

Public Land Auction

Barry, Calhoun, Kalamazoo, Saint Joseph

August 23rd, 2024

Barry, Calhoun, Kalamazoo, and Saint Joseph Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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.

Barry

Lot #	Lot Information	Address	Min. Bid
800	<p>Parcel ID: 01-031-013-00; Legal Description: ASSYRIA TWP COM AT SE COR OF N 60 AC OF NW FRACTIONAL 1/4 SEC 31-1-7 FOR POB TH S AL W SIDE OF HWY 20 RODS TH W 20 RODS TH N 20 RODS TH E 20 RODS TO POB Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits on approximately 2.54 acres of land. Mostly woody wetlands and deciduous forest. Multiple driveways. There is a round about drive that's partially paved. There is also a dirt driveway that leads to a two car garage behind the home. There is a large amount of vegetation debris on the roof of the garage. The garage looks to be in decent shape but the condition of the shingles is unknown due to the build up. Cement slab on garage looks solid. Walk out basement entrance on rear of home. Multiple vehicles were parked on the property. The house appears to be in decent condition. Shingled roof looks older but is in good shape. Mix of wood and vinyl siding is in fair shape with only a few areas needing attention. Wooden deck on front entrance and side of home. Old collapsing shed on side of home. Concrete foundation looks solid. No major damage seen but much of it is concealed. Residential land use code 401. Located in the Pennfield School District. Additional Disclosures: 33; 21; 41; 6 (see key for full text)</p> <p>Summer Tax Due: \$362.03</p>	15250 NORTH AVE BELLEVUE	\$4,500.00
801	<p>Parcel ID: 01-032-003-00; Legal Description: ASSYRIA TWP COM AT W 1/4 POST SEC 32-1-7 TH S 89 DEG 04' 32" E 2246.22' FOR POB TH S 89 DEG 04' 32" E 175 FT TH S 00 DEG 07' 02" W 350 FT TH N 89 DEG 04' 32" W 175 FT TH N 00 DEG 07' 02" E 350 FT TO POB Comments: This vacant lot is approximately 1.27 Acres of land. There were two vehicles parked on the property and look to be abandoned. There is a large pile of garbage and debris on the property that will need to be cleaned up. Dumping evidence. Land slopes up from the road but eventually levels out. Appears to be mostly deciduous forest. In the Pennfield School District. Residential land use code 402. Looks to be mostly deciduous forest. There is an old electric meter that has been removed and the power line has been cut. Grassy drive leads to the middle of the property where the debris is located. Nice property. Would be a good spot to build a house if you like the country and privacy. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Additional Disclosures: 69; 21 (see key for full text)</p> <p>Summer Tax Due: \$79.33</p>	EAST AVE NORTH	\$1,800.00
802	<p>Parcel ID: 03-010-010-00; Legal Description: A PAR OF LAND IN SEC 10 T1N,R9W,BARRY TWP,BARRY CO, MI DES AS: COM AT THE SE COR OF SEC 10 FOR POB; TH W ON S SEC LINE 433FT; TH N 390 FT; TH E 433 FT; TH S ON E SEC LINE 390 FT TO POB. 3.9 AC Comments: This vacant lot is approximately 3.80 acres of land. It sits behind a house that is on Cobb Rd. It appears the house belongs to the former owners of the vacant lot. Unless you own property adjacent to this property you will have a problem finding access. Please do your homework before placing a bid on this lot. The land looks to be mostly deciduous forest, woody wetlands, and grassy fields. Residential land use code 401. In the Delton-Kellogg School District. Additional Disclosures: 7; 41 (see key for full text)</p> <p>Summer Tax Due: \$51.95</p>	COBB RD DELTON	\$1,125.00
803	<p>Parcel ID: 05-130-213-00; Legal Description: LOT 13 BLK B PLEASANT SHORES Comments: This garage sits on approximately 0.14 acres of land. The garage is full of personal property. There is a large trailer and truck parked in front of the garage but appear to have been sitting there for some time now. The building has a garage door inside the building which leads me to believe the back side was a built on addition. It looks like the previous resident was going to turn the rear of the building into a living area. Poured concrete foundation is solid. Vinyl siding is in good shape. Shingled roof looks fine. No leaks seen inside the building. Over grown vegetation of the back of the building. There are some drainage lines inside the home but I did not see a water source. No toilet, sink or shower. Possible septic but I did not see any evidence other then the drain lines. This is a great location for someone looking to be close to the water and who enjoys fishing. After a bit of TLC this could be a nice building. Residential land use code 401. Located in the Hastings Area School District. Additional Disclosures: 21; 50 (see key for full text)</p> <p>Summer Tax Due: \$133.98</p>	WILLIAMS DR HASTINGS	\$3,250.00

804	<p>Parcel ID: 06-012-015-00; Legal Description: BEG 300' W OF NE COR NW 1/4 SEC 12-T3N-R8W, TH W 115', TH S 170', TH E 115', TH N 170' TO POB. Comments: The property was not occupied at the time of visit but the neighbor stated the previous residents return at random times to retrieve their personal property. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.38 acres of land. Surrounded by farmland. Overgrown vegetation surrounds the home. Mix of stone and cement foundation appears to be solid. The basement was damp but there were no signs of mold. Old furnace. Water heater still present. There is a water tank in the basement but it is very rusty. Mix of metal and shingle roof is in decent shape. I did not see any signs of leaking. Vinyl siding is in decent shape with a few spots that need repairs. The inside of the home is pretty trashed with incomplete DIY home repairs. Most likely not up to code. The bathroom is in poor shape with the shower basin sitting away from the wall. Two bedrooms upstairs. Large amount of debris throughout the house and surrounding the home outside. A few large trees. The wood porch on the back of the home looks unstable. Smoker in the back corner of the property. Personal property throughout. This house needs a good amount of work but there is a lot of potential here. If you like privacy and the a quiet country atmosphere this would be a great fixer upper. In the Hastings Area School District. Residential land use code 401. Additional Disclosures: 6; 21; 66; 50 (see key for full text)</p> <p>Summer Tax Due: \$841.97</p>	4400 BAYNE HASTINGS	\$11,250.00
805	<p>Parcel ID: 06-130-025-00; Legal Description: LOT 25 BROOKFIELD ACRES. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits at the end of a cul-de-sac and is approximately 0.66 acres of land. The house looks to be in overall good shape. The lawn and house are being taken care of. Electric and gas are hooked up and active. Large yard wraps around the home. Small chain linked fenced in area off the back of the home. Shed sits next to the driveway and garage. Gravel driveway. Smoker and old oil barrel in the back yard. Small shed in back yard. Multiple vehicles parked on the property. Metal siding in good shape. Shingled roof looks older but is in good shape. Poured concrete foundation looks solid. Nice neighborhood. In the Hastings Area School District. Residential land use code 401. Nice neighborhood. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$639.24</p>	2101 MAPLE HASTINGS	\$8,800.00
806	<p>Parcel ID: 07-004-414-00; Legal Description: COM SE CORNER POST SEC 4 T2N R9W, TH N0*17'39"E 1491.66FT TO POB; TH S54*58'36"W 90.89FT TO TRAVERSE LINE ON DITCH, TH N32*32'49"W 187.82FT, TH N06*38'56"E 58.48FT , TO 1/8TH LINE, TH E TO SEC LINE, TH S0*17'39"W TO POB. 0.607 ACRES (10T) Comments: This vacant lot is approximately 0.607 acres of land. Looks to be a mix of woody wetlands and open space for development. It appears the last owners were in the process of leveling out some land for a building or for a mobile. The property is terrain challenged but the previous owners have given you a head start with the leveling. There are the remains of what looks to be a walk in freezer. Across the street from farm land. There is a small creek that runs along the West border of the property that appears to lead to a river. Quiet area out in the country. The dirt road kicks up dust from the occasional traffic but nothing crazy. Nice spot to build if you're looking for seclusion and nature. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. In the Hastings Area School District. Residential land use code 402. Additional Disclosures: 49; 41 (see key for full text)</p> <p>Summer Tax Due: \$45.19</p>	ANDERS RD HASTINGS	\$1,075.00
807	<p>Parcel ID: 07-017-003-15; Legal Description: THE E 1254FT OF THE N 990FT OF THE SW 1/4 SEC 17 T2N R97 LYING S'LY OF KELLER RD. EX TH W 5 ACRES THEREOF. EX THE E 865.74FT THEREOF. 1.13 ACRES (10T) Comments: This vacant lot is a long strip which is approximately 1.13 acres. It is mostly deciduous forest. There is a small drive that leads into the property. Small amount of dumping such as some trailer tires. Across the street from a pond. Quiet area with low traffic. The ground slopes up from the dirt road but appears to level out the farther you head into the property. Could be a nice spot to build a home or storage barn. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Residential land use code 402. Phone and Power are in the area but I didn't see any poles close to the property. After a short drive from the property I saw Gas line markings. In the Delton-Kellog School District.</p> <p>Summer Tax Due: \$40.16</p>	KELLER DELTON	\$1,425.00

808	Parcel ID: 07-160-122-00; Legal Description: HOPE TWP LOT 146, LAKEWOOD ESTATES LOT. Comments: This vacant lot is approximately 0.17 acres of land. Thick vegetation throughout. Some old and young trees. It looks like someone has been using the lot as a dumping site for vegetation debris such as stumps and pine tree limbs. Nothing to difficult to clean up. Flat ground. Dry. Close to Guernsey Lake. Would be a nice spot to build a small barn to store lake toys. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. Residential land use code 402. In the Delton-Kellog School District. Summer Tax Due: \$36.44	MAPLEWOOD DR DELTON	\$1,100.00
810	Parcel ID: 09-060-020-00; Legal Description: JOHNSTOWN TWP. COUNTRY ACRES LOT 4 3 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer sits on approximately 0.35 acres of land. Trees scattered throughout the property. Chain link fenced in yard on the West side of the home. The trailer is in poor condition. Unable to determine if its sitting on a cement slab because of trailer skirt and vegetation blocking view. Thick vegetation is growing around the trailer. Strong animal odors can be smelled from outside the home. There were dogs inside the home. There is a wheel chair accessible ramp that leads to the entrance of the trailer. The ramp felt unstable and looks old. There is debris surrounding the trailer. Large build up of vegetation debris on the roof. This property will need repairs and a heavy clean before its in good living condition. Residential land use code 401. Located in the Delton-Kellog School District. Additional Disclosures: 6; 17; 45; 63; 33; 21 (see key for full text) Summer Tax Due: \$153.08	1223 OAK ST. BATTLE CREEK	\$1,800.00
811	Parcel ID: 10-022-445-00; Legal Description: S 1 ACRE OF N 45 ACRES E 1/2 SE 1/4 SEC 22 T2N R7W. (10) Comments: This vacant lot is a long strip of land that is full of thick vegetation. It looks to be mostly woody wetlands and deciduous forest. Difficult to traverse. No opening or trails seen. Please contact the local government unit to get more information about building restrictions before placing any bids on this property. In the Maple Valley School District. Residential land use code 402. Quiet area out in the country. Low traffic. Summer Tax Due: \$44.18	GUY RD NASHVILLE	\$1,000.00
813	Parcel ID: 12-022-114-00; Legal Description: COM E 1/4 POST SEC 22 T1N R10W, TH N0*02'26"E 1325FT FOR POB; TH N89*23'W 115.5FT, TH N0*02'26"E TO LAKE, TH NE'LY AL LAKE TO E SEC LINE, TH S0*02'26"W TO POB. 0.99 ACRES (LANDLOCKED) (10T) Comments: This vacant lot is approximately 0.47 acres. It appears to be landlocked from the aerials and it states it in the legal description as well. Was unable to find any access to the property. Runs along Crooked Lake. If you have a boat you have access to the property! This would be great property for one of the adjacent property owners that would allow land access. Appears to be mostly wooded wetlands. Residential land use code 402. Located in the Delton-Kellogg School District. Additional Disclosures: 42; 7; 37 (see key for full text) Summer Tax Due: \$23.83	MILO RD DELTON	\$1,875.00
814	Parcel ID: 16-250-002-00; Legal Description: N 25 FT LOT 2 WEST GUN LAKE RESORT (06WT) Comments: Small strip of land is approximately 0.06 acres of land. This looks to be to small to build as its only 25 feet wide. Side yard parcel. Would be a good purchase for the adjacent property owner looking to increase their property size. Nice neighborhood. Mostly open and grassy with a few trees. Residential land use code 402. Located in the Wayland Union School District. Additional Disclosures: 9; 44 (see key for full text) Summer Tax Due: \$2.77	WESTWOOD LN WAYLAND	\$1,025.00
815	Parcel ID: 52-140-048-00; Legal Description: LOT 48 HARDENDORF ADDITION TO THE VILLAGE OF NASHVILLE. 0.155 ACRES Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer sits on approximately 0.155 acres of land. The trailer is in poor condition. There is a large amount of debris all throughout the property. Gas meter and Electric meter are hooked up but the power appears to be off. I did not see a cement pad under the trailer. Trailer skirt and debris blocked view of the foundation. There is an old garage/shed that is in overall poor shape. The shingles are peeling and need to be replaced. There is debris piled up around it and inside it. The trailer is a mix of metal and vinyl siding and is in decent shape. There is an addition of the side of the trailer at the front entrance. The door frame looks damaged. Small wood porch is unstable. The property needs to be cleared and cleaned up. Residential land use code 401. Located in the Maple Valley School District. Additional Disclosures: 21; 33; 6; 17 (see key for full text) Summer Tax Due: \$1,383.44	830 GREGG ST NASHVILLE	\$5,575.00

816	<p>Parcel ID: 55-220-009-00; Legal Description: CITY OF HASTINGS W 1/2 LOT 2 BLK 3, EASTERN ADD. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.08 acres of land. There is a lot of debris around the home but mostly in the back yard. There is a car port/storage shed that has collapsed behind the home. A couple cars on the property including other personal property. The shingled roof looks old and needs to be replaced asap. Block foundation looks solid where visible. Gas and Electric are still hooked up and appear active. The wood siding needs some repairs but is in decent shape. It appears that the windows have been updated somewhat recently. The roof on the small addition on the rear of the house is in poor shape. There is rotting on the fascia. Small backyard has thick vegetation growing up around the debris. This house will need some work but it has potential. After a few repairs this could be a nice little home. Close to downtown Hastings. In the Hastings Area School District. Residential land use code 401. Additional Disclosures: 33; 5; 6; 21 (see key for full text) Summer Tax Due: \$1,016.28</p>	321 E GREEN ST HASTINGS	\$3,400.00
999804	<p>Parcel ID: 06-012-015-00; Legal Description: BEG 300' W OF NE COR NW 1/4 SEC 12-T3N-R8W, TH W 115', TH S 170', TH E 115', TH N 170' TO POB. Comments: The property was not occupied at the time of visit but the neighbor stated the previous residents return at random times to retrieve their personal property. Please use caution and be respectful if visiting this property in person. The house sits on approximately 0.38 acres of land. Surrounded by farmland. Overgrown vegetation surrounds the home. Mix of stone and cement foundation appears to be solid. The basement was damp but there were no signs of mold. Old furnace. Water heater still present. There is a water tank in the basement but it is very rusty. Mix of metal and shingle roof is in decent shape. I did not see any signs of leaking. Vinyl siding is in decent shape with a few spots that need repairs. The inside of the home is pretty trashed with incomplete DIY home repairs. Most likely not up to code. The bathroom is in poor shape with the shower basin sitting away from the wall. Two bedrooms upstairs. Large amount of debris throughout the house and surrounding the home outside. A few large trees. The wood porch on the back of the home looks unstable. Smoker in the back corner of the property. Personal property throughout. This house needs a good amount of work but there is a lot of potential here. If you like privacy and the a quiet country atmosphere this would be a great fixer upper. In the Hastings Area School District. Residential land use code 401. Additional Disclosures: 6; 21; 66; 50 (see key for full text) Summer Tax Due: TBA</p>	4400 BAYNE HASTINGS	\$11,250.00

