

Public Land Auction

Calhoun

August 27th, 2019

Calhoun County



Location:

FireKeepers Casino
11177 E Michigan Ave, Battle Creek,
MI 49014

Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

FireKeepers Casino: 11177 E Michigan Ave, Battle Creek, MI 49014





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2019 AUCTION SCHEDULE - ROUND 1

Diamond Lake Home 7/30/2019 Cassopolis, MI	Northeastern LP 8/1/2019 Alpena, MI	Northern Bay Area 8/2/2019 East Tawas, MI
Eastern U.P. 8/8/2019 Sault Ste. Marie, MI	Central U.P. 8/9/2019 Marquette, MI	Western U.P. 8/10/2019 Watersmeet, MI
North Central L.P. 8/12/2019 Gaylord, MI	West Central Lakeshore 8/13/2019 Manistee, MI	Wexford/Missaukee/Kalkaska 8/14/2019 Cadillac, MI
Clare / Gladwin 8/15/2019 Clare, MI	Lake 8/16/2019 Baldwin, MI	Mecosta / Osceola 8/17/2019 Big Rapids, MI
North Western L.P. 8/20/2019 Boyne Falls, MI	Bay / Tuscola 8/21/2019 Bay City, MI	Saint Clair 8/22/2019 Port Huron, MI
Monroe 8/23/2019 Monroe, MI	Kalamazoo / Barry 8/26/2019 Kalamazoo, MI	Calhoun 8/27/2019 Battle Creek, MI
Jackson 8/28/2019 Jackson, MI	Saint Joseph/Branch 8/29/2019 Coldwater, MI	Van Buren / Cass 8/30/2019 Decatur, MI
Central L.P. 9/4/2019 Owosso, MI	Saginaw 9/5/2019 Frankenmuth, MI	Genesee 9/6/2019 Flint, MI
Allegan / Ottawa 9/7/2019 West Olive, MI	Kent 9/9/2019 Grand Rapids, MI	Muskegon 9/10/2019 Muskegon, MI
Montcalm / Ionia 9/11/2019 Ionia, MI	Lapeer 9/12/2019 Lapeer, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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 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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

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

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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 or 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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 upon payment. 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 purchaser 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 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 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents 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. Seller makes 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 under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Calhoun

Lot #	Lot Information	Address	Min. Bid	Sold For
1300	<p>Parcel ID: 0072-00-160-0; Legal Description: SECS 22 & 15 T2S R8W BEG S 1/4 POST OF SEC 15 - N 174.93 FT - W 193 FT- N 160 FT TO S LI OF HUPP RD - SWLY ALG SD S LI & ARC TO LT 107.85 FT M/L - S 43 DEG 26 MIN W 221 FT - SWLY ALG SD S LI 220 FT M/L TO E LI OF BUICK ST EXT NWLY - SLY ALG SD E LI 311.11 FT M/L - E 606 FT M/L TO N & S 1/4 LI OF SEC 22 - N 307.25 FT TO POB CONT 6.77 ACRES M/L Comments: This is a large vacant lot that maybe have a marshy swamp area in the middle. There are trees that border the property. The property is approximately 6.52 acres of land in total. Large trees. Could be a good spot to build but I would check for wet land indicators. i did not see any but i didn't walk the entire property. Please check with Local Unit Assessor to check if you could build or your plan before bidding. Wetland Indicators;</p> <p>Summer Tax Due: \$689.56</p>	S HUPP RD BATTLE CREEK;	\$5,000	
1302	<p>Parcel ID: 04-026-042-00; Legal Description: SEC.26 T1S R8W PART SE1/4 COM 946.26 FT W OF NE COR THEREOF S 400 FT W 220 FT N 400 FT TO E & W 1/4 LINE E 220 FT TO BEG. Comments: This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. The house sits on approximately 2.51 acres of land. Paved driveway leads to both and attached two car garage and also leads to a larger one car garage. There is a large amount of personal property all over the property. Chain link fence wraps around the front lawn. This property is in overall nice condition. Occupied; Personal Property;</p> <p>Summer Tax Due: \$741.21</p>	510 MORGAN RD BATTLE CREEK;	\$5,900	
1303	<p>Parcel ID: 04-370-061-00; Legal Description: BEDFORD TWP. MORGAN WOODS LOT 61 Comments: This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Cement driveway leads to an attached one car garage. Metal siding in fair condition. Shingled roof looks to be a fair shape as well. No major red flags. Nice grassy front and back lawn. There are some nice trees in the back that offer nice shade. There is a roofed sun room porch on the back of the home. Foundation looks sound. This house is in overall fair/good condition and wood be a great starter home for a family.</p> <p>Summer Tax Due: \$490.15</p>	214 BOYES DR BATTLE CREEK;	\$4,400	
1304	<p>Parcel ID: 04-370-127-00; Legal Description: BEDFORD TWP. MORGAN WOODS LOT 131 Comments: This house sits on approximately 0.33 acres of land. Poured concrete foundation looks sound. Paved driveway leads to an attached car port on the side of the home. Shingled roof looks to be in fair shape however there is a hole in the ceiling and debris has fallen through. Siding looks ok, could use a wash but is overall in fair condition. Three bedroom one bathroom. Small shed in back yard. Nice grassy front and back yard with some large trees that offer up some nice shade. This house has a lot of potential. A bit of TLC would go a long way with this one.</p> <p>Summer Tax Due: \$471.57</p>	220 ALGONQUIN ST BATTLE CREEK;	\$4,600	

