

# Public Land Auction

Barry, Calhoun, Kalamazoo, Saint Joseph

*August 5th, 2026*

Barry, Calhoun, Kalamazoo, and Saint Joseph Counties



***Location:***

Online  
[www.tax-sale.info](http://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](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

# Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://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](http://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](http://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](http://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><b>Parcel ID:</b> 01-007-016-00; <b>Legal Description:</b> ASSYRIA TWP ALL THAT PART NE 1/4 NE 1/4 SEC 7-1-7 LYING N OF HIGHWAY. <b>Comments:</b> Two story home sits on approximately 0.05 acres. Located in the Hastings Area School District. Residential Land Use Code: 401. Unfortunately this house is in very poor condition and as a result has been condemned. As it sits it is dangerous and should be torn down. Walls are missing. Foundation is a mix of stone and block but there are areas sinking and crumbling. The roof has collapsed. There is debris surrounding the home. Third party stated there was no septic and the pipes just ran into the back yard. Also stated there was a church that ran their waste pipes to the same area. The lot is on the smaller side and is a triangular shape. Land consists of Developed low intensity. Mix of young and old trees. Ground slopes down from the road. Possible encroachment issues with a neighboring property to the West. The neighbors driveway crosses over a small section of the parcel to access Lacey Rd. Possible easement. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 5; 36; 34; 63; 39; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$82.51</p>	5959 LACEY RD BELLEVUE	\$1,650.00
801	<p><b>Parcel ID:</b> 02-016-251-10; <b>Legal Description:</b> BALTIMORE TWP COM S 00DEG 07'21" W 2011.94 FT FR N 1/4 POST SEC 16-2-8 FOR POB TH S 00DEG 07'21" W 602.46 FT TO CNTR SEC 16 TH N 35 DEG 35' 40" E AL CNTR LI GRAVEL RD 768.45 FT TO CNTRLI M-37 TH N 01 DEG 36' E AL CNTRLI HWY M037 89.44 FT TH S 76DEG 00'00" W 462.21 FT TO POB. <b>Comments:</b> Approximately 3.5 acres. Residential land use code: 401. Located in the Hastings Area School District. There is ~768 feet of road frontage along Whiskey Run Drive and ~89 feet along M-37. Land consists of woody wetlands, mixed forest and developed open space. There is a large pond on the property. Wet land indicators. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. Power is still active. The mobile home has seen better days but is still in ok shape. The slab foundation needs some attention because the ground underneath it is eroding. The garage has a slab foundation as well. The garage is in ok shape as well. No major damage seen on the garage. There is a good amount of debris and garbage throughout the property. This property has a ton of potential. A fresh build would really make this place shine. The pond looks very usable and the mosquitoes weren't noticeable during May visit. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 17; 41; 6; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1520 WHISKEY RUN DR HASTINGS	\$4,350.00
804	<p><b>Parcel ID:</b> 03-001-244-00; <b>Legal Description:</b> BEG N 90D E 1969 FT FROM W 1/4 COR SEC 1 T1N R9W, TH N 2D 45M 3S E 483.15 FT, TH N 90D E 380 FT, TH S 2D 45M 4S E 483.15 FT, TH S 90D W 380 FT TO POB. <b>Comments:</b> Approximately 4.21 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 401. Approximately 380 feet of road frontage along W Pifer Rd and extends roughly ~483 feet deep. The land consists mostly of deciduous forest with some mixed trees and developed low intensity space. Wetland indicators to the North as you descend into the property. Easily traversable but terrain challenged. There is a great deal of debris throughout the property. It appears the former occupants were dumping their garbage. Lots of cans, old tires, metal scrap, and garbage. etc. This would be a really nice property if there weren't all of the debris. After cleaning up the property, this would be a great start to a new build. You could use the garage to store supplies while the house is being built. The garage is full of debris and the electrical has been harvested. Slab foundation looks good but there is a good amount of trees growing next to the building that will need to be removed before causing damage, if it hasn't occurred already. It appears the former owners own the neighboring property to the East. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 48; 13; 41; 21; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	W PIFER RD DELTON	\$1,850.00