Calhoun

Lot #	Lot Information	Address	Min. Bid
1100	<p>Parcel ID: 0136-32-354-0; Legal Description: WASHINGTON HEIGHTS LOTS 178 & 179</p> <p>Comments: The building currently sits on approximately 0.33 acres of land. ~100 Feet of road frontage along Oneita St. The building is in poor condition and has been slated for demolition. This will eventually be a vacant lot. Cement driveway entrance at road. Nice neighborhood. Surrounding homes are in good shape. Would be a nice spot to rebuild. This is a double lot so there is plenty of space. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 23; 64 (see key for full text)</p> <p>Summer Tax Due: \$427.68</p>	178 ONEITA ST BATTLE CREEK	\$18,591.83
1103	<p>Parcel ID: 0430-00-028-0; Legal Description: A D CLARKS ADD N 33 FT OF LOT 27</p> <p>Comments: The building currently sits on approximately 0.10 acres of land. 33 Feet of road frontage along Union St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Cement sidewalk leads into the property. Small grass backyard. Possible shared driveway with adjacent property to the South. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 64; 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$1,124.16</p>	79 S UNION ST BATTLE CREEK	\$38,628.63
1106	<p>Parcel ID: 09-251-018-00; Legal Description: ECKFORD TOWNSHIP T3S R5W SECTION 25 SW 1/4 OF SE 1/4 S OF DRAIN AND E OF OLD RR ROW 6.00 AC +/-</p> <p>Comments: The house sits on approximately 6 acres of land. ~200 Feet of road frontage along J Dr S. Unfortunately the house is in very poor condition and the land has large amounts of debris and garbage. This inside of the home is completely trashed. Major vandalism. The electrical has been harvested as well as parts of the furnace. Electric meter has been removed and the main line has been cut from the road. Holes in all the walls, doors and ceilings. Someone really did a number on this house before they left. Large amounts of debris, garbage and some personal property inside the home. Three bedroom one bathroom. Propane tank has been removed. Electric meter has been removed. Metal roof looks fair/poor from the outside with soffit and fascia damage. All of the ceiling are falling in so I imagine there is leaking. Block foundation looked solid where visible. Vegetation growing up around and on the house. Wood deck on the back of the home is falling over and is full of debris. There are multiple sheds on the East border of the property all in poor shape and full of debris. There are also the remains of an old building West of the house. Parts of the old block foundation and a few walls barely standing. Calhoun County has removed a great deal of debris from the property and cleaned a good portion but there is still a large amount of debris left over. There were ~40 vehicles on the property prior to clean up. Judging from the amount of debris there is a possibility of contamination. This property will take a lot of work to get it back in good living condition. Its a shame because this is a beautiful piece of land tucked away with large trees. Quiet country atmosphere next to farm land. This would be a nice spot to rebuild once the land has been cleared and cleaned. Looks to be made up of mostly wooded wetlands and deciduous forest behind the home. Residential land use code 401. Located in the Homer Community School District. Additional Disclosures: 13; 5; 47; 66; 21 (see key for full text)</p> <p>Summer Tax Due: \$310.34</p>	23745 J DRIVE SOUTH HOMER	\$6,926.26
1107	<p>Parcel ID: 10-330-063-00; Legal Description: EMMETT TWP/T2S R7W, SEC 8: FAIRFAX; LOTS 87,88 & W'LY 1/2 LOT 89</p> <p>Comments: The house sits on approximately 0.28 acres of land. ~100 Feet of road frontage along Cohasset and ~120 feet on Sprague St. Unfortunately the house is in very poor condition. The inside of the home is trashed. This house will need a deep clean. Garbage all throughout the house. Furnace and Water heater look to be in good shape compared to the rest of the home. Three bedroom one bathroom. Submersed well/pump. Siding is in decent shape. Front wood porch is unstable. Partial chain link fence around perimeter. Dirt/gravel driveway. There is an old kids playground behind the home. Small yard around the home with trees throughout. There is a small shed behind the garage. The garage and the shed are completely filled with garbage. The walls on the shed are bowing out and breaking. The singled roof on the garage looks ok. Siding needs a few repairs. Poured concrete foundation looks good on the garage. Garage door is broken. The roof on the home is old and there is damage along the soffit and fascia. Electric meter still hooked up but disconnected. The gas meter has been removed. Did not locate breaker box. This property is going to need a great deal of work and clean up before its back in good living condition. This is a fixer upper so be prepared. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 5; 66; 21 (see key for full text)</p> <p>Summer Tax Due: \$56.03</p>	200 COHASSETT AVE BATTLE CREEK	\$9,192.94

1108	<p>Parcel ID: 10-530-111-00; Legal Description: EMMETT TWP/T2SR7W, SEC 18: KINGMAN TERRACE; LOT 242 Comments: This vacant lot is approximately 0.13 acres of land. ~50 Feet of road frontage along E Alden Ave. No observed structures. Open grassy lot with a wooded portion on the South side of the lot. Flat ground. Driveway entrance at the road. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. SEV may not accurately reflect the current value of the property. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$24.53</p>	22 E ALDEN AVE BATTLE CREEK	\$2,795.30
1109	<p>Parcel ID: 10-700-035-00; Legal Description: EMMETT TWP/T2S R7W, SEC. 18: SUNRISE HEIGHTS; LOTS 51 & 52. Comments: This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along W Alden Ave. No observed structures. Open grassy lot. Flat ground. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. SEV may not accurately reflect the current value of the property. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$23.01</p>	47 W ALDEN AVE BATTLE CREEK	\$26,554.01
1111	<p>Parcel ID: 13-240-012-03; Legal Description: LEE TOWNSHIP T1S R5W SEC 24 BEG 693.33 FT S OF NW SEC COR, E 297 FT, S 635.45 FT, W 297 FT, N 635.45 FT EXC N 200 FT OF W 217.80 FT 3.33 AC +/- Comments: This vacant lot is approximately 3.33 acres of land. 435.45 Feet of road frontage along 23 Mile Rd. No observed structures. Open grassy lot with trees sprinkled throughout. Ground slopes down from the road then mostly flattens out. Mostly open space and grasslands. Surrounded by farm land. Nice spot to build if you like being in the country. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Olivet Community School District.</p> <p>Summer Tax Due: \$103.10</p>	23 MILE RD MARSHALL	\$2,210.28
1112	<p>Parcel ID: 14-113-015-00; Legal Description: LEROY TWP. SEC. 11 T3S R8W N 194 FT OF W 297 FT OF NE1/4 NE1/4 LYING E'LY OF ABANDONED CAPITAL AVE. SW Comments: This vacant lot is approximately 0.59 acres of land. No observed structures. Open grassy lot with a few large trees along the East border of the property. It looks like there is a decommissioned road in front of the property. Possible contamination was revealed through title search. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 13 (see key for full text)</p> <p>Summer Tax Due: \$282.51</p>	B DRIVE SOUTH/VACANT BATTLE CREEK	\$2,216.99
1113	<p>Parcel ID: 1530-00-027-0; Legal Description: ASSRS REPLAT OF CALDWELLS ADD LOT 27 Comments: This vacant lot is approximately 0.19 acres of land. 66 Feet of road frontage along Whittier Ave and ~126 feet on Harrison St. There is an alley that runs along the South West portion of the lot. No observed structures but there are the remains of an old foundation. Just the outline of the old structure. There were vehicles and trailers parked on the property but I would bet this is from the surrounding neighbors taking advantage of the extra parking space. Pile of tires and some other debris in the corner. Nothing to major to clean up. Partial chain link fence around the perimeter. Open grassy lot with some trees along the border. Flat. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$52.97</p>	42 WHITTIER AVE BATTLE CREEK	\$2,729.95

1114	<p>Parcel ID: 1530-00-159-0; Legal Description: ASSRS REPLAT OF CALDWELLS ADD LOT 158 & 159 Comments: The house sits on approximately 0.25 acres of land. 66 Feet of road frontage along Bluff St and 66 feet along Baker Ct. Two bedroom one bathroom. The bathroom is in good shape. Looks like it was recently done. The front porch is sagging and you can see separation from the wall and ceiling around the door. Block foundation around the house looks solid. Vinyl siding is dirty but looks to be in fair shape. There is a section around one of the windows that needs attention. Currently it is bare osb board. Driveway entrance at road. Grass driveway runs along the side of the home and leads to a defunct garage that was built into the side of the hill. Very cool but it is not in great shape. Small back yard. The South portion of the lot is wooded. The shingled roof looks like it was recently done. When up in the attic it looks like there were leaks at some point around the chimney flashing. It felt dry in the attic so this issue may have already been taken care of when the roof was done. The house has a smell to it but I could not locate the source. Smelled like a dead animal. The house appeared to have been cleaned out by the last residents. The floors need to be redone except in the bathroom where it is new tile. Furnace and water heater still present. Furnace was last serviced in 02/03/14. 100 amp breaker box. I looks like someone was in the process of fixing up this house. Would be a great fixer upper for a handy man looking for a smaller home. Lots of potential here. Residential land use code 401. Located in the Battle Creek Public School District.</p> <p>Summer Tax Due: \$750.79</p>	66 BLUFF ST BATTLE CREEK	\$12,141.20
1115	<p>Parcel ID: 17-090-003-01; Legal Description: SEC.9 T3S R7W PART N1/4 COM 176 FT E OF N1/4 COR E 22 FT S TO N1/8 LINE W 89.3 FT N 825 FT E 67.3 FT N 495 FT TO BEG. Comments: This vacant lot is approximately 1.94 acres of land. 22 Feet of road frontage along B Dr S. No observed structures. Mostly wooded wetlands and deciduous forest. Thick vegetation. The property is very wet along the road. Did not traverse through the land. No visible debris from the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Harper Creek Community School District. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$76.79</p>	B DRIVE S CERESCO	\$1,133.75
1116	<p>Parcel ID: 18-880-001-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 30 THE E 151.2 FT OF LOT 1 OF NORTH PARK PLAT, EXCEPTING THE N 6.22 FT OF LOT 1, RESERVING & EXCEPTING A R/W OVER THE EASTERLY 25 FT FOR AN EASEMENT, Comments: This commercial building sits on approximately 0.48 acres of land. ~60 feet of road frontage along North Ave. Formerly a business called the Underground. It appears to have been a bar/dance club. There is a large open floor plan on the main floor and a large open floor plan basement. Unfortunately the building is in poor condition. The previous tenants were using the building as a "grow operation" and have left a large amount of debris. The inside of the building has been vandalized and there is evidence of harvesting from electrical system. The electric breakers have been completed gutted. There was mold growing in the basement. Walk in fridge on the main floor. Two of the three glass doors are broken. There are two sets of restrooms in the basement along with a small office. Electric meter still hooked up. Gas meter has been removed. Wheel chair accessible ramp on the front entrance. Partial paved parking lot. Good amount of space. Mix of vinyl and block siding in good shape. Flat roof but there is a shingled portion that wraps around the building. Looks to be in good shape from what was visible. This building's interior is going to need a great deal of work but the bones of the building appear to be solid. This building has potential but it is in poor condition as it sits. There is an easement for a property that lies to the North East of this property. Commercial land use code 201. Located in the Pennfield School District. Additional Disclosures: 66; 48; 30; 32 (see key for full text)</p> <p>Summer Tax Due: \$1,732.85</p>	910 NORTH AVE BATTLE CREEK	\$21,533.12
1118	<p>Parcel ID: 20-106-018-00; Legal Description: TEKONSHA TWP/T4S R6W, SEC 6: E1/2 OF S 40 ACRES S1/2 SW FRL1/4 Comments: This vacant lot is approximately 22.87 acres of land. The East side of the property runs along Warner Lake. Unable to find road access to the property, but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. No observed structures. Appears to be mostly wooded wetlands and swamp. Open water in certain spots. It would be difficult to build on this land due to the amount of wetlands. Residential land use code 402. Located in the Tekonsha Community School District. Electric and phone are in the area. Additional Disclosures: 10; 7 (see key for full text)</p> <p>Summer Tax Due: \$114.29</p>	N DRIVE SOUTH/VACANT BURLINGTON	\$2,327.52

