Acre. Long thin piece of land. Forested with thick vegetation. Additional Disclosures: 9; 41; 75 (see key for full text) Summer Tax Due: TBA	New England Rd	\$825.00
99188	Parcel ID: 013-004-011-00 013-004-012-00; Legal Description: N 1/2 of the SE 1/4 Comments: There does not appear to be road access to this property. There may be an easement through a neighboring property. Please do your homework before bidding on this property. The subject property is zoned Agricultural Residential and doesn't have road access (i.e. landlocked). The subject is located east of Buckhorn Road and southwest of the curve in Mint Road about 5.5 miles southeast of Schoolcraft MI. The property consists of flat relief and is wet (marsh ponded muck soils). The parcel does meet local zoning to build regulations but is likely too wet to build on. Agriculture and/or hunting is likely the main use for the property. NOTE: The State of MI does NOT own the mineral rights to the NW 1/4 of the SE 1/4. 80 Acres Additional Disclosures: 41; 75 (see key for full text) Summer Tax Due: TBA	Park Township	\$60,000.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

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

determine whether a parcel is suitable for your desired purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

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

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

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

64: The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

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

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

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