805	<p><b>Parcel ID:</b> 06-020-028-50; <b>Legal Description:</b> COM AT PT IN CTR E &amp; W HWY ON S LI SEC 20-T3N-R8W WHERE SAME INT C/L HASTINGS &amp; BATTLE CRK HWY; TH E ALG S LI SD SEC 194' TO POB; TH N 309.37'; TH E 185'; TH S 309.37' TO S LI SD SEC; TH W 185' TO POB. 1.3 A. <b>Comments:</b> Approximately 1.30 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Approximately 185 feet of road frontage along River Rd and extends roughly ~309 feet deep. No observed structures. The land consists of grassy open space, thick vegetation, and a good amount of trees scattered throughout. Terrain appears to be mostly level throughout. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid.</p> <p><b>Summer Tax Due:</b> TBA</p>	RIVER HASTINGS	\$1,850.00
806	<p><b>Parcel ID:</b> 06-020-029-50; <b>Legal Description:</b> COM SE COR SEC 20-T3N-R8W; TH W 1000'; TH N 650' TO POB; TH S 650"; TH W TO PT 62 RDS E OF INT M-37 WITH RIVER RD; TH N 18.75 RDS; TH W 400'; TH N 340.6'; TH E TO POB. 9 A. <b>Comments:</b> Approximately 9 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Approximately 385 feet of road frontage along River Rd. No observed structures. The land consists mostly of deciduous forest, mixed vegetation, and wetlands. There is a pond on the neighboring property to the West. Aerial images show the pond extends into the West section of this property. Terrain appears to be mostly level but there are hilly sections. Quiet area. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	RIVER HASTINGS	\$3,850.00
807	<p><b>Parcel ID:</b> 07-023-002-12; <b>Legal Description:</b> HOPE TWP. SEC. 23-2-9 COM AT S1/4 PST OF SEC 23 T2N R9W FOR POB TH W 295 FT TH N370 FT TH E 295 FT TH S 370 FT TO POB BEING 2.5 AC. <b>Comments:</b> Approximately 2.5 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 401. Approximately 295 feet of road frontage along W Cloverdale Rd and roughly ~370 feet along Angies Run Dr. The land consists of grassy open space around the building with lots of trees and light vegetation. Easily traversable but there are some hilly areas in front of the home. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Vinyl siding in good shape. Shingled roof looks fine but there is some slight debris build up. Gated entrance along the road. Gravel driveway with plenty of parking leads to an attached two-car garage. A large two-story deck leads to the front entrance. A/C unit and mini split on the rear of the home. Poured concrete foundation looks good. There is a good amount of debris throughout the property. This would be a nice looking property if the debris was cleaned up. Personal property throughout. Large RV on the back of the property. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$875.55</p>	2524 W CLOVERDALE RD DELTON	\$7,300.00
808	<p><b>Parcel ID:</b> 07-026-028-00; <b>Legal Description:</b> HOPE TWP COM SW COR SEC 26-2-9, TH E 100 FT, TH N 165 FT, TH W 100 FT TH S 165 FT TO BEG. <b>Comments:</b> Approximately 0.379 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 402. No observed structures. There are the remains of a small block foundation. Possible for a pump house. The property is terrain challenged and there is a stream close by with wet land indicators. Approximately 100 feet of road frontage along W Dowling and ~165 feet along Wertman Rd. Little Cedar Lake Dr also runs along the East side of the property. Land consists of light vegetation, young trees and a few mature ones. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 49; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$54.31</p>	W DOWLING RD DELTON	\$1,300.00