1119	<p>Parcel ID: 20-135-003-03; Legal Description: TEKONSHA TWP. SEC.35 T4S R6W PART NE1/4 COM N00DEG 10'00"W 439.50 FT & N00DEG 14'40"W 743 FT FROM SW COR THEREOF N00DEG 10'00"W 100 FT N89DEG 50'00"E 317.12 FT TO CHANNEL OF SHEDD LAKE S01DEG 49'00"E 100.04 FT ALG SD CHANNEL S89DEG 50'00"W 320 FT TO BEG. INCLUDING ALL LAND BETWEEN THE SIDE LOT LINES EXTENDED E'LY TO THE WATERS EDGE OF SAID CHANNEL. Comments: This vacant lot is approximately 0.73 acres of land. 100 Feet of road frontage along 16 1/2 Mile Rd. A small creek runs along the East side of the property. Just West of South Shed Lake. No observed structures. Made of mostly wooded wetlands and deciduous forest. Thick vegetation throughout. Difficult to traverse. Power lines run through the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Tekonsha Community School District. Additional Disclosures: 41; 30 (see key for full text)</p> <p>Summer Tax Due: \$106.11</p>	16 1/2 MILE RD./VACANT TEKONSHA	\$2,142.84
1120	<p>Parcel ID: 2420-00-003-0; Legal Description: CUMMINGS 2ND ADD LOT 3 Comments: This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along Upton Ave. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of trees. A couple cars were parked on the property on last visit. These are most likely from neighbors taking advantage of the extra parking space. Flat. Across the street from Greens Auto Sales. Trampoline in the back of the property. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 42; 21 (see key for full text)</p> <p>Summer Tax Due: \$65.08</p>	180 UPTON AVE BATTLE CREEK	\$2,946.39
1121	<p>Parcel ID: 2550-00-026-0; Legal Description: DUMPHREYS ADDITION NE 50.75 FT OF LOT 18, EXC NW 28.3 FT Comments: This vacant lot is approximately 0.07 acres of land. 50.75 Feet of road frontage along Grove St and ~53 feet on S Kendall St. No observed structures. Open grassy lot. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$16.05</p>	S KENDALL ST BATTLE CREEK	\$1,003.36
1122	<p>Parcel ID: 3000-09-018-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 9 LOT 18 Comments: This vacant lot is approximately 0.14 acres of land. ~50 Feet of road frontage along Ridge St. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a couple trees. Flat ground. There are some remains of the old demo'd house but nothing to difficult to clean up. Nice spot to rebuild. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$629.29</p>	19 RIDGE ST BATTLE CREEK	\$6,684.73
1125	<p>Parcel ID: 3090-00-057-0; Legal Description: ASSRS PLAT OF FOX PARK LOT 47 Comments: This vacant lot is approximately 0.95 acres of land. ~70 Feet of road frontage along Fox Ave. No observed structures. Made up of mostly deciduous forest and mixed trees. Thick vegetation throughout. Ground slopes up from the road but levels out. Appears to be mostly flat ground. Landscaping stones all along the road. Dirt driveway leads into the property but soon turns into forest. Nice spot to build. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$86.35</p>	FOX AVE BATTLE CREEK	\$1,023.64
1126	<p>Parcel ID: 3290-00-002-0; Legal Description: ASSRS PLAT OF FRISBIES SUB OF LOT 69: LOTS 1 & 2 Comments: This vacant lot is approximately 0.13 acres of land. ~36 Feet of road frontage along Harris St. No observed structures. Open grassy lot with some trees on the North section of the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$322.25</p>	30 HARRIS AVE BATTLE CREEK	\$5,113.50

1127	<p>Parcel ID: 3570-00-035-0; Legal Description: GRAVES 3RD ADD LOT 24 Comments: This vacant lot is approximately 0.18 acres of land. ~60 Feet of road frontage along Bowen Ave. No observed structures. Open grassy lot with Trees along the East border. Flat ground. Remains of old cement slab. There were vehicles parked on the property on last visit but I believe they belong to adjacent neighbors taking advantage of the extra parking space. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$33.43</p>	BOWEN AVE BATTLE CREEK	\$988.30
1129	<p>Parcel ID: 43-120-012-00; Legal Description: ORIGINAL PLAT LOT 14 EXC E 4 FT. Comments: This vacant lot is approximately 0.20 acres of land. 60 Feet of road frontage along E Adams St. There is a dirt alley that runs along the North border of the lot. No observed structures. It looks like a shed was once on the property but it has been removed. Piled of tree debris in middle of lot. A couple trees and a bush. Open grassy lot. Flat. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Homer Community Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	206 E ADAMS HOMER	\$3,189.46
1130	<p>Parcel ID: 43-120-013-00; Legal Description: ORIGINAL PLAT E 4 FT OF LOT 14 & ALL OF LOT 15. Comments: The house sits on approximately 0.23 acres of land. ~60 Feet of road frontage along E Adams St. Electric meter still hooked up but is off. Gas meter has been removed. Unfortunately this house is in very poor condition. The inside of the home is unsanitary. Strong odor. Lots of food and garbage have been left behind as well as other debris and personal property. The metal roof has major damage and has peeled back on the West corner revealing the old roof. Major soffit and fascia damage. The floor joists on the second floor are starting to give way. The ceiling on the main floor is sagging. Three bedrooms on the second floor. Water damage in the room above the damaged roof. Two bedrooms on the main floor. Two bathrooms both in poor shape. Mix of stone and block foundation has cracks and crumbling that will need attention. Basement was wet. Furnace and water heater are old and rusted. Doubt they still function. 100 amp break box needs still intact but missing face plate. Old tree logs used for main floor joists. Wood siding is showing its age. This house is going to need a great deal of work. Be prepared. This is going to be a fixer upper. Will require a deep clean as well. There is a small shed behind the home sitting on a cement slab that is larger than the shed. Most likely was for a garage that's no longer there. Small storage trailer parked next to the shed. Both are full of debris and personal property. There is an alley that runs along the North border of the lot. Residential land use code 401. Located in the Homer Community School District. Additional Disclosures: 21; 34; 5; 66 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	210 E ADAMS HOMER	\$8,382.76
1131	<p>Parcel ID: 4360-00-007-0; Legal Description: ASSRS PLAT OF ISLAND PARK LOT 7 LYING NLY OF A LI BEG WLY LI LOT 8 AT PT 158 SLY OF NW COR OF LOT 8 - SELY TO PT ON WLY LI OF LOT 11 OF BOYCES ADD LYING 240 FT SLY OF NW COR OF LOT 1 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Was told by third party the resident may be hostile. The house sits on approximately 0.27 acres of land. 66 Feet of road frontage along W Michigan Ave. It looks like there is some major foundation work being done on the house. Unknown if the issue has been fixed our is still in repairs. Multiple large holes have been dug around the house foundation. Stone foundation and brick siding looks decent from the exterior. There are a few areas where the brick is showing cracks. There are large trees growing next to the home's foundation. One on the side of the homer and one near the front porch. This may be where the foundation issues come from. The shingled roof is in poor shape with major peeling in certain areas. Will need to be replaced asap. Cement driveway leads to a detached one car garage that is in fair/poor shape. There are large sections of brick failing and large trees growing in very close proximity to the garage. I imagine there could be issues with the foundation here as well. Large bus parked in the driveway. This is a very cool house and I'd like to see it back in it former glory. It deserves to be repaired and renovated. It has a ton of character from the exterior alone. It will know doubt need major repairs though so please be prepared. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 6; 67; 33; 21; 34; 5 (see key for full text)</p> <p>Summer Tax Due: \$454.05</p>	619 W MICHIGAN AVE #1 BATTLE CREEK	\$3,453.70

1132	<p>Parcel ID: 4490-00-022-0; Legal Description: JORDANS ADD W 7 FT OF LOT 14 & E 1/2 OF LOT 15 Comments: This vacant lot is approximately 0.12 acres of land. 40 Feet of road frontage along W Van Buren St. No observed structures. Open grassy lot. Ground slopes down from the road. Driveway entrance at road but there are wood beams running along the road. Handful of trees along the North and South border. Fire pit in the back of the property. A few piles of debris as well. Across the street from Macedonia Mission Baptist Church. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$17.98</p>	W VANBUREN ST BATTLE CREEK	\$696.24
1133	<p>Parcel ID: 51-000-160-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 10, W 15 FT OF LOT 9, THE E 30.75 FT OF LOT 10, AND THE ADJACENT ALLEY ADJOINING ON THE NORTH. Comments: The building currently sits on approximately 0.12 acres of land. ~45.75 Feet of road frontage along W Mulberry St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Open grassy lot with no trees. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 64; 23; 42 (see key for full text) Summer Tax Due: \$505.79</p>	216 W MULBERRY ST ALBION	\$33,377.06
1134	<p>Parcel ID: 51-000-848-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 50 LOT 12 EXC N 27'. (218 W CENTER ST) Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.06 acres of land. ~30 Feet of road frontage along W Center St and ~70 feet along S Eaton St. The house looks to be set up as a duplex and appears to be in fair shape from the exterior inspection. Only one of the two electric meters are hooked up. Both gas meters sill hooked up. Vinyl siding is in decent shape. The front porch has wood siding that is in poor shape. Soffit and fascia damage in multiple spots. Shingled roof looks fairly new but there is some visible sagging along the roof rafters. Stone foundation has some cracks and crumbling but nothing to major. Some of the windows have been boarded up. The other windows look modern. The top of the chimney is missing a few bricks. Wheel chair accessible ramp on the front of the home. Two separate door entrances. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 18; 6; 33; 21 (see key for full text) Summer Tax Due: \$658.82</p>	218 W CENTER ST ALBION	\$3,749.23
1135	<p>Parcel ID: 51-001-812-00; Legal Description: ALBION CITY, A PART OF SEC 34. T2S-R4W BEG ON THE S LINE OF CHESTNUT ST 650' W OF THE W LINE OF EATON ST. W 64.5' S TO MCRR ELY ALG RR TO A POINT DUE S OF BEG. N TO PLACE OF BEG. (413 W CHESTNUT) MCL211.27 \$1722 2002 Comments: The building currently sits on approximately 0.40 acres of land. 64.5 Feet of road frontage along W Chestnut St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Deciduous forest behind the home runs until it hits some rail road tracks. Some tree debris in the back yard. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 23; 42; 64 (see key for full text) Summer Tax Due: \$842.59</p>	413 W CHESTNUT ST ALBION	\$33,083.76
1136	<p>Parcel ID: 51-003-216-00; Legal Description: ALBION CITY, G F BUNDAYS ADDITION BLK 1. LOT 5 EXC S 16 FT. Comments: The building currently sits on approximately 0.13 acres of land. 50 Feet of road frontage along N Mingo St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. A handful of large trees. Partial cement driveway. Partial sidewalk with steps at road. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 64; 23; 42 (see key for full text) Summer Tax Due: \$1,356.52</p>	313 N MINGO ST ALBION	\$21,474.57

1137	<p>Parcel ID: 51-006-930-00; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2025. ALBION CITY, IRWIN & HODGE ADDITION LOT 10 BLK 2. (411 MECHANIC STREET)</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along Mechanic. No observed structures. Open grassy lot. Slopes up slightly from the road but is mostly flat. A few groupings of small trees as well as some larger trees along the South border of the lot. Some old fence remains. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Albion Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$340.93</p>	411 MECHANIC ST ALBION	\$3,413.82
1138	<p>Parcel ID: 51-012-157-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOT 157. (1102 N EATON) Comments: The building currently sits on approximately 0.34 acres of land. ~70 Feet of road frontage along N Eaton St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Large open grassy back yard. Next to the New Life Ministries. Driveway entrance at the road. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 64; 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$1,103.43</p>	1102 N EATON ST ALBION	\$33,063.68
1139	<p>Parcel ID: 51-013-094-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION BLK 101 BEG INT OF E LI SD BLK & N LI MICH ST- W 66'-NW TO NW-C SD BLK- E TO NE C-S TO BEG. BEING PART OF LOT 22. (W MICHIGAN ST) Comments: This vacant lot is approximately 0.40 acres of land. 66 Feet of road frontage along W Michigan St. The North border of the property runs along the Kalamazoo River. No observed structures. Tall grass throughout the lot. Some large trees closer to the river. This is a nice property along the river. Could build a cool little home with access to the river. The neighbors have cleared their property and have mowed grass leading to the river that looks very nice. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Albion Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$57.79</p>	506 W MICHIGAN ST ALBION	\$1,018.65
1140	<p>Parcel ID: 51-014-028-00; Legal Description: ALBION CITY, WIENER'S ASSESSORS PLAT (1106 N EATON) LOT 28. Comments: The building currently sits on approximately 0.18 acres of land. ~60 Feet of road frontage along N Eaton St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. No driveway entrance. Possible shared with the adjacent property to the South. Small back yard has a tree lying in it that has fallen over. Handful of large trees. Cement sidewalk with steps leads into the property. Residential land use code 401. Located in the Albion Public School District. Additional Disclosures: 64; 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$618.01</p>	1106 N EATON ST ALBION	\$27,904.54
1142	<p>Parcel ID: 5210-00-013-0; Legal Description: MAYNARDS SUB OF WASHINGTON HTS S 33 FT W 123.08 OF LOT 9 Comments: This vacant lot is approximately 0.09 acres of land. 33 Feet of road frontage along Hubbard St. No observed structures. Open grassy lot. Flat ground. This appears to be a side yard parcel. There is a sewer blow out cap in near the roadside. Possible encroachment by the driveway on the adjacent property to the North. Small amount of debris by the trees in the back of the lot. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 39; 44 (see key for full text)</p> <p>Summer Tax Due: \$14.52</p>	HUBBARD ST BATTLE CREEK	\$682.18

1143	<p>Parcel ID: 5270-00-251-0; Legal Description: MEACHEMS ADD LOT 198 Comments: This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along Battle Creek Ave, 66 feet on Sumac St, and ~130 feet on Caroline St. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of trees along the borders. Pile of tires and some other debris/garbage. Nothing too difficult to clean up. Flat. Nice spot to rebuild. Driveway entrance along Battle Creek Ave. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$42.39</p>	51 BATTLE CREEK AVE BATTLE CREEK	\$1,555.21
1145	<p>Parcel ID: 53-003-352-00; Legal Description: MARSHALL CITY SEC 19 & 30 T2S-R5W BEG AT A PT N 71 DEG 52' E 172.26 FT FROM INT N LI MICHIGAN AVE & W SEC LI, N 264 FT, S 71 DEG 52' W 172.26 FT, N 426 FT, E 265.32 FT, S 600 FT, SWLY ALG MICH AVE 100 FT TO POB. (RAINBOW TRAILER PARK) 2.49 AC Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There are approx. 30 trailers and 13-14 are occupied. The trailers all seem to be pre-1990 and in poor condition. We have no titles to any of the trailers and there are eviction proceedings started that should be completed by 10/31/24. The previous owner of the property lost their license to operate a mobile home park in 2022 due to non-compliance of renewal application requirements. Specifically due to failure to submit certifications for the park's water and wastewater systems as well as not submitting proof of compliance for the park's most recent inspection. Interested bidders should be aware that if they are planning to continue having a mobile home park on this site they will need to go through the licensing process and there are major water and wastewater system deficiencies that would prevent obtaining a license in its current state. EGLE was notified and did a site inspection in February of 2024 and found various leaks on site that show that the water system is not reliable and is deficient in operation and maintenance. These leaks have resulted in localized flooding and excessive water usage. Utility bills have not been paid for many years and the entire park is subject to shut-off. In March of 2024 the City of Marshall deemed many of the homes uninhabitable and provided a statement that the City has had to make some emergency repairs on the property for broken water pipes. The current condition of the water systems is unknown and interested buyers should be aware that there are major issues with the water systems that will need to be addressed. The trailers sit on approximately 2.49 acres of land. 100 Feet of road frontage along E Michigan Ave. Reach out to the Local Governmental Unit for more specific information and questions regarding the property itself. Commercial land use code 201. Located in the Marshall Public School District. Additional Disclosures: 17; 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$72,091.54</p>	875 E MICHIGAN AVE MARSHALL	\$94,861.81
1148	<p>Parcel ID: 54-110-021-00; Legal Description: SP CITY, MERRILL PARK, LOTS 13, 14, 15 AND ADJ N 5' OF VACATED ALLEY, BLOCK 3 Comments: This vacant lot is approximately 0.55 acres of land. 200 Feet of road frontage along Ave B. Remains of an old block foundation. Some of the walls are still standing but this building is long past repairing. A couple piles of debris but nothing major. The ground slopes down from the road at a pretty steep angle. Two driveway entrances on Ave B. Mix of young and mature trees. Ground felt a bit wet once I got to the bottom. Could be a cool stop to develop. You could tuck yourself away in the trees and still be close to downtown. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23; 69; 42 (see key for full text)</p> <p>Summer Tax Due: \$307.56</p>	AVENUE B SPRINGFIELD	\$2,101.29
1149	<p>Parcel ID: 54-130-060-00; Legal Description: SP CITY, ORCHARD ACRES, LOT 71 Comments: This vacant lot is approximately 0.75 acres of land. ~80 Feet of road frontage along N 20th St. No observed structures. Open grassy lot along the road. Becomes a wooded lot the farther East you travel. Ground slopes down when you get to the wooded portion. Flat ground for the most part though. There is a sewer blow out close to the road. Possibly from an old building that was once here. Next to a Sunoco gas station. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$533.36</p>	328 N 20TH ST SPRINGFIELD	\$7,092.10