1305	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 04-670-002-02; Legal Description: BEDFORD TWP. SUPERVISOR'S PLAT OF WEST MAIN STREET GARDENS W 174.80 FT LOT 3 Comments: This lot consists of two properties. The first one has a one story home on it and is approximately 0.27 acres of land. The second property is a wooded vacant lot that sits behind the home and is approximately 1.09 acres of land. Large wood porch on the side of the home. Basement entrance on the rear of the home. Vinyl siding in fair shape. Gutters need repairs. Unfortunately the house has roof issues. The roof above the front entrance is falling apart and there is another room in the house where it is starting to fall in. The inside of the home is very dirty and has a lot of debris. Stone dirt driveway. This house needs some work. Would be a great home for a handy man looking for their next project. Personal Property;</p> <p>(2 of 2) Parcel ID: 04-680-007-00; Legal Description: BEDFORD TWP. REPLAT OF LOT 2 OF SUPERVISOR'S PLAT OF MAIN STREET GARDENS LOT 10 Summer Tax Due: \$460.06</p>	GARDNER AVE N BATTLE CREEK; 147 TULIP TREE LN BATTLE CREEK;	\$5,500	
1309	<p>Parcel ID: 0520-00-032-0; Legal Description: AMENDED PLAT OF AL E CUMMINGS ADD LOT 23 Comments: This one story home sits on approximately 0.15 acres of land. Block foundation looks sound. Shingles look to be in fair condition but look like they will need attention soon. Small grassy back yard with broken trampoline. Siding on the home is in fair shape but could use a little attention in a few areas. Chain link fence in the backyard. Wood floor. Two bedroom one bathroom. Older fuse box. Minor debris inside the home. This house has a lot of potential. Would be a good starter home. Summer Tax Due: \$587.27</p>	112 SPRING ST BATTLE CREEK;	\$3,700	
1310	<p>Parcel ID: 08-271-012-00; Legal Description: SEC 27 T1S R6W BEG AT S 1/4 POST, TH W 18 RDS, TO CEN OF HWY, TH NWLY ALG CEN OF HWY 9 RDS, TH E TO N & S 1/4 LI, TH S TO BEG. 1 A Comments: This home sits on approximately 0.77 acres of land. Dirt gravel driveway on side of property. No garage but there is a large shed on the side of the home. Wood siding is chipping and could use a sanding and fresh paint job. Foundation looks sounds. Shingled roof looks to be in fair condition. There is a lot of personal property in the inside of the home. Burn pile behind the home. There is debris on the back concrete "porch" Wood floors in home. Could not find entrance to the basement. This house is overall in good/fair condition and would be a great purchase for a small family or someone looking to fix up an easy house. Personal Property; Summer Tax Due: \$479.05</p>	15445 N DRIVE NORTH MARSHALL;	\$5,600	
1311	<p>Parcel ID: 08-291-012-02; Legal Description: T1S-R6W SEC 29; THE NORTH 110 FEET OF THE FOLLOWING: THE W 396 OF THE S 660 OF THE SE 1/4 OF THE SE 1/4. 1A M/L Comments: This vacant lot is landlocked. It sits behind a house. Looks to be wooded. The property is approximately 0.98 acres of land. No Road Access; Summer Tax Due: \$13.44</p>		\$850	
1312	<p>Parcel ID: 08-402-004-00; Legal Description: SEC 27 LOT NO 4 OF PHASE NO 2 OF WISHBONE GLEN ESTATES Comments: This lot is approximately 0.93 acres of land with a pond. Thick bushes at the side of Heather Ridge. The terrain slopes after a few steps from the road. Large trees are scattered around the property. The lot is very close to The Medalist Golf Course. Terrain Challenged; Wetland Indicators; Summer Tax Due: \$64.98</p>	HEATHER RIDGE MARSHALL;	\$1,900	