809	<p><b>Parcel ID:</b> 07-065-001-00; <b>Legal Description:</b> HOPE TOWNSHIP LOT 1 BOLTHOUSE ACRES PLAT. <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting this property. Approximately 1.01 acres. Located in the Delton Kellogg School District. Residential Land Use Code: 401. Approximately 220 feet of road frontage along Waldorf Rd and extends roughly ~199 feet deep. The mobile home appears to be in poor shape. There are tarps on the roof and it is missing siding with bare OSB showing. There are two old travel trailers on the property as well as other personal property. There is a large burn pile in the middle of the lot. Possible contamination depending on what was burned. There is a good amount of debris on the property but it's mostly in piles. The property is chain link fenced in with a locked gate along the roadside. Land consists of grassy open space around the mobile with some mixed trees scattered throughout. Easily traversable with some areas having thick vegetation. Terrain is hilly. This property could be cleaned up well Please do your due diligence before placing a bid.</p> <p><b>Additional Disclosures:</b> 17; 6; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> \$244.04</p>	4775 WALDORF RD DELTON	\$2,450.00
810	<p><b>Parcel ID:</b> 08-027-014-01; <b>Legal Description:</b> IRVING TOWNSHIP SE 1/4 SEC 27 EX THE N 107 ACRES &amp; EX TH S 56.25 ACRES THEREOF (DEEDED AS: THE S 1/4 ACRE OF THE N 27.75 ACRES OF THE S 1/2 SE 1/4 SEC 27 T4N R9W &amp; TH S 3/4 ACRES OF THE N 107 3/4 ACRES OF SE 1/4. SEC 27 T4N R9W. 0.8 ACRES (2018). <b>Comments:</b> Approximately 0.80 acres. Located in the Thornapple Kellogg School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot that is approximately 10 feet wide. There's not many things you can do with this property. It's obviously too narrow to build. Partially wooded. However its a great opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid.</p> <p><b>Additional Disclosures:</b> 9 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	WOOD SCHOOL RD MIDDLEVILLE	\$700.00
811	<p><b>Parcel ID:</b> 09-205-020-00; <b>Legal Description:</b> JOHNSTOWN TWP. VAL-PINE ACRES LOT 20. <b>Comments:</b> Approximately 0.26 acres. Across the street from Long Lake. Located in the Delton Kellogg Public School District. Residential Land Use Code: 402. No observed structures. Terrain challenged along the roadside with a steep incline to the West. Wooded along the roadside. As you travel further to the West the land levels out for the most part and is open and grassy. Wild cacti growing in the open. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. You could build a house up high on the hill so your house overlooks the Lake! If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	VALPINE DR/VACANT BATTLE CREEK	\$1,350.00
812	<p><b>Parcel ID:</b> 10-030-180-00; <b>Legal Description:</b> COM AT NW COR SEC 30-T2N-R7W, TH S 766FT FOR POB; TH S 165FT, TH E 184FT, TH N 165FT, TH W 184FT TO POB. <b>Comments:</b> Approximately 0.7 acres. Located in the Hastings Area School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along North Ave and extends ~184 feet deep. The land consists of open grassy space with a handful of mixed trees scatter around the property. There is a 40' by 24' utility building next to the home that was built in 1988. It is full of personal property and debris. Slab foundation looks good but there are trees growing very close and should be removed before causing damage. There are two cars parked in front of the garage. Unfortunately the house is in very poor condition. The roof is collapsing and the basement has multiple feet of standing water. The house is full of mold. Block foundation is cracking in multiple areas. This house will require a great deal of time and money to get it back into living condition. Please do your due diligence before placing a bid. LOT# 813 is adjacent to this property to the South.</p> <p><b>Additional Disclosures:</b> 26; 63; 36; 34; 32; 41; 22; 21 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	8133 NORTH AVE DOWLING	\$9,850.00
813	<p><b>Parcel ID:</b> 10-030-226-00; <b>Legal Description:</b> COM NW CORNER SEC 30 T2N R7W; TH S 931FT FOR POB; TH E 184FT, TH N 701FT, TH E 3FT, TH S 722FT, TH W 187FT TO POB. <b>Comments:</b> Approximately 0.089 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. No observed structures. The land slopes down from the road. There are the remains of a cut down tree along the road side. Handful of trees. Wet land indicators. Open grassy section to the East. A portion of the property is being mowed. Most likely too small to build. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT# 812 is adjacent to this property to the North.</p> <p><b>Additional Disclosures:</b> 9; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	NORTH AVE DOWLING	\$750.00