1150	<p>Parcel ID: 5650-00-075-0; Legal Description: MOTTS ADD PART N 46 FT OF FOLLWING DESC PARCEL: PART OF LOT 25 BEG SE COR OF SD LOT - W 26.41 FT - N 59.53 FT - W 10.91 FT - NWLY TO PT LYING 47 FT W OF E LOT LI & 89.5 FT N OF S LOT LI - N 35.5 FT TO N LI OF S 125 FT OF SD LOT - E ALG SD N LI 47 FT - S ALG E LOT LI 125 FT TO POB</p> <p>Comments: This vacant lot is approximately 0.05 acres of land. ~47 Feet of road frontage along Elm St. No observed structures. Open grassy lot. The ground is built up slightly higher then the sidewalk with a block/concrete wall. Driveway entrance at the road. Small amount of foundation remains buried in the ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$22.45</p>	ELM ST BATTLE CREEK	\$724.89
1151	<p>Parcel ID: 6080-00-197-0; Legal Description: NORTH WOODLAWN LOT 197</p> <p>Comments: The house sits on approximately 0.20 acres of land. ~130 Feet of road frontage along Kellogg St and 66 feet along N Woodland Ave. Electric meter is still hooked up. Gas meter has been removed. This is a small three bedroom one bathroom home. The bedrooms are small. There was a musty smell and evidence there were animals living in the home. The carpet and floor will need to be replaced. House is full of personal property and other debris. Was told by third party there was a water leak in the bathroom and the water main needed to be shut off. Although the house smelled musty and some what damp I did not see any signs of mold yet. Wood siding looks fine but is showing its age. Shingled roof looks good. Concrete foundation looks solid. Concrete driveway in good shape with minor cracking. Nice grassy side yard that has chain link fence surround the perimeter. A few trees along the East border of the home. This is a nice little home that would really benefit from a renovation. The bones feel solid. This would be a great starter home for a small fraily. Nice neighborhood across the street from La Mora Park Elementary School. Battle Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 63; 21; 66 (see key for full text)</p> <p>Summer Tax Due: \$786.88</p>	128 N WOODLAWN AVE BATTLE CREEK	\$4,905.03
1152	<p>Parcel ID: 6110-00-063-0; Legal Description: OAKDALE ADD NO 1 LOTS 62, 63 & 64</p> <p>Comments: The house sits on approximately 0.32 acres of land. ~120 Feet of road frontage along Burr St. Unfortunately this house is in very poor condition and has been slated for demolition. This will eventually be a vacant lot and the property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Good size yard with a handful of mature trees. Nice neighborhood across the street from a small school. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 64; 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$1,256.77</p>	189 BURR ST BATTLE CREEK	\$21,152.62
1154	<p>Parcel ID: 6810-26-001-0; Legal Description: POSTS ADD BLK 26 LOTS 1 & 2</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along E Kingman Ave and ~130 feet along Marjorie St. No observed structures. Open grassy lot. The ground slopes up from the road. It is uneven. Stone and concrete wall along E Kingman. Steps and partial sidewalk lead into the property. Concrete driveway entrance on Marjorie. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$61.67</p>	E KINGMAN AVE BATTLE CREEK	\$1,425.57

1155	<p>Parcel ID: 6820-02-005-0; Legal Description: POSTS 2ND ADD BLK 2 LOTS 5 & 6</p> <p>Comments: The house sits on approximately 0.28 acres of land. ~90 Feet of road frontage along Cliff St and ~130 feet along Jericho Rd. At one point this was a beautiful older home but it has been mistreated and neglected. The previous residents retrofitted it into a grow operation. Most likely there are DIY (not up to code) things done to the electric and water. The entire second story has been sealed off for growing. Three bedrooms on the second floor. One bedroom on the main floor. The third floor is a large attic space that could potentially be renovated into a fifth room. the bathrooms are very old and the tiles are crumbling. The wood floors need to be refinished. The stone foundation has a few sections where a large portion has fallen off. Cracking and crumbling. The shingled roof is at the end of its life and should be replaced asap. Thick vegetation growing up around the home. Wood siding is showing its age and needs some repairs here and there. Gas and electric meter have been removed. There is an exterior staircase that leads to the second story but the staircase is unstable and dangerous. There are three entrances to the home on the main floor. The basement ceilings are tall. Very old furnace has been disconnected. Water heater no longer there. Old oil drum in the basement. Basement felt damp but did not see mold. A closet in one of the rooms on the second floor has mold forming. The garage is missing its garage door. The wood siding is old and there are some holes along the floor edging. Holes in the shingled roof on the garage. Cement driveway and slab under the garage. This building is going to need a great deal of work to get it back in good living condition but it truly deserves it. This was once a beautiful home. Pretty vintage windows. The wood work on the banister, crown molding, windows and doorways is nice. It's a shame the house was mistreated. There is a diamond in the rough here. You just have to put in the work. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 48; 5; 50; 21; 34; 32 (see key for full text) Summer Tax Due: \$1,748.80</p>	130 CLIFF ST BATTLE CREEK	\$9,150.67
1156	<p>Parcel ID: 8260-00-135-0; Legal Description: SUMMIT PARK PART OF LOTS 135 THRU 138: BEG W LI OF LOT 135 DIST 57 FT SLY OF NW COR OF LOT 135 - CONTN SLY ALG SD W LI TO SW COR OF LOT 135 - ELY ALG SLY LI OF LOTS 135 THRU 138 TO SE COR OF LOT 138 - NLY TO PT 60 FT SLY OF NE COR OF LOT 138 - WLY TO POB, EXC E 6 FT OF LOT 138</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple dogs in the house and back yard. The house sits on approximately 0.17 acres of land. 60 Feet of road frontage along Foster Ave. The house looks to be in overall fair/good shape but I have concerns about the shingled roof. There are two sections that look like there are missing shingles. Unknown if this has cause water damage inside the home but it should be repairs ASAP. Nice urban neighborhood. Two track driveway leads to a small shed. There were multiple vehicles at the location at time of visit. Shingled siding looks good where visible. The block foundation looks solid. Didn't see any issues but a lot of it is covered by vegetation. . Small section on the South facing wall that needs a new piece. Close to the roofs edge. The bushes in front of the home have become overgrown and is blocking the house from the road. Front porch has a large amount of debris piled up. Chain link fenced in back yard is nice and mowed. Some small trees along the borders. This house will need some work but it looks to be in decent shape. The property has a lot of potential. Electric meter is still hooked up and active. The gas meter has been removed. Residential land use code 401. Located in the Battle Creek Public School District. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 6; 33; 5; 45; 21 (see key for full text) Summer Tax Due: \$831.85</p>	9 FOSTER AVE BATTLE CREEK	\$4,520.44
1158	<p>Parcel ID: 8870-00-097-0; Legal Description: WASHINGTON HEIGHTS S 1/2 OF LOT 93 ALL OF LOT 94</p> <p>Comments: The building currently sits on approximately 0.26 acres of land. ~90 Feet of road frontage along O'neita St. The building is in poor condition as has been slated for demolition. This will eventually be a vacant lot. The property will need to be reassessed once the building is removed. The SEV will not accurately reflect the current value of the property once the house has been removed. Cement driveway entrance at the road. Piles of tires and other debris in the back yard. Possible contamination. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 23; 42; 64 (see key for full text) Summer Tax Due: \$425.26</p>	119 ONEITA ST BATTLE CREEK	\$28,918.14

1159	<p>Parcel ID: 8870-00-123-0; Legal Description: WASHINGTON HEIGHTS LOT 116</p> <p>Comments: The house sits on approximately 0.15 acres of land. 50 Feet of road frontage along Roseneath Ave. This house is in overall fair/poor shape but I think there is potential here after a few repairs. The shingled roof is older and showing its age. Should be replaced soon. Soffit/fascia damage as well. The foundation in the basement looks very solid but there is a spot in front and on the East side of the home that is crumbling. Its a mix of block and concrete foundation. The older concrete foundation is crumbling and needs repairs. You can actually through a small hole through the basement foundation. Metal siding looks fine. Good size grassy back yard with a small "sun shed." The shed is in poor shape and has wood rot. The shed is full of leaf bags. Gas and electric meter have been removed. One bedroom one bathroom. The old plaster ceiling has failed. One of the rooms has a drop ceiling. Wood floors with some vinyl and composite sections. The basement was damp and some mold was starting to form. 100 amp breaker box intact. Municipal water line into house only has a small 1/2 in pvc pipe connected to it. The water heater has been replaced and the old one is still in the basement. Old oil barrel. The furnace is still present and looks to be in fair shape. Some grow boxes built into the side of the basement walls. There are a few major repairs that are needed on the home but I think there is a nice little home here. The house needs to be renovated. This is a good fixer upper for someone looking for a small home. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 32; 21; 34; 5 (see key for full text)</p> <p>Summer Tax Due: \$587.72</p>	202 ROSENEATH AVE BATTLE CREEK	\$3,095.42
1160	<p>Parcel ID: 8870-00-211-0; Legal Description: WASHINGTON HEIGHTS LOT 204</p> <p>Comments: The house sits on approximately 0.16 acres of land. ~50 Feet of road frontage along Kendall St N. The house is in the middle of a renovation. The main floor has been gutted down to the studs. The ceilings have been mostly removed as well. One section of drywall ceiling has collapsed. Looks like it would be set up as a one bedroom one bath but possibly could have two bedrooms. Furnace has been painted over in the basement. Water heater has been disconnected. 100 amp break box still present. Electric meter still hooked up and the power is still on inside the home. Shingled roof doesn't look to old but there is some major sagging along the chimney and vent pipe. Block foundation doesn't look bad but there are multiple animal burrows all around the house and it looks like the animal has been very busy. Siding needs some repairs. The front porch has been renovated into a washer/dryer room. The cement steps leading to the front door are sagging. Paved driveway leads to a one car garage. The old septic tank runs through the middle of the drive way. There is an open hole on the side of it and this looks very dangerous. If a heavy vehicle parked over this spot its possible it could collapse. A third party stated a dump truck once broke through in the past. The garage is in poor shape. The garage door is broken. Shingled roof is old and there are visible holes when look up through the interior. Slab foundation looks fine. Small grassy back yard that's chain link fenced in. Nice little neighborhood. Houses on both sides of this home look to be well taken care of. This house is going to need a lot more work before its back in good living condition but you've got a head start with the gutting and trash removal process. This is a good fixer upper for someone looking for a small home. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 63; 50 (see key for full text)</p> <p>Summer Tax Due: \$678.03</p>	435 N KENDALL ST BATTLE CREEK	\$4,002.32
1161	<p>Parcel ID: 9110-00-022-0; Legal Description: WELCHS 6TH ADD SE 62.2 FT OF LOTS 21 & 22</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. 62.2 Feet of road frontage along Graves, and ~140 feet along Grand Ave. No observed structures. Open grassy lot. Ground slopes up slightly from the road but there is a cement retaining wall along the sidewalk. Mostly flat ground. Cement steps lead up into the property. Two driveway entrances along Grand Ave. A few small trees. Pile of debris in the middle of the lot with tall grassy growing around it. Nice spot to rebuild. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$45.03</p>	GRAND AVE BATTLE CREEK	\$1,349.18
1162	<p>Parcel ID: 9280-00-037-0; Legal Description: WEST END ADD LOT 27</p> <p>Comments: This vacant lot is approximately 0.21 acres of land. 66 Feet of road frontage along W Hamblin Ave. No observed structures. Metal privacy fence along the road side is in poor shape. A few piles of debris on the property. An old tree has fallen over in the middle of the lot. Tall vegetation throughout. Mix of old and young trees. Flat ground. Zoned R3 Multi-Family residential district. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Battle Creek Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$20.71</p>	HAMBLIN AVE BATTLE CREEK	\$716.87

1163	<p>Parcel ID: 4230-00-028-0; Legal Description: HUTCHINSONS ADD LOT 27 Comments: The house sits on approximately 0.17 acres of land. ~50 Feet of road frontage along Laurel Dr. Unfortunately this house is in poor condition. The house has a great deal of garbage and other debris inside. The basement was wet and had rotting food on the floor. The basement and half of the house is full of mold. The house is going to need to be gutted and cleaned out before its suitable for living. Metal siding is in very poor shape with many sections missing opening raw particle board to elements. Block foundation looks solid with only a few spots needing attention. Small amount of grout deterioration on the South West corner. Furnace and water heater still present. Shingled roof is old and needs to be replaced. Major soffit and fascia damage. Chain link fenced in back yard is overgrown. Wood back porch has holes in it. The floor boards should be replaced. Cement driveway leads to an attached one car garage. Stairwell leads to storage space area above the garage. This house is going to need major work and renovations due to the mold issue. Be prepared. Residential land use code 401. Located in the Battle Creek Public School District. Additional Disclosures: 21; 66; 32; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,759.63</p>	246 LAUREL DR BATTLE CREEK	\$22,234.27
9991111	<p>Parcel ID: 13-240-012-03; Legal Description: LEE TOWNSHIP T1S R5W SEC 24 BEG 693.33 FT S OF NW SEC COR, E 297 FT, S 635.45 FT, W 297 FT, N 635.45 FT EXC N 200 FT OF W 217.80 FT 3.33 AC +/- Comments: This vacant lot is approximately 3.33 acres of land. 435.45 Feet of road frontage along 23 Mile Rd. No observed structures. Open grassy lot with trees sprinkled throughout. Ground slopes down from the road then mostly flattens out. Mostly open space and grasslands. Surrounded by farm land. Nice spot to build if you like being in the country. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Olivet Community School District.</p> <p>Summer Tax Due: TBA</p>	23 MILE RD MARSHALL	\$2,210.28
9991145	<p>Parcel ID: 53-003-352-00; Legal Description: MARSHALL CITY SEC 19 & 30 T2S-R5W BEG AT A PT N 71 DEG 52' E 172.26 FT FROM INT N LI MICHIGAN AVE & W SEC LI, N 264 FT, S 71 DEG 52' W 172.26 FT, N 426 FT, E 265.32 FT, S 600 FT, SWLY ALG MICH AVE 100 FT TO POB. (RAINBOW TRAILER PARK) 2.49 AC Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There are approx. 30 trailers and 13-14 are occupied. The trailers all seem to be pre-1990 and in poor condition. We have no titles to any of the trailers and there are eviction proceedings started that should be completed by 10/31/24. The previous owner of the property lost their license to operate a mobile home park in 2022 due to non-compliance of renewal application requirements. Specifically due to failure to submit certifications for the park's water and wastewater systems as well as not submitting proof of compliance for the park's most recent inspection. Interested bidders should be aware that if they are planning to continue having a mobile home park on this site they will need to go through the licensing process and there are major water and wastewater system deficiencies that would prevent obtaining a license in its current state. EGLE was notified and did a site inspection in February of 2024 and found various leaks on site that show that the water system is not reliable and is deficient in operation and maintenance. These leaks have resulted in localized flooding and excessive water usage. Utility bills have not been paid for many years and the entire park is subject to shut-off. In March of 2024 the City of Marshall deemed many of the homes uninhabitable and provided a statement that the City has had to make some emergency repairs on the property for broken water pipes. The current condition of the water systems is unknown and interested buyers should be aware that there are major issues with the water systems that will need to be addressed. The trailers sit on approximately 2.49 acres of land. 100 Feet of road frontage along E Michigan Ave. Reach out to the Local Governmental Unit for more specific information and questions regarding the property itself. Commercial land use code 201. Located in the Marshall Public School District. Additional Disclosures: 6; 21; 33; 17 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	875 E MICHIGAN AVE MARSHALL	\$94,861.81