1314	<p>Parcel ID: 0890-00-070-0; Legal Description: ASSRS REPLAT OF BEACHES ADD LOT 67 Comments: This house sits on approximately 0.10 acres of land. Stone foundation looks sound no major decay. Shingled roof looks to be in fair condition but the portion on the back entrance mudroom has collapsed. There are areas in the house where the ceiling has fallen in but I'm not positive this was due to roof leaks. Repairs will need to be made. Partial cement driveway. Grassy driveway area runs along side of home. Some of the windows have been boarded. This house is older but it has some potential. There is a large amount of debris in the home. After this is all removed you'll have a better idea of the homes condition. Roof Issues; Boarded;</p> <p>Summer Tax Due: \$625.36</p>	124 BENNETT ST BATTLE CREEK;	\$4,700	
1316	<p>Parcel ID: 10-050-006-00; Legal Description: T2S R7W, SEC. 17: SUPERVISOR'S PLAT OF ALBAUGH'S SUBD; LOT 6 Comments: This piece of land is approximately 0.9 acres large with two storage structures and a one story home. The partially paved drive way slopes down to the buildings. The backyard on this property is big and open. The house looked to be in good condition. The two bedrooms are separated by the full bathroom on the main floor. The kitchen and living room were spacious. The bathroom looked to be winterized and the toilet was sealed. The basement did have some debris, but was mostly clear to walk through. The first structure looked like it was used as a garage with some debris inside. The other storage building was not entered. These buildings look to be in good condition. The house needs little work done to become livable. This is certainly worth a look.</p> <p>Summer Tax Due: \$1,302.90</p>	1268 GOLDEN AVE. BATTLE CREEK;	\$7,100	
1317	<p>Parcel ID: 10-050-025-00; Legal Description: T2S R7W, SEC. 17: SUPERVISOR'S PLAT OF ALBAUGH'S SUBD. LOT 25 Comments: This house sits on approximately 0.45 acres of land. The house is in poor condition overall. Neighbors reported it had/has a bug problem (fleas) Lots of garbage and debris throughout the home. Many of the windows have been broken and are now boarded up. There is a garage door built into the home. There is also a large storage building next to the home. This is full of personal items and other debris. Shared gravel dirt driveway. The house had a condemned notice posted on it. This house will need a lot of work before its back to living condition. Claims Of Defect From Third Parties; Personal Property; Boarded;</p> <p>Summer Tax Due: \$726.01</p>	1006 GOLDEN AVE. BATTLE CREEK;	\$5,500	
1319	<p>Parcel ID: 10-160-081-00; Legal Description: T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOT 104 Comments: This vacant lot is approximately 0.15 acres of land.it is mostly grassy with a few large trees. It sits next to a home that has suffered from a fire. Could be a good spot to build. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$69.78</p>	204 ARTESIAN CT. BATTLE CREEK;	\$1,100	