814	<p><b>Parcel ID:</b> 15-027-100-10; <b>Legal Description:</b> COM NW COR SEC 27 T4NR7W; TH S00*05'16"W 1988.78FT; TH N89*48'38"E 300FT TO POB; TH N00*05'16"E 276.54FT; TH S89*54'44"E 1025FT; TH S00*02'51"W 271.57FT; THS89*48'38"W 1025.2FT TO POB. INC EASEMENT FOR INGRESS/EGRESS &amp; UTILITIES DESC AS: COM NW COR SEC 27 T4NR7W; TH S00*05'16"W 1988.78FT FOR POB; TH N89*48'38"E 300FT; TH N00*05'16"E 66FT; TH S89*48'38"W 300FT; TH S00*05'16"E 66FT; TH S89*48'38"W 300FT; TH S00*05'16"W 66FT TO POB. <b>Comments:</b> Approximately 6.46 acres. Located in the Lakewood Public School District. Residential Land Use Code: 402. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Occupants of this parcel may be hostile, so extra caution should be taken if visiting this parcel in person and any observation should be conducted from the road. There is a two track trail that drops off the road and leads to the property. Multiple travel trailers and vehicles are on the property. Appears to still be occupied and in use. The land consists of open grassy areas with a grouping of trees near the East perimeter. There is a small pond or a drainage area on the East section of the property as well. Some wetlands indicators. This property includes an easement for ingress/egress for utilities. Possible road access issues. This is a great opportunity for an adjacent land owner to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 30; 41; 67; 6 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	3630 N WOODLAND RD WOODLAND	\$4,150.00
815	<p><b>Parcel ID:</b> 51-110-117-00; <b>Legal Description:</b> COM NE COR SE1/4 NE1/4 SEC 21 T4NR7W; TH S 60FT; TH W 50FT TO POB; TH S62*31'32"W 140.89FT; TH N 125FT TO N 1/8 LINE NE1/4 SEC 21; TH E'LY 125FT; TH S 60FT TO POB. <b>Comments:</b> Approximately 0.26 acres. Located in the Lakewood Public School District. Residential Land Use Code: 401. The land consists of open grassy space with couple small trees. The West side of the property is adjacent to farmland. The mobile home was built in 1986. Two bedroom one bathroom. Forced Air w/ ducts. ~938 sq ft. The mobile appears to have been vacant for some time. It is full of personal property. Feels like someone just walked out the door and never came back. Dishes still in sink. It's not in the best shape but it's not the worst I've seen. Could probably be fixed up if someone wanted to spend the time. There is a vehicle parked outside the home that has plates last registered in 2020. Small shed next to home. Slab foundation looks good. Electric meter removed. Gas meter still present. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 17; 21 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	240 S MAIN ST WOODLAND	\$5,700.00
816	<p><b>Parcel ID:</b> 55-250-021-00; <b>Legal Description:</b> CITY OF HASTINGS COM. AT THE NW CORNER OF LOT 16 SUPERVISOR GLASGOW'S ADD. FOR POB, TH S 164 FT, TH E PARALLEL WITH THE N LINE OF LOT 16 200 FT MORE OR LESS TO THE CENTER OF FALL CREEK, TH N ALONG THE CREEK TO THE N LINE OF LOT 16 , TH W 20 FT MORE OR LESS TO P.O.B. , ALSO 20 FT R/W OFF THE N LINE LOT 16 , FROM HANOVER ST. TO THE W SIDE OF FALL CREEK. <b>Comments:</b> Approximately 0.25 acres. Located in the Hastings Area School District. Commercial Land Use Code: 202. Wooded. The East side of the property runs along Fall Creek. LOT#817 is adjacent to this parcel to the West. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during our visit, and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	1700 S HANOVER HASTINGS	\$800.00
817	<p><b>Parcel ID:</b> 55-250-056-00; <b>Legal Description:</b> CITY OF HASTINGS THAT PART LOTS 35, 36 SUP. GLASGOWS ADD # 1 LYING E OF CK &amp; SRR. ALSO ANY RIGHTS IN FORMER R/W IN ABANDONED RAILWAY. <b>Comments:</b> Approximately 2.17 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Wooded. The West side of the property runs along an abandoned railway owned by Consumers Energy. Legal description states "ANY RIGHTS IN FORMER R/W IN ABANDONED RAILWAY". Possible easements. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT#816 is adjacent to this parcel to the East. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	1700 S HANOVER HASTINGS	\$950.00

## Additional Disclosures Key

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

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

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

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

**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, see the [EGLE RIDE Mapper](#) for more details. 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 by visiting the [EGLE Baseline Environmental Assessments](#) website. All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

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

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

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

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

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

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

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

building's exterior.

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

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

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

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

**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.

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

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

**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.