Kalamazoo

Lot #	Lot Information	Address	Min. Bid
3100	<p>Parcel ID: 02-34-430-060; Legal Description: SEC 34-1-11 BEG AT PT ON E LI SEC 1575.6 FT N OF SE COR OF SEC TH W PAR TO N LI OF LOTS 87-88 BEVERLY PARK 670 FT TO E LI OF LOT 86 SD PLAT TH N THEREON 65 FT TH E 670 FT TO E LI SEC TH S THEREON 65 FT TO BEG EXC E 33 FT FOR HWY Comments: This house and garage sit on approximately 0.95 acres of land. The house is in poor condition and the County plans to demolish it. The large garage behind the home may be demolished. Please contact the Kalamazoo County Treasurers office to inquire further information on the demolition orders. The garage is in decent shape but there is a lot of DIY construction done on it that worries me. Any repairs are most likely not up to code. There are two large trailers and a vehicle parked on the property. The lot is open and grassy on the East portion around the buildings. As you progress further West the property turns into deciduous forest. If planning to develop the land please contact the local government unit about any possible restrictions or requirements. For example minimum sq footage. Located in the Parchment School District. Remains of old building in the back of the property. Lots of debris that will need to be cleaned out. Additional Disclosures: 64; 21 (see key for full text) Summer Tax Due: \$186.33</p>	5307 N 20TH ST KALAMAZOO	\$26,474.07
3101	<p>Parcel ID: 06-02-266-046; Legal Description: G54X-46 MALONEY PLAT LOT 46 Comments: This house sits on approximately 0.20 acres of land. This house is in overall fair/good shape. It will need to be cleaned and some repair work needs to be done but it has solid bones and looks like it was taken care of before being abandoned. Shingled roof on the house is older and should be replaced in the near future but is fine for now. No leaks or major damage seen. The shingles on the garage are in poor shape and need to be replaced asap. The roof boarding in the interior looks damp. Block foundation on the home is solid. Metal siding is in decent shape but could use a power wash. A tree has fallen over in the corner of the back yard but is going to be cleaned up by the county before the auction. There is an underground pool in the back yard. The pool liner has detached and it will need to be repaired. The cement walk way around the pool is solid and does not have any cracking. The pool looks to be salvageable or you could just fill it in. There are two bedrooms on the main floor with a full bathroom. There is also a full bathroom in the basement. There is personal property and debris throughout the house. Water heater looks fairly new. Furnace is older. Basement smelled musty but did not see any mold. I think its from all the old clothes lying around. Older fuse box. The garage door is broken. Cement slab foundation for the garage is solid. Cement driveway looks good. Small front and back yard with a few nice trees. Chain link fenced in back yard. This house has a ton of potential. Would make a great fixer upper for a small family. Lovely neighborhood that is well kept. Located in the Kalamazoo Public School District. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,401.86</p>	1720 GLENDALE BLVD KALAMAZOO	\$12,681.01
3102	<p>Parcel ID: 06-02-481-194; Legal Description: G54Y-82 MALONEY PLAT NO. 1 LOT 194 Comments: This house sits on approximately 0.28 acres of land. Unfortunately this house in poor condition. The exterior of the home doesn't look bad from the street but as you enter the property it quickly goes downhill. The back yard is full of garbage and debris. The driveway, garage and house are all full of garbage and debris as well. Animals are living in the house. Animal damaged. Bad odor and bugs in the house. The house is very unsanitary. The ceiling has collapsed in one of the rooms. The basement is wet and there is mold forming on the walls. There is damage to the rear side of the garage. A portion of the wall is gone. Overgrown vegetation throughout the property. Partial cement driveway. The house is in a nice neighborhood. Its a shame it was neglected this way. This house will need a great deal of work and a substantial cleaning and sanitization. Be prepared. Located in the Kalamazoo Public School District Additional Disclosures: 5; 21; 66; 63; 32 (see key for full text) Summer Tax Due: \$1,128.59</p>	2921 MICHAEL AVE KALAMAZOO	\$18,010.22
3105	<p>Parcel ID: 06-09-481-031; Legal Description: WINSLOWS ADDITION, Liber 3 of Plats Page 36; The East 35ft of the West 47ft of Lot 28 in Block 9. The East 35ft of the West 47ft of the North 1/2 of Lot 27 in Block 9. Comments: This vacant lot is approximately 0.07 acres of land. It sits between a house and another vacant lot. Possibly to small to build. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq. footage. Looks like a side yard parcel. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Flat open grassy lot. Located in the Kalamazoo Public School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$56.17</p>	641 LULU ST KALAMAZOO	\$1,522.13

3106	<p>Parcel ID: 06-10-318-063; Legal Description: 40305 ASSESSORS SMIT PLAT S 45FT OF N 90FT OF LOT 63. Comments: This house sits on approximately 0.13 acres of land. The electric meter was off on last visit but the property appears to still be in use. There was a truck parked in front of the home with "pro gun" bumper stickers. Please use caution and be respectful if visiting this property in person. Locked up tight with all the windows blocked up from the inside. Some of the windows have been boarded up with plywood from the exterior. The shingled roof appears to be in decent shape although it is older and should be replaced in the near future. Some gutter damage. The block foundation for the front porch is unstable. The foundation on the home appears to be solid. Vinyl siding looks ok but could use a power wash. Small grassy back yard with small shed. The shed is sitting on a cement slab. Chain link fenced in back yard. Cement driveway entrance lead to a dirt driveway that leads to the back yard. Gas meter, electric meter and phone line are all connected but the electric is off. Mini split AC unit on the back of the home. If I had to bet I would say this house is/was being used for a grow operation. Located in the Kalamazoo Public School District. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$558.65</p>	1619 N CHURCH ST KALAMAZOO	\$10,110.93
3107	<p>Parcel ID: 06-10-320-001; Legal Description: 40252 ASSESSOR'S SMIT PLAT E 79.4FT OF LOT 12, EXC N 1FT. Comments: This vacant lot is approximately 0.07 acres of land. Open grassy lot behind the J&A Convenience store. On the corner of W Prouty St and Princeton Ave. Some thick vegetation on the West portion of the lot. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq footage. Located in the Kalamazoo Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$66.38</p>	1601 PRINCETON AVE KALAMAZOO	\$2,976.52
3108	<p>Parcel ID: 06-10-320-239; Legal Description: 19214 DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9. LOT 239. Comments: This house sits on approximately 0.20 acres of land. On the corner of W Prouty St and Westnedge Ave. Unfortunately this house had a condemned notice posted on the front entrance. It looks like the house had a fire and was in the middle of a rehab but the former owners abandoned the project. The house is full of debris and garbage. There is evidence the house was being used to grow plants in the interior. This may have been before or after the fire. The roof joists are all blackened but don't appear to be charred and damaged to bad. The Vinyl siding is in decent shape needing a few repairs. Vegetation is growing up and around the house. Some broken windows. Access to the basement is on the exterior. the basement is full of debris/garbage and was damp. The electric box has been vandalized. I imagine the plumbing and electrical have been messed around with in order to set up the grow operation. Furnace and water heater still in the basement. The wood porches on the front and side entrance are both rotting and are unstable. Next to the J&A convenience store. This building is going to need a great deal of work before its back in good living condition. Please be prepared. Located in the Kalamazoo Public School District. Additional Disclosures: 11; 21; 31; 48; 50 (see key for full text)</p> <p>Summer Tax Due: \$724.51</p>	1536 N WESTNEDGE KALAMAZOO	\$14,791.74
3109	<p>Parcel ID: 06-10-324-017; Legal Description: 47946 UPJOHN LAND COS ADD LOT 17 BLK 5 Comments: This vacant lot is approximately 0.10 acres of land. Side yard parcel. This is being used by the adjacent neighbor. Open grassy lot with a few trees. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq footage. Located in the Kalamazoo Public School District. Additional Disclosures: 44; 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$28.03</p>	1610 UNION ST KALAMAZOO	\$1,156.46
3110	<p>Parcel ID: 06-10-373-004; Legal Description: 18920 DUDGEON & COBBS SUB-DIVISION OR ADD ON SEC 10 & 9 S 52 FT OF W 54 FT OF LOT 129 Comments: This vacant lot is approximately 0.06 acres of land. On the corner of W Paterson St and N Church St. Flat open grassy lot. There is a cement driveway entrance on Paterson St but it turns into a dirt driveway. There was a vehicle parked in the dirt driveway but I believe it belongs to the neighbor who's using the extra space. There was previously a building on the property at one point but have since been removed. The property has not be reassessed since its removal. The SEV may not accurately represent the current value of the property. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq footage. Located in the Kalamazoo Public School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$37.17</p>	1304 N CHURCH ST KALAMAZOO	\$8,123.17

3111	<p>Parcel ID: 06-10-382-015; Legal Description: 17820 ADDITION OF DEWING & PARKER Lot 15 Blk B. Comments: The property did not appear occupied but a third party stated someone was still at the property. Please use caution and be respectful if visiting this property in person. Grassy yard wraps around the house and has a few large trees. Unfortunately the house is in poor shape. The foundation is crumbling and moving a good deal in a few places. The North East section is falling apart. The side of the home is fire damaged. The vinyl siding is all melted on the South facing side. There are old and newer sections of the shingled roof. Overall the roof is in poor shape and needs to be replaced. Vehicle parked on the property but the tags have been removed. Looks like its been sitting for awhile. Debris in the back of the property and against the back of the home. Cement driveway entrance turns to a dirt drive on the North side of the house. This house will no doubt need a lot of work to get it back into living condition. Please be prepared. Property is approximately 0.20 acres of land. Located in the Kalamazoo public School District. Additional Disclosures: 6; 5; 34; 21; 11; 33 (see key for full text) Summer Tax Due: \$350.20</p>	1424 KROM AVE KALAMAZOO	\$4,463.35
3112	<p>Parcel ID: 06-10-383-122; Legal Description: 17844 ADDITION OF DEWING & PARKER N 1/2 OF LOT 22 BLK B. Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot with a couple small trees in the back. A very large tree fell over at some point and the remains of the trunk are still here. thick vegetation growing around it. Next to the Progressive Deliverance Ministries. There was previously a building on the property at one point but have since been removed. The property has not be reassessed since its removal. The SEV may not accurately represent the current value of the property. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq footage. Located in the Kalamazoo Public School District. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$68.87</p>	1423 N EDWARDS ST KALAMAZOO	\$8,495.69
3113	<p>Parcel ID: 06-10-390-008; Legal Description: 48166 UPJOHN LAND COS ADD LOT 8 BLK 1 0 Comments: This house and garage sit on approximately 0.16 acres of land. Unfortunately the house had a condemned notice posted to the front entrance. Its unknown why it was condemned but the house is in over all poor shape. Wood steps leading to front door are falling apart. The inside of the home is trashed. The ceiling has collapsed in multiple areas on the second story and there is evidence of animals living in the home. Three small bedrooms on the second floor and one bedroom on the main floor. The house is unsanitary. Electric box and wires have been harvested. Water heater and furnace are still present although the plumbing looks damaged. The basement was wet and there was mold forming. Block foundation looked generally solid. Soffit damage and wood rot on the building. The garage is in very poor shape. The roof has collapsed. Full of debris/garbage. The back yard has piles of garbage and the vegetation is taking over. This building will need a great deal of work to get it back in habitable condition. Please be prepared. Located in the Kalamazoo Public School District. Additional Disclosures: 5; 31; 48; 63; 21 (see key for full text) Summer Tax Due: \$347.81</p>	1334 N ROSE ST KALAMAZOO	\$11,741.35
3114	<p>Parcel ID: 06-10-397-033; Legal Description: 27920 KROMS ADDITION S 81 1/2FT OF LOT 33. Comments: This vacant lot is approximately 0.12 acres of land. On the corner of Krom St and E Paterson St. Flat open grassy lot. Across the street from Lesmans Market. If planning to develop the land please contact the local government unit about any possible restrictions or requirements before placing a bid. For example minimum sq footage. Located in the Kalamazoo Public School District. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$450.37</p>	135 E PATERSON ST KALAMAZOO	\$5,649.53
3115	<p>Parcel ID: 06-12-410-016; Legal Description: 3906 12 410 016 SEC 12-2-11 COM AT C 1/4 POST SEC 12 TH S ALG THE N & S 1/4 LI OF SD SEC 660 FT TH E PAR TO E & W 1/4 LI OF SD SEC 511.5 FT FOR POB SD PT ALSO BEING THE NW COR OF LOT 11 OF THE RECORDED PLAT OF DWILLARD AND SCHRAM TH NLY 124.5 FT TO THE S LI MULHEARN AVE TH ELY PAR TO SD 1/4 LI TO A PT 50 FT W OF NW COR LOT 1 OF THE RECORDED PLAT OF CRAFT MASTER TH SLY 124.5 FT TO A PT 50 FT W OF THE SW COR LOT 1 OF THE RECORDED PLAT OF CRAFT MASTER TH WLY ALG THE N LI OF THE RECORDED PLAT OF DWILLARD AND SCHRAM TO POB. Comments: This vacant lot is approximately 0.32 acres of land. ~110 feet of road frontage on Mulhearn Ave to the North. Very old shed on the South boundary that has been overgrown with vegetation. Nearly missed it because its covered with so many vines. Open flat grassy lot with a handful of trees. Trees and bushes along the South boundary. Flag pole in the center of the lot. No driveway entrance at the road but there is no curb so its not difficult to park on the property. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Kalamazoo Public School District Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.35</p>	MULHEARN AVE VAC KALAMAZOO	\$1,192.27