1321	<p>Parcel ID: 10-270-010-03; Legal Description: T2S R7W, SEC 9: SUPERVISOR'S PLAT OF DEXTER LAKE; PART LOT 20 & 21 BEG ON W'LY LINE LOT 21 AT PT 162 FT NE'LY OF SW COR THEREOF NE'LY ALG PRINCETON AVE. 161 FT TO N'LY LINE LOT 21 S45DEG 09'E 160 FT N44 DEG 50'42"E 8.23 FT SE'LY TO PT 10 FT W OF SE COR LOT 21 W 265 FT NE'LY 104.41 FT ALG ARC OF CURVE RADIUS 265 FT, CHORD BEARS N22DEG 25'21"E 202.16 FT TO PT 150 FT SE'LY OF POB, NW'LY 150 FT TO BEG. Comments: This one story home sits on approximately 1.15 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. There were dogs inside the home. There was debris all around the property. There was a car port on the back of the property that looks like it caught fire at some point. The property goes back into the woods. Lots of garbage and debris around home. Dirt gravel driveway runs along the side of the home and leads to a partial cement drive and an attached one car garage. Heavy vegetation growing up around the home. This house needs some work but could be nice after a few repairs. Personal Property;</p> <p>Summer Tax Due: \$892.25</p>	202 N PRINCETON AVE. BATTLE CREEK;	\$6,500	
1323	<p>Parcel ID: 14-221-027-00; Legal Description: SEC.22 T3S R8W PART SE1/4 COM 323 FT N OF SE COR THEREOF W 453.75 FT N 107 FT E 453.75 FT S 107 FT TO BEG. Comments: This lot is approximately 1.05 acres of grassy land. The dirt driveway entrance is built over a storm drain pipe. A row of trees on the western portion and a single large tree in the center.</p> <p>Summer Tax Due: \$117.77</p>	EAST LEROY;	\$1,900	
1324	<p>Parcel ID: 1490-00-051-0; Legal Description: CAINES ADD N 30 FT OF LOT 46 S 10 FT OF LOT 47 Comments: This two story home sits on approximately 0.12 acres of land. This house had previous drug users here. Please contact the county treasurer for more information. There was a fire inside the home at one point. The walls have been stripped to the framing boards. Stone foundation looks ok but the basement is showing some signs of erosion. Shingled roof looks to be in fair condition, No major red flags seen. Three bedrooms and one bathroom. Some of the windows have been broken and are now boarded. The furnace has been removed. This house will need some work but after a bit of work this house could be a nice place. Don't miss your chance at this home. Contamination Indicators; Boarded; Incomplete Construction; Fire Damage; Personal Property;</p> <p>Summer Tax Due: \$321.01</p>	39 CAINE ST BATTLE CREEK;	\$6,000	
1326	<p>Parcel ID: 1530-00-032-0; Legal Description: ASSRS REPLAT OF CALDWELLS ADD LOT 31 Comments: This house sits on approximately 0.19 acres of land. This property was occupied on last visit, please use caution and be respectful if planning on visiting this property in person. Mix of block and stone foundation overall looks fair some cracking but nothing major. Vinyl siding looks good. Shingle roof looks good as well. Chain link fence surround the entire property. Dirt/grass driveway runs along the side of the home and leads to a two car garage in the back of the property. Mostly grass back and front lawn with a few young sapling and some older tall trees. There is personal property here. There is a door to the basement on the back of the home. Overall this house looks fair/good.</p> <p>Summer Tax Due: \$539.04</p>	29 WHITTIER AVE BATTLE CREEK;	\$5,500	

1327	<p>Parcel ID: 1670-00-208-0; Legal Description: CHAS MERRITTS 4TH ADD LOT 208 Comments: This two story home sits on approximately 0.15 acres of land. There is a two track cement driveway that runs along the side of the home and leads to a large detached two car garage. Wood siding is in decent shape but could use a fresh coat of paint. Stone foundation looks solid. Chimney in good shape. The shingled roof looks fine but there are some localized leaks. The trouble spots have allowed water into the home causing a bit of damage and mold. There are four bedrooms, two bathrooms and two kitchens. There are two cars in the garage. There is debris in the back of the property and a trailer. Rear basement entrance. This house is set up for a duplex. This would be a good property for a handy man looking for their next project or someone with some good contractor connections. With a bit of work this would be a nice house. Personal Property; Roof Issues; Mold;</p> <p>Summer Tax Due: \$418.98</p>	165 N UNION ST BATTLE CREEK;	\$7,500	
1328	<p>Parcel ID: 1670-00-238-0; Legal Description: CHAS MERRITTS 4TH ADD N 16.5 FT OF LOT 234, S 33 FT OF LOT 235 Comments: This house sits on approximately 0.15 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Paved driveway runs along the side of the home and leads to a detached two car garage. Wood fence surrounds the property. Large house with a wood back porch. Stone foundation looks solid. Shingled roof looks to be in decent shape. Nice large front porch with stone accents. This house looks to be in overall fair to good condition and would be a great purchase for a family.</p> <p>Summer Tax Due: \$1,218.72</p>	176 N UNION ST BATTLE CREEK;	\$6,000	
1329	<p>Parcel ID: 18-680-083-00; Legal Description: T1S R7W SECTION 32 LOTS 83 & 84 MAPLE STREET ADD TO BATTLE CREEK. Comments: This vacant lot is approximately 0.19 acres of land. Plastic fencing near road. Grassy lot with a handful of trees young and old. There is debris on the property including a burn barrel. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines.</p> <p>Summer Tax Due: \$53.77</p>	77 SHARON BATTLE CREEK;	\$1,300	
1330	<p>Parcel ID: 18-970-117-00; Legal Description: T1S R7W SECTION 32 LOT 117 & E 11 FT OF LOT 118 VERONA PARK ADD. Comments: This house sits on approximately 0.12 acres of land. This house looks nice from the outside but on our visit there was a police tape line and evidence that a fire had occurred on the inside. The doors and windows had been boarded and a strong smell of ash was prevalent. Foundation looked good. Siding was fair. Roof looked to be in decent shape. Nice grassy back yard with a garden and flowers. paved driveway runs along side of home. This could be a nice house but the fire damage will need to be addressed Boarded; Fire Damage;</p> <p>Summer Tax Due: \$285.81</p>	18 MONTFORD BATTLE CREEK;	\$3,400	
1331	<p>Parcel ID: 18-970-166-00; Legal Description: T1S R7W SECTION 32 LOTS 166 & 167 VERONA PARK ADD. Comments: This one story home sits on approximately 0.21 acres of land. Block foundation looks solid. Shingled roof looks older but no major red flags seen. The house looks like it was in the process of being renovated. There is a trailer outside the property full of debris. Grass dirt driveway runs along the side of the home and leads to a one car storage barn that has heavy vegetation growing up around it. The garage is full of debris. There is two bedrooms and one bathroom. This would be a good property for a handy man looking for their next project or someone with some good contractor connections. With a bit of work this would be a decent starter home. Incomplete Construction;</p> <p>Summer Tax Due: \$366.94</p>	87 SHARON BATTLE CREEK;	\$4,500	