3116	<p>Parcel ID: 06-14-164-037; Legal Description: 26101 F HOTOPS PLAT UNION ADDITION S 40 FT OF N 85 FT OF LOT 37 S 40 FT OF N 85 FTOF E 18 FT OF LOT 35 Comments: This vacant lot is approximately 0.08 acres of land. 40 feet of road frontage on Gilbert Lane. Small wooden shed on the back of the lot. The former owners live in the adjacent property to the North. This lot has a cement driveway and is partially chain link fenced in with the building to the North. Multiple vehicles on the property. Open grassy lot with a few trees. Mostly flat ground with a slight slope. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District. Additional Disclosures: 44; 21; 23 (see key for full text)</p> <p>Summer Tax Due: \$63.51</p>	623 GILBERT AVE KALAMAZOO	\$1,156.88
3118	<p>Parcel ID: 06-14-212-060; Legal Description: 23468 HAZARDS SUBDIVISION OF SECTION 14 LOT 60. Comments: This vacant lot is approximately 0.19 acres of land. No observed structures. A few trees on the West portion of the lot. Sits on the corner of Trimble Ave and Center St. Flat open lot with tall grass. Small amount debris. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$103.92</p>	1001 TRIMBLE AVE KALAMAZOO	\$5,668.08
3119	<p>Parcel ID: 06-14-434-241; Legal Description: 3906 14 434 241 SHERWOOD PARK LOT 538 Comments: This vacant lot is approximately 0.16 acres of land. About 50 feet of road frontage. No observed structures. The lot is made up of mostly deciduous forest. Terrain challenged. The ground slopes up from the road and doesn't stop. Thick vegetation throughout. Difficult to traverse. Possible encroachment by neighbors driveway to the West. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Kalamazoo Public School District. Additional Disclosures: 39; 23 (see key for full text)</p> <p>Summer Tax Due: \$27.90</p>	THE DELLS VAC KALAMAZOO	\$1,204.70
3120	<p>Parcel ID: 06-16-237-088; Legal Description: 12990 AUSTIN & TOMLINSON ADDITION, Liber 3 of Plats Page 3; Lot 88, excluding the West 22ft. Comments: The house sits on approximately 0.12 acres of land. The house looks to be in overall fair shape. The vinyl siding is in decent shape. The shingled roof didn't show any signs of leaking but there is a great deal of tree limbs and vegetation build up. Needs to be cleared off soon. The trees on the West side of the property are too close to the home and should be trimmed. Overgrown vegetation surrounds the home. The inside of the home looks like they were in the process of moving out. Two small bedrooms up stairs. Full bath on main floor and second floor. One of the rooms in the home was used to keep what looks like dogs. Multiple dog cages. The room is filthy. Personal property throughout the home. The basement felt damp but I did not see any mold forming yet. Furnace and water heater still present. 100 amp break box intact. Debris in the back yard. Block foundation looks solid. The house will no doubt need some repairs and a deep cleaning but there is a lot of potential here. Fix the troubled areas and this would be a nice home. Located in the Kalamazoo Public School District. Additional Disclosures: 63; 21 (see key for full text)</p> <p>Summer Tax Due: \$512.91</p>	617 ELIZABETH ST KALAMAZOO	\$5,226.81
3121	<p>Parcel ID: 06-21-202-102; Legal Description: 5678 COM 883FT E & 218 1/2FTS OF N 1/4 POST SEC 21-2-11 TH W 73.57FT S 37FT E 73. 57FT N 37FT TO BEGIN. Comments: This vacant lot is approximately 0.06 acres of land. 37 feet of road frontage. No observed structures. Row of trees along the East boundary of the parking lot. Some small debris. Currently being used as a parking lot area for the surrounding buildings. Flat paved ground. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Kalamazoo Public School District. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$274.25</p>	419 BELLEVUE PL KALAMAZOO	\$1,535.91

3124	<p>Parcel ID: 06-23-175-103; Legal Description: Commencing on the north line of East Vine Street 26 Rods East of the east line of Mills Street, said point also being 73 Rods 9 links West of the North & South 1/4 line of Section 23 T2S R11W; thence North 132ft parallel with said east line to the place of beginning; thence North 76ft parallel with said east line; thence East 66ft parallel with the north line of East Vine Street; thence South 76ft parallel with said east line; thence West 66ft parallel with said north line to the place of beginning. Comments: This vacant lot is approximately 0.11 acres of land. Unable to find road access to the property. It appears to be landlocked but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District. All utilities are in close proximity to the property. Additional Disclosures: 23; 7 (see key for full text)</p> <p>Summer Tax Due: \$13.73</p>	751 SKINNER DR KALAMAZOO	\$1,053.09
3125	<p>Parcel ID: 06-23-303-001; Legal Description: 8820 COM ON S LI OF LAKE ST 4R W OF W LI OF MILLS ST S 8R W 2R N 8R E TO BEGIN Comments: This vacant lot is approximately 0.10 acres of land. About 33 feet of road frontage. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. There is a cement slab in the South West corner of the property that is in good shape. No major cracking. Some debris has been dumped on the property but nothing to difficult to remove. A commercial building runs along the East boundary of the property. Close to the property line. Open grassy lot. Flat ground. Nice spot for a garage for one of the neighboring property owners. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$158.78</p>	1024 LAKE ST KALAMAZOO	\$2,514.39
3127	<p>Parcel ID: 06-23-394-708; Legal Description: 22990 REVISED PLAT OF HAYS PARK, Liber 7 of Plats Page 15; Lot 708. Comments: This vacant lot is approximately 0.11 acres of land. 55 feet of road frontage on Clinton Ave. 91 feet of road frontage on Cameron St. An alley runs along the South side of the property. No observed structures or trees. Open grassy lot. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$164.54</p>	1522 CLINTON AVE KALAMAZOO	\$3,457.20
3129	<p>Parcel ID: 06-23-452-002; Legal Description: 22106 REVISED PLAT OF HAYS PARK part of Lots 257 & 743 Com 9ft W of E li & 66ft N of S li of Lot 743; th E 60.15ft to W li of Fulford Street; th N alg W li of Fulford Street 26.9ft to angle; th NWLY alg Fulford Street 25.4ft; th SWLY 62.3ft to beg. Comments: This vacant lot is approximately 0.04 acres of land. About 60 feet of road frontage. No observed structures, however it looks like there was a building previously on the property but has since been removed. The property may not have been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a couple young trees. Flat. Driveway entrance at the road where the sidewalk runs past. Would be a good spot to build a small garage. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$115.47</p>	1406 FULFORD ST KALAMAZOO	\$3,713.47

3132	<p>Parcel ID: 06-27-128-012; Legal Description: 26524 IHLING PLAT LOT 12. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.09 acres of land. ~100 feet of road frontage on High St. ~40 feet of road frontage on Reed St. The house appears to be in overall good/fair shape from the exterior inspection. Block foundation looks solid with minimal cracks. Wood siding is in decent shape but needs minor repairs and a fresh coat of paint. The shingled roof looks fairly new but there are a few sections that should be redone. Windows looks older. There is a metal shed sitting on an old cement slab foundation. It looks like there may have been a garage on this spot in the past but has since been removed. The old foundation has a lot of cracking and crumbling. Vehicle and other personal items were on the property. Cement driveway entrance on High Street. This house has potential. It looks like it will need some work but in the right hands this could be a nice house. Residential land use code 401. Located in the Kalamazoo Public School District. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$788.09</p>	128 REED KALAMAZOO	\$13,551.82
3133	<p>Parcel ID: 06-27-136-003; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. 10084 Commencing at the northwest corner of Maple Street and South Burdick Street; thence North 4 Rods 2ft along the west line of South Burdick Street; thence West 6 Rods parallel with the north line of Maple Street; thence South 4 Rods 2ft to the north line of Maple Street; thence East 6 Rods to the point of beginning. Comments: This vacant lot is approximately 0.16 acres of land. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open flat lot mostly dirt and grass. There is a trailer, a vehicle and a trampoline on the property along with some other random personal property. Most likely this is just the neighbors taking advantage of the extra space for now. High traffic area. Would be a good spot for a business with good foot traffic.. Commercial land use code 201. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District. Additional Disclosures: 21; 42; 23 (see key for full text) Summer Tax Due: \$533.56</p>	1852 S BURDICK ST KALAMAZOO	\$12,149.92
3134	<p>Parcel ID: 06-32-122-174; Legal Description: G59-166 ASSESSORS PLAT OF OAKLAND PARK LOT 174 Comments: This vacant lot is approximately 0.14 acres of land. No observed structures with trees along the South and East boundary lines. There is a crushed stone foundation with wood posts. Possible for a shed that once sat on it. Partial privacy on the South side. It looks like this lot was once apart of the adjacent property to the North. However, it is not fenced in with the home to the North. Open grassy lot. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kalamazoo Public School District. At the end of the road, extremely low traffic. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$61.14</p>	3611 KNOX ST KALAMAZOO	\$1,428.94
3135	<p>Parcel ID: 06-35-135-046; Legal Description: G41-38 ASSESSORS PLAT OF HOWLANDS PLAT LOT 46 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.17 acres of land. ~55 feet of road frontage on Portage St. The house appears to be in fair shape from an exterior inspection but some areas need work. The composite siding on the home is in decent shape for its age. The shingled roof looks older and will need repairs. There is a small section on the front mud room where the edging of the roof is drooping. Most likely some wood rot due to the gutter being damaged. Some soffit/facia damage that will need repairs. The gutters on the back of the house are falling off. There are some spots on the back of the roof that are concerning. Gas and electric meter are hooked up and appear active. Partial shared driveway leads to a grassy back yard with a few trees and a small garage. The garage is not in the best shape. It is leaning to one side and the garage door is no longer there and a tarp is there in its place. Wood siding is old and needs to be sanded and resealed. Full for personal property and debris. There is a decent amount of debris on the side of the garage. Vehicles were parked on the property. The back porch is in the process of being rebuilt. This is a great location and the homes around it are nice. This house has a lot of potential. Most likely a fixer upper but in the right hands this would be a pretty house in a nice location. Residential land use code 401. Located in the Kalamazoo Public School District. Additional Disclosures: 33; 6; 21; 5 (see key for full text) Summer Tax Due: \$1,339.65</p>	3327 PORTAGE ST KALAMAZOO	\$31,288.96

3136	<p>Parcel ID: 07-17-320-040; Legal Description: SEC 17-2-10 BEG IN W LI SEC 17 AT A PT 1535.82 FT N OF SW COR THEREOF TH N ALG SD W LI 115.5 FT TH E 273.9 FT TO WLY LI GULL PRAIRIE RD TH SELY ALG WLY LI SD ROAD 126.512 FT TH W 326.04 FT TO BEG .8 ACRE</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.81 acres of land. 126 feet of road frontage on N 26th St. The house looks older and abandoned but the neighbor stated the owner is still present at random times during the week. The Electric and Gas are still hooked up and active. The house is tucked away in the trees with a wrap around paved driveway that has additional parking space to the West. This is a good chunk of land. The back yard is basically a forest. Chain link fenced in yard on the North and West side of the home. The house appears to be in decent shape but the are most likely going to be some repairs and other renovations needed. The house is being neglected and the longer it goes like this the worse the damage will be. The gutters are full of debris and vegetation is growing from them. There is ivy and other vines growing up the side of the house. The block/brick foundation looked solid for the most part however there was some cracking on the front porch mud room facing the road. The metal siding is in decent shape but it needs to be cleaned off and the vegetation and trees need to be cut back. The shingled roof actually looks fairly new where its not covered in vegetation debris. Older windows. This is a cool property and would be a great opportunity for someone looking for a fixer upper that has great privacy, surrounded by beautiful nature, and close to downtown Kalamazoo. The house Residential land use code 401. Located in the Comstock Public School District. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$939.99</p>	441 N 26TH ST KALAMAZOO	\$7,828.73
3137	<p>Parcel ID: 07-19-230-060; Legal Description: SEC 19-2-10 BEG IN E LI OF RECD PLAT OF PRICES ADDITION TO COMSTOCK AT A PT 16 FT S OF SE COR LOT 24 TH E 132 FT TO W LI PADDEN ST TH N ALG W LI SD ST 50 FT TH W 132 FT TO E LI SD PLAT TH S THEREON 50 FT TO BEG .152 A</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Residents are in the process of moving. The house sits on approximately 0.152 acres of land. ~50 feet of road frontage on Packard St. The house appears to be in fair/good shape from the exterior inspection. The house looks like it is being taken care of. The vinyl siding looks good but the North wall could use a power wash from the algae build up. The shingled roof looks good for its age. There was some slight soffit damage on the North side of the home. Block foundation appears solid. Gas and electric meters are hooked up and active. Some of the windows look like they have been updated. Gravel driveway runs along the side of the home and leads to a detached garage in the back yard. The garage is in decent shape. Shingled roof looks newer. The walls are block and look mostly solid except for a few cracks. There are large sliding barn doors on the front of the garage. Addition built on the side of the garage is covered in tarps. Small grassy back yard that is fenced in from the surrounding neighbors. Debris around the home and garage. This is a nice little home that close to downtown Kalamazoo. I'm sure it will need some repairs and renovations but with the right plan this could be a good starter home. Residential land use code 401. Located in the Comstock Community School District. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,021.24</p>	100 PACKARD ST KALAMAZOO	\$7,412.59
3138	<p>Parcel ID: 07-20-170-650; Legal Description: RAVENWOOD HEIGHTS EXTENSION LOTS 65 & 66</p> <p>Comments: This vacant lot is approximately 0.23 acres of land. ~100 feet of road frontage on Write St to the North. No observed structures. Open grassy lot with a few trees. Flat ground. A bit of debris on the South boundary of the property but nothing major. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Comstock Public School District Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$66.69</p>	6140 WRIGHT KALAMAZOO	\$33,142.61
3139	<p>Parcel ID: 08-18-301-151; Legal Description: ASSESSORS PLAT OF CITY OF GALESBURG LOT 302 EXC THAT PART NLY OF LOT 301 ALSO EXC HWY M-96 ALSO BEG NW COR LOT 303 TH SLY ALG W LI SD LOT 30FT TH NELY PAR TO N LI SD LOT TO E LI THEREOF TH NWLY TO NE COR TH WLY 22.8FT TO BEG *</p> <p>Comments: This vacant lot is approximately 0.56 acres of land. ~70 feet of road frontage on Burgess Dr and ~100 feet on E Battle Creek St. No observed structures. There is a cement slab foundation with a basket ball hoop on the North West section of the lot. Open grassy lot with a handful of trees. Trees run along the West border of the property. Flat ground. Small amount of debris here and there nothing to difficult to clean up. Some branches and other vegetation debris piled up in the center of the lot. Partial gravel driveway entrance on E Battle Creek. Good sized lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Galesburg-Augusta Community School District Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$349.95</p>	163 E BATTLE CREEK ST GALESBURG	\$2,253.74

3140	<p>Parcel ID: 16-16-476-040; Legal Description: SEC 16-4-9 COM 16 R S OF NE COR SE1/4 SE1/4 SEC 16 RNG S 8 R W 22 R N 8 R E 22 R TO BEG 1.10A Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Third party stated someone was still coming and going from the home. Garbage can was at the street with fresh garbage bags. Vehicle parked in the driveway appears to have been parked for some time. The tires were flat. The house sits on approximately 1.10 acres of land.~125 feet of road frontage. Overgrown vegetation surrounds most of the home. Large brick home with an addition built on the West side. This portion of the home has wood and vinyl siding. The wood needs some repairs and fresh paint. The chimney on the addition has some vertical cracks. The shingled roof on the home is in poor shape with fascia and soffit damage around a lot of the edging. This will need to be addressed asap. There is a large wood porch on the South side of the home that feels a bit unstable. Lots of debris piled up around this area. Electric meter is hooked up but appears to be off. Propane line from the house doesn't connect to anything at the moment. The front porch has collapsed. It looks like there was a roof above this porch as well that is no longer there. There is a small shed behind the home. Large amount of debris and garbage on the property that will need to be cleared out. Farther West behind the shed sits a cement slab foundation. Possibly from an old garage. The slab has some cracks but its in decent shape. Could be a good spot for a mobile home to sit. (check with local unit government about restrictions on parking RV and mobiles) Some of the windows appear to have been updated. This is a cool older home that deserves to be renovated. Would be a lovely historical home after some TLC and elbow grease. The house will no doubt need a good amount of work but it could really pay off. Residential land use code 401. Located in the Vicksburg Community School District. Additional Disclosures: 6; 5; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$435.36</p>	13844 S 42ND ST FULTON	\$14,796.08
3141	<p>Parcel ID: 90-0025-325-O; Legal Description: SEC 25-3-11 BEG IN E LI SEC 25 AT A PT 1871.2 FT N OF SE COR SD SEC TH N ALG E LI SD SEC 80 FT TH W 200 FT TH S PAR TO E LI SEC 80 FT TH E 200 FT TO PL OF BEG RES E 33 FT FOR HWY Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.31 acres of land. ~80 feet of road frontage. The house appears to be in fair/good shape from an exterior inspection. Siding looks fine although some of it is covered by personal property and debris. Shingled roof looks good for its age. Some vegetation build up but nothing glaring. Gutters look fine but need to be cleaned out. Electric and gas meter are still hooked up and appear active. Short dirt/gravel driveway leads to an attached garage. Fenced in back yard that looks to be well taken care of. A break in the fence shows a path that leads farther West but this is not part of the property. Small shed in the backyard. Older but perfectly usable. Van parked in back corner of the property. Large amount of personal property and debris on the backside of the home. There is a tarped over back porch area that has a DIY build look to it. This house will need some repairs and renovations but it looks like its been kept in good shape. It has a lot of potential. Residential land use code 401. Located in the Vicksburg Community School District. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,991.55</p>	9624 S SPRINKLE RD PORTAGE	\$7,138.53

3144	<p>Parcel ID: 90-2980-037-A; Legal Description: ASSESSORS PLAT OF HAMELINK KINGSBURY PLAT LOT 37 EX. E 165 FT. ALSO TO EXCLUDE: ORIGINATING AT THE NW CORNER OF LOT 37 OF THE ASSESSORS PLAT OF HAMELINK-KINGSBURY PLAT GOING 149.34 FT ALONG THE N LOT LI OF LOT 37 TO POB; CONT E 108 FT ALONG THE N LOT LI OF LOT 37 OF SAID PLAT; TH S 22 FT; TH W 108 FT PARALLEL WITH N LOT LI OF LOT 37 OF SAID PLAT; TH 22 FT N TO THE POB. Comments: The house sits on approximately 0.54 acres of land. ~100 feet of road frontage on Lovers Ln. This is a nice property with plenty of privacy on a busy main road. Long cement driveway runs along the side of the home and leads to a detached one car garage. The driveway is in great shape with minimal cracking. The garage needs some repairs but is in decent shape. The garage door has been ran into bending the panels. There are many small trees growing directly against the slab foundation of the garage. The foundation is still holding up fairly well though. Gutter damage due to trees. The back yard has plenty of space and has some large trees that provide ample shade. Great spot for kids to play. Small shed in the back yard is in good shape but it has debris and vegetation piled along the outside. Still very usable. Some of the yard is fenced in from the neighbors. Small brick patio section behind the garage. The house exterior needs some work. The bushes and other vegetation need to be cleared back. The wood siding is dirty and showing its age. A fresh paint job could really make a difference. The portion of the house that's vinyl siding looks good. The back porch is unstable with many of planks bowing and collapsing. The roof over the porch is ok but the vinyl ceiling is falling off. The shingled roof on the home is older but looks good. Some of the gutters need to be cleaned out. The cement foundation looks solid. Mix of wood and vinyl flooring in the home. The floors need to be sanded and refinished. Fireplace in the main living room. The house is full of personal property and debris. Skylights in the living room provide nice natural light. 2 bedroom 1 bathroom. There is a staircase that leads to the attic. Some discoloration in the boards but the attic felt dry. The basement felt damp but I did not see any mold forming. Water heater was inspected on 09/22/20. Furnace was installed 02/05/08. Basement was full of personal property and debris. This house will need some work but it is in a great location and has plenty of space. This would be a great fixer upper that wouldn't take too much work to get it back into good living condition. After clearing everything out and giving it a deep clean you would have a good canvas for your next house plans. Residential land use code 401. Located in the Kalamazoo Public School District. Additional Disclosures: 21; 66 (see key for full text)</p> <p>Summer Tax Due: \$2,855.02</p>	5647 LOVERS LN PORTAGE	\$29,260.49
9993120	<p>Parcel ID: 06-16-237-088; Legal Description: 12990 AUSTIN & TOMLINSON ADDITION, Liber 3 of Plats Page 3; Lot 88, excluding the West 22ft. Comments: The house sits on approximately 0.12 acres of land. The house looks to be in overall fair shape. The vinyl siding is in decent shape. The shingled roof didn't show any signs of leaking but there is a great deal of tree limbs and vegetation build up. Needs to be cleared off soon. The trees on the West side of the property are too close to the home and should be trimmed. Overgrown vegetation surrounds the home. The inside of the home looks like they were in the process of moving out. Two small bedrooms up stairs. Full bath on main floor and second floor. One of the rooms in the home was used to keep what looks like dogs. Multiple dog cages. The room is filthy. Personal property throughout the home. The basement felt damp but I did not see any mold forming yet. Furnace and water heater still present. 100 amp break box intact. Debris in the back yard. Block foundation looks solid. The house will no doubt need some repairs and a deep cleaning but there is a lot of potential here. Fix the troubled areas and this would be a nice home. Located in the Kalamazoo Public School District. Additional Disclosures: 63; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	617 ELIZABETH ST KALAMAZOO	\$5,226.81

Saint Joseph

Lot #	Lot Information	Address	Min. Bid
5900	<p>Parcel ID: 001 090 030 00; Legal Description: LOT 30 TRAILS END SEC 14 T7S R9W</p> <p>Comments: This vacant lot is approximately 0.34 acres of land. About ~50 feet of road frontage. No observed structures however there is an old cement slab foundation thats in decent shape. About 25' by 25'. Open grassy lot with a many trees. Thick vegetation Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Burr Oak Community School District. Additional Disclosures: 62 (see key for full text)</p> <p>Summer Tax Due: \$20.61</p>	64694 MAPLE LN BURR OAK	\$14,434.50
5901	<p>Parcel ID: 001 090 036 00; Legal Description: LOT 36 TRAILS END. SEC 14 T7S R9W.</p> <p>Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.34 acres of land. ~100 feet of road frontage. There is an extensive amount of garbage and debris throughout the entire property. Multiple burn piles. The house appears to be in fair/poor shape from the exterior inspection. Simple rectangle build. Vinyl and metal siding is a mix of different shades and needs some repairs on the rear of the home. Shingled roof is older, there is some soffit and fascia rot that needs attention. Foundation was not visible. Some of the windows have been boarded. There is a Multiple vehicles and travel trailers on the property. Detached one car garage sits behind the home. Metal siding is a mix of colors. Shingle roof is older but looks fair. Some soffit/fascia damage. Thick vegetation is growing up around the garage. There is another small shed behind the home that is collapsing. This property is going to need a major clean up project. It will most likely require repairs and renovations. Be prepared. Residential land use code 401. Located in the Burr Oak Community School District. Additional Disclosures: 6; 21; 13; 33 (see key for full text)</p> <p>Summer Tax Due: \$78.92</p>	64643 MAPLE LN BURR OAK	\$19,465.30
5902	<p>Parcel ID: 003 085 003 00; Legal Description: LOT 3 MEADOWLARK SUB SEC 28 T7S R12W. Comments: The house sits on approximately 1.06 acres of land. ~247 feet of road frontage on Quaker St and ~132 feet along Klett Rd. Unfortunately the house is in very poor condition. Did not enter all of the house due to safety concerns. Large holes in the roof has caused major water damage. The floors are collapsing in multiple areas. Mold is growing throughout the home. The electric system has been harvested. The floor joists look unstable and there is wood rot. Animals are living in the home. Water heater removed. Furnace is rusting. Wet basement with visible holes around the house edge. Block foundation looks ok for the most part but structurally the house seems compromised. There was a "dangerous building uninhabitable" notice posted on the home. There was a sink hole behind the home. Possible septic issue. The garage is in better shape then the home but it is in rough shape as well. The electric has been harvested. Cement slab is in great condition. Two garage doors. One is dented and will need some minor repairs. The garage was partially finished but it has been ripped up. Dry wall falling from the walls and ceiling. Surrounded by farm land. Double cement driveways along Quaker street. The driveway is in great shape. Small shed between the house and garage is in poor shape and has a large amount of tree debris around it. The garage and the house has vegetation growing all around and on it. Difficult to see the home. This house will need a great deal of work before its back in good living condition. As it sits its a dangerous building. Be prepared for a lot of work. Residential land use code 401. Located in the Constantine Public School District. Additional Disclosures: 32; 22; 48; 36; 63; 31 (see key for full text)</p> <p>Summer Tax Due: \$881.15</p>	12290 QUAKER ST CONSTANTINE	\$11,376.40
5903	<p>Parcel ID: 004 200 009 00; Legal Description: LOT 9 LATVIA. SEC. 7 T6S R12W. Comments: This vacant lot is approximately 0.35 acres of land. 155 feet of road frontage on Latgale. 115 feet of road frontage on Vidzeme Rd. No observed structures. This lot is made up of mostly deciduous forest. Thick vegetation throughout. Difficult to traverse. Ground slopes up a bit from the road but is for the most part flat. Nice spot to build. Good looking neighborhood out in the country. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Three Rivers Community School District.</p> <p>Summer Tax Due: \$36.60</p>		\$871.38

5904	<p>Parcel ID: 006 050 021 00; Legal Description: LOT 45. ROYSTON PLAT. SEC 5 T7S R11W. Comments: This vacant lot is approximately 0.20 acres of land. No observed structures. A few small trees and bushes along the road. Tall grassy lot. There is a large dead tree in the middle of the property that is in the process of being cut for fire wood. There is personal property on the lot. There is a large trailer, a vehicle and a boat. Most likely belongs to the adjacent neighbor. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Three Rivers Community School District. Adjacent to LOT#5905 directly North. Was told by third party you need two lots to build in this neighborhood. Please do your own research. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$32.46</p>	DECKER AV CONSTANTINE	\$822.77
5905	<p>Parcel ID: 006 050 022 00; Legal Description: LOT 46 ROYSTON PLAT. SEC 5 T7S R11W. Comments: This vacant lot is approximately 0.20 acres of land. No observed structures or Trees along the North border. Tall grassy lot. Flat ground. There are a few piles of debris and garbage on the lot. Pile of tires. There was a large RV parked on the property. It looks like its been sitting for a long time. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Three Rivers Community School District. Adjacent to LOT#5904 directly South. Was told by a third party that you need two lots to build in this neighborhood. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$32.46</p>		\$822.77
5907	<p>Parcel ID: 009 280 028 00; Legal Description: LOT 25. ST JOE ACRES. SECS 10 & 15 T6S R11W. Comments: This vacant lot is approximately 1.39 acres of land. ~100 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Three Rivers Community School District. Summer Tax Due: \$65.79</p>		\$1,192.70
5908	<p>Parcel ID: 009 290 017 00; Legal Description: COM 1300 FT N OF SW COR OF NE 1/4 SEC 9 T6S R11W TH N 100 FT TH E 821.6 FT TH S 100 FT TH W 821.6 FT TO POB. EXC W 50 FT FOR HWY. TRACT 17. ST JOE ACRES NO 5. Comments: This vacant lot is approximately 1.77 acres of land. 100 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature. Across the street from farm land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Three Rivers Community School District. Summer Tax Due: \$112.63</p>		\$1,599.99
5909	<p>Parcel ID: 009 300 056 00; Legal Description: COM 800 FT N OF SW COR OF SEC 9 T6S R11W TH N 100 FT TH E 538.3 FT TH S 100 FT TH W 538.1 FT TO POB. TRACT 59. ST JOE ACRES NO 6. Comments: This vacant lot is approximately 1.22 acres of land. 100 feet of road frontage along Haines Rd to the West. No observed structures. This lot is made up of mostly deciduous forest and grass lands. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Power lines run through the property. This section of the land is open with tall grass. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Three Rivers Community School District. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$59.99</p>		\$1,234.88
5910	<p>Parcel ID: 009 300 072 00; Legal Description: COM SE COR SEC 8 T6S R11W TH N 400 FT TO POB TH W 358 FT TH S 70 FT TH E 358 FT M/L TO SEC LN TH N 70 FT M/L TO POB. EXC HWY. Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Residents were hostile. A large amount of personal property, garbage, and debris on the property. The house looks to be in overall fair/poor condition. Was not able to do a thorough inspection. Front and back yard were fenced in. Chickens on property. Paved driveway leads to an attached one car garage on a cement slab. Shingled roof looks older but is in fair condition. Block foundation looked solid from what was visible. This house looks decent but will most likely need a good amount of work judging from the exterior and all of the debris. The house sits on approximately 0.52 acres of land. 70 feet of road frontage along Haines Rd. Residential land use code 401. Located in the Three Rivers Community School. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$310.53</p>	57934 HAINES RD THREE RIVERS	\$4,819.50

5911	<p>Parcel ID: 012 888 027 00; Legal Description: LOTS 3 & 4 BLK 8 VIL OF NOTTAWA. ALSO ADJ VAC LAKE ST REC 233-517. Comments: This vacant lot is approximately 0.51 acres of land. ~160 feet of road frontage along Cross St. Multiple DIY structures that do not look up to code. There is a large amount of debris and garbage on this lot. Possible contamination issues. Nottawa Township has a court order requiring the owner to remove all canvas and frame makeshift shelters; wood , construction materials, concrete blocks, unused doors, metal framing , plastic items, unused equipment, tires, vehicle parts, tarps; an unfinished and unauthorized outbuilding which is falling apart, fence parts , half-buried trailers, metal shelving, lockers, all unlicensed and/or inoperable motor homes, trailers and campers, plastic barrels and piles of rubbish from outdoor storage on the property. Notice has been added to listing under related documents. SUBSEQUENT OWNER(S) AND POTENTIAL BUYERS ARE SUBJECT TO CLEAN UP ORDERS BY THE ST. JOSEPH COUNTY DISTRICT COURT AND THAT AT ANY TIME NOTTAWA TOWNSHIP CAN ACCESS THE PROPERTY, AND CHARGE THE COSTS AS A LIEN OR TO THE PROPERTY OWNER. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Centreville Public School District. Additional Disclosures: 50; 13; 21 (see key for full text) Summer Tax Due: \$98.77</p>	25813 CROSS ST STURGIS	\$1,823.76
5913	<p>Parcel ID: 040 777 009 00; Legal Description: PAR 4 RDS 4 1/2 FT OFF WLY SIDE OF FOL. COM 33 1/3 RDS W OF NE COR OF SE 1/4 OF NE 1/4 SEC 23 T7S R9W TH S 33 FT TO BEG TH S APP 14 RDS TO NLY LN OF HWY TH SWLY 8 RDS 8 1/2 FT TH NWLY AT R/A WITH HWY 14 RDS 18 IN TH NELY TO POB. VIL OF BURR OAK. Comments: The house sits on approximately 0.37 acres of land. ~70 feet of road frontage along E Main St. Unfortunately this house is in very poor condition. There were "Stop Work" notices posted to the building. The foundation has major issues and is collapsing. The floor joists are giving out in multiple areas of the home. This is a dangerous building as it currently sits. Electric and gas meter are removed. OSB plywood is covering up much of the foundation. Most likely hiding further damage. Multiple broken windows. There extensive debris and garbage behind the home. The previous owners were using the woods behind the home as their personal dump site. Possible contamination issues. Mix of wood and shingle siding. Soffit and fascia damage. Damage to multiple areas of flashing on the roof. There are holes in the roof. House is full of debris. Did not venture far into the home due to the collapsing floors. This house will need major work before its back in living condition. The damage to the foundation is severe. Please be prepared. Its unfortunate the previous owners misused the property because this is a pretty lot with a nice wooded section in the back. But its current state is very poor. It would look nice after a major clean up. Residential land use code 401. Located in the Burr Oak Community School District. Additional Disclosures: 36; 21; 22; 34 (see key for full text) Summer Tax Due: \$696.85</p>	447 E MAIN ST BURR OAK	\$6,068.17
5914	<p>Parcel ID: 040 777 041 10; Legal Description: COM 330 FT E OF SW COR OF NE 1/4 OF SW 1/4 OF SEC 23 T7S R9W TH E 69 FT TH N 156.75 FT TH W 69 FT TH S 156.75 FT TO POB. UPD VIL OF BURR OAK. Comments: This vacant lot is approximately 0.20 acres of land. 70 feet of road frontage on W Front St. No observed structures. Open grassy lot with a handful of trees along the West border. Ground slopes down slightly as you enter the property. The farmer adjacent to the property has planted some crops on this property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Burr Oak Community School District. Additional Disclosures: 60 (see key for full text) Summer Tax Due: \$85.88</p>	W Front St	\$1,210.91

5916	<p>Parcel ID: 043 190 043 00; Legal Description: NLY 42 FT OF SLY 1/2 OF SE 1/4 SEC 23 & SLY 8 FT OF NLY 1/2 OF SE 1/4 SEC 23 KNOWN AS PART OF LOT 4 ULLMAN'S ADD TO VIL OF CONSTANTINE. Comments: This garage sits on approximately 0.19 acres of land. 80 feet of road frontage on S Washington St. 80 feet of road frontage on an alley running along the West border of the property. The garage is full of debris and personal property. It looks like someone has been living inside the garage. Recently occupied. Electric meter has been removed and the breaker box appears to have been harvested. Wood burning stove was used to heat the building. Metal roof is old but didn't see any leaking. Felt dry inside the garage. Concrete foundation is solid. There is a drive over cement hole in the garage for working on vehicles. Would be very useful for oil changes. Two garage doors. Toilet hooked up but no sink or shower. The garage most likely has some DIY work done to it. Neighbors stated the previous owner worked on cars and was dumping oil. Possible contamination. This would be a good purchase for one of the surrounding property owners looking for a large garage. Nice grassy open lawn in front of the garage. There is some garbage/debris on the North side of the building. There is a portion of the metal siding missing on this side of the building as well. The garage should be gutted and turned back into a normal garage. Residential land use code 402. Located in the Constantine Public School District Additional Disclosures: 48; 50; 21 (see key for full text) Summer Tax Due: \$100.80</p>	570 S WASHINGTON ST CONSTANTINE	\$1,705.15
5917	<p>Parcel ID: 044 160 016 10; Legal Description: N 28 FT LOT 11& S 9 FT LOT 10 BLK 1 NORTON'S ADD VIL OF MENDON (BDY CHG W/044-160-015-00 JAN/03) Comments: The garage sits on approximately 0.04 acres of land. ~36 feet of road frontage along East St. This is an older garage that has been sitting for sometime. The wood siding has thick vegetation growing up around it. Shingled roof is older but I did not see any leaks in the interior. Slab foundation looks nice and solid. Privacy fence around the property is collapsing in multiple spots. There is a great deal of debris and garbage on the property that the County is planning on having cleaned up prior to the sale. Once all of the debris is taken care of and the vegetation trimmed around the building this would be decent little garage. Electric meter has been removed but the break box on the inside remains. There are chains in the middle of the garage. Most likely used for pulling car engines. This garage will need some working but this has potential. If you're in the area and looking for a some storage this is the lot for you. Residential land use code 401. Located in the Mendon Community School District. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$46.64</p>		\$4,181.86
5919	<p>Parcel ID: 051 245 075 00; Legal Description: S 48 FT OF LOT 7 BLK 19 VIL OF LOCKPORT CITY OF 3 RIVERS. Comments: The building sits on approximately 0.16 acres of land. ~50 feet of road frontage along S Main St. Unfortunately the building is in poor shape. There are major issues with the roof which has allowed the elements to enter the building causing further damage. The metal roof has major damage on the rear of the building. The large hole has caused the ceiling to collapse in one of the back offices. Was unable to open some of the rooms due to the doors sealing themselves from swelling due to the moisture. Power was still on inside the building. The basement felt wet but that could be due to the roof issues. Furnace in the basement looks good. Two water heaters don't look good and are covered in rust. Most likely no longer usable. The front of the building is set up for eating with booths and a sitting bar. The side room has a commercial kitchen. The kitchen is covered in grime and the ceiling has started to collapse in there as well. Large refrigeration units. The back of the building has office and a bathroom that was inaccessible due to stuck door. The South side of the property has a paved parking lot which offers a good amount of parking. Vinyl siding needs repairs. Soffit and fascia damage. There is an outbuilding behind the restaurant. Block foundation walls and a small shingled roof. There is a large tree growing close to the outbuilding that is damaging the roof. This property is going to need a good deal of work to get it back in operating condition. Please be prepared. Commercial land use code 201. Located in the Three Rivers Community School District. Formerly known as "Uncle Rhemus's Place" Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$626.10</p>	618 S MAIN ST THREE RIVERS	\$3,537.01

5923	<p>Parcel ID: 052 040 165 00; Legal Description: COM 9 RDS S OF NE COR OF BLK 20 TH S 4 RDS TH W TO W LN OF BLK TH N 4 RDS TH E TO POB. ORIG PLAT. CITY OF STURGIS. Comments: The house sits on approximately 0.33 acres of land. 66 feet of road frontage along N Fourth St. Unfortunately the house is in very poor condition and has been condemned. Animal feces all throughout the home. Full of debris and garbage. This house has been sitting for a long time. Many spiderwebs. Unsanitary. Furnace and water heater are still present but are rusted and look old. 100 am breaker box still intact. Two electric meters on the home are still hooked up but are disconnected. Cement driveway. Small metal shed behind the home is full of debris and covered in vegetation. The shingled roof looks ok. Stone and block foundation looks generally solid with some minor cracking here and there. Vinyl siding in decent shape needing minor repairs and a power wash. The interior of the home is the issue here. It needs to be gutted. There are condemned notices posted on the front of the home stating it is uninhabitable. This house is going to need a great deal of work. Be prepared. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 63; 18; 66; 31; 21 (see key for full text) Summer Tax Due: \$2,586.41</p>	212 N FOURTH ST STURGIS	\$9,658.13
5924	<p>Parcel ID: 052 045 009 00; Legal Description: S 45 FT LOT 16 BLK 44. ALLMANS ADD. CITY OF STURGIS. Comments: The house sits on approximately 0.27 acres of land. 45 feet of road frontage on S Clay St. This house is full of debris, garbage, and personal property. Third party stated the last residents let their animals go to the bathroom inside the home. (some evidence of this) Also that the sewer line was broken and raw sewage was draining into the basement. Basement door was sealed and locked from the inside. Unable to gain access to the basement. House is very unsanitary and had a strong odor. This property has been neglected for many years. The stone foundation is generally solid but there are a few cracks and loose portions. Wood exterior is in decent shape but could use a sand and fresh coat of paint. Shingled roof looks fairly new. The ceilings on the inside of the home indicate there was leaking from the roof but I believe that has been taken care of with the new roof. Four bedrooms and two bathrooms. Shower toilet in the hall way next to the stairwell. A couple broken windows. Chimney looks poor with a lot of the grout being gone between the bricks. Good size lot. The property has a large back yard. There is personal property on a trailer and there is a boat. Lots of debris in the backyard needs to be removed. Paved shared driveway leads to a two car garage that is missing both garage doors. Cement slab in good shape. The shingled on the garage are old and peeling with a lot of debris build up. This house is going to need a good deal of work before its back in good living condition. Be prepared. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 63; 66; 21 (see key for full text) Summer Tax Due: \$1,356.39</p>	316 S CLAY ST STURGIS	\$7,794.96
5925	<p>Parcel ID: 052 290 105 00; Legal Description: LOT 103. HAGERMAN & FREELAND ADD. CITY OF STURGIS. Comments: This vacant lot is approximately 0.16 acres of land. ~50 feet of road frontage on N Prospect. An alley runs along the East border of the property. No observed structures. Handful of bushes. Open grassy lot. Flat ground. Driveway entrance at the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Sturgis Public School District. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$155.88</p>	507 N PROSPECT ST STURGIS	\$1,612.36
5926	<p>Parcel ID: 052 290 139 00; Legal Description: LOT 140. HAGERMAN & FREELAND ADD. CITY OF STURGIS. Comments: The house sits on approximately 0.14 acres of land. ~50 feet of road frontage on Center Ave. Unfortunately the house is in poor condition. Older shingled roof is peeling and needs to be replaced asap. There is a section on the North side of the house that has hole in it which has allowed water to enter the home. Mold is forming inside the home. Basement was wet. The floor in the room where the water has been entering feels unstable. Most likely wood rot on the floor joists. The house has debris, garbage, and personal property inside it. Two bedroom, one bathroom. Water heater looks good. Older furnace doesn't look like its been serviced since 2017. 100 amp break box looks good. Electric meter is still hooked up but disconnected. Did not see gas meter but there is a large amount of vegetation growing around the home. Block foundation looks generally solid. The home is unsanitary and needs a deep cleaning. Chain link fenced in back yard. Detached one car garage. Metal roof on the garage looks fine. It looks like there was leaking in the past but the garage was dry on last visit. Full of debris. Slab foundation looked fair with some minor cracking and settling. A few trees in the back yard. The house will need repairs and a deep cleaning before its back in good living condition. This is a fixer upper, be prepared. Nice neighborhood. Would be a good starter home. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 22; 5; 66; 32 (see key for full text) Summer Tax Due: \$734.91</p>	412 CENTER AVE STURGIS	\$4,031.63

5927	Parcel ID: 052 610 015 00; Legal Description: LOTS 3 & 4 & N 108 FT OF LOTS 1 & 2 BLK 2 THURSTONS ADD. CITY OF STURGIS. C/ 610 017 00 & 018 00 & 019 00 - 7/8/04 Additional Disclosures: 11; 22; 21; 48; 5; 32; 47 (see key for full text) Summer Tax Due: \$4,363.05	705 E WEST ST STURGIS	\$19,002.93
5929	Parcel ID: 052 650 105 00; Legal Description: LOT 11 BLK 6. WAIT & MILLER ADD. CITY OF STURGIS. Comments: The house sits on approximately 0.22 acres of land. ~65 feet of road frontage along Susan Ave. This house is in good shape. Someone was in the process of renovating it and has gotten a lot of the work done. It is at the point where most of the renovations will be cosmetic. There was an enclosed trailer parked in the driveway. Personal property inside the home and garage. The garage is nearly completely full with debris and other personal property. Nice cement driveway runs along the side of the home. Large cement pad behind the home provides a nice porch area. The glass on the sliding door on the backside of the house has recently been broken and is now boarded up. Small grassy back yard with a few trees. Pile of debris behind garage. Burn pit in back yard. Vinyl siding on the home is in good shape. Shingled roof looks recent. New windows on the home. Electric meter still connected but the gas meter has been removed. AC unit on side of home. Block foundation looks solid. 100 amp break box is clean. Bathroom in middle of remodel doesn't have toilet hooked up. Furnace and water heater look new. New pex water lines look well done. Someone put some effort into this home. Basement felt slightly damp but did not see any mold or standing water. Dehumidifier would be smart. The upstairs could be set up as three bedrooms but you would need to add closets. The second floor has a bathroom that is still in the early stages of renovation. There is a jacuzzi tub in the middle of the room and no toilet. The house is in good shape. The garage is showing its age. The garage door is bent up and may no longer function. Cement slab looks good. Wood siding needs a sanding and fresh coat of paint. Shingled roof on garage is older but didn't see any signs of leaking. This is a nice property. Much of the work has been done for you. Lots of potential here. Residential land use code 401. Located in the Sturgis Public School District. Additional Disclosures: 50; 21 (see key for full text) Summer Tax Due: \$1,778.49	215 SUSAN STURGIS	\$12,269.51

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.

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

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

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

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

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

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

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

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed

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

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

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

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

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

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

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

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

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" without warranty based upon the assessed legal description.

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

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

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you

should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

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.

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.