1332	Parcel ID: 1810-00-088-0; Legal Description: ASSRS PLAT OF CLARKS ADD PART OF LOTS 88 & 89 BEG NE COR OF LOT 53 - E 8.25 FT - S ALG N & S 1/4 LI 132.35 FT M/L TO S LI OF LOT 88 - NWLY ALG SD S LI 8.3 FT - N ALG W LI OF LOT 88, 131.35 FT TO POB Comments: This is a very small strip of land next to a home. It is approximately 0.03 acres of land. I don't believe you could build anything on this. This would be good for an adjacent neighbor to purchase and increase their property size. Unbuildable Lands / Too Small; Summer Tax Due: \$3.26	E MICHIGAN AVE BATTLE CREEK;	\$650	
1334	Parcel ID: 19-364-006-00; Legal Description: SHERIDAN TWP SEC 36 T2S R4W SUPERVISORS PLAT - LOT 41 Comments: This building sits on approximately 0.42 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. The building is set up with 10 units however some of the the units were combined into one. Brick and poured concrete foundation. Shingled roof looked to be in fair condition. Most of the building was vacant however there were a few residents still on the property. Large gravel dirt parking lot. Lots of debris and garbage throughout the property. There were many fleas inside the apartments. The rooms were quite dirty and need a good cleaning. Overall this apartment building is in poor condition but could be fixed up and back in living shape without costing too much. Structurally its sound but there are some issues that need attention. Would be a good property for a landlord with experience to pick up. Multiple Family Use; Sanitation Issues And Garbage; Summer Tax Due: \$361.61	1615 E MICHIGAN AVE ALBION;	\$7,000	
1336	Parcel ID: 2320-00-050-0; Legal Description: CORLISS HEIGHTS LOTS 48 & 49 Comments: This house sits on approximately 0.27 acres of land. Across the street from a park with baseball/softball fields. Cement slab driveway leads to the home. Shingles aren't in the best condition and will most likely need attention in the near future. Three bedroom two bathroom home. The house is very dirty and has sanitation issues. Debris and garbage. throughout the home. Metal siding. Vegetation is growing up all around the house. Singing sound booth in the basement. Roof Issues; Personal Property; Mold; Sanitation Issues And Garbage; Summer Tax Due: \$960.04	238 W GOGUAC ST BATTLE CREEK;	\$4,600	
1337	Parcel ID: 2320-00-114-0; Legal Description: CORLISS HEIGHTS LOT 109 Comments: This house sits on approximately 0.16 acres of land. The house has four bedrooms and one bathroom. Siding is in decent shape but could use a good cleaning. Stone foundation looks sound. Shingled roof is in fair condition. No major problems found. Wood floors in the house. Graffiti in the basement. Long paved driveway runs along the side of the home and leads to a large storage garage with two garage doors. There is a loft attic area on the two story garage with wood floors.. Clean garage with some personal property. This property has a lot of potential. A bit of TLC would go a long way with this one. Don't miss your chance to own this property. Personal Property; Summer Tax Due: \$417.81	91 BURR ST BATTLE CREEK;	\$6,400	
1338	Parcel ID: 2400-00-023-0; Legal Description: CUMMINGS ADD W 30 FT OF E 66 FT OF LOT 8 Comments: This vacant lot is approximately 0.10 acres of land. It sits next to a church. It is mostly grassy but there are a few trees on the property. There is a wood deck type structure on the back of the property. It is full of debris. Chain link fence runs along the side of the property. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Vul - Vacant Urban Lot; Summer Tax Due: \$14.89	HAMBLIN AVE BATTLE CREEK;	\$900	

1339	<p>Parcel ID: 2550-00-029-0; Legal Description: DUMPHREY'S ADD PART OF LOTS 19 & 20 BEG SELY COR OF LOT 19 - NWLY ALG SLY LI OF LOT 19, 96.69 FT - NLY TO PT ON NLY LI OF LOT 20 LYING 99 FT WLY FROM NE COR OF LOT 20 - ELY TO SD NE COR - SLY ALG WLY LI OF KENDALL ST TO POB EXC NLY 50 FT THEREOF AS MEASURED ALG WLY LI OF KENDALL ST</p> <p>Comments: This house sits on approximately 0.12 acres of land. This is a three bedroom one bathroom home. Full basement. Block/stone foundation looks to be in fair condition. Shingled roof has a few areas that will need attention. Grassy front lawn. Vegetation is a bit overgrown around the home. Enclosed mudroom front entrance. Chain link fence around the back yard. Small dog house in yard. Small back porch. Chimney is in bad shape and looks like its been repaired a few times in the past. Washer and dryer hook ups. Gravel/dirt driveway on the back of the home leads to a garage that is in poor shape. The roof of the garage will need repairs. This is an older house but it has a lot of potential. A little TLC would go a long way with this property.</p> <p>Summer Tax Due: \$355.73</p>	222 S KENDALL ST BATTLE CREEK;	\$2,500	
1341	<p>Parcel ID: 3000-04-001-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 4 LOTS 1 & 2</p> <p>Comments: Grassy vacant lot. This lot is approximately 0.26 acres of land. Sidewalk on North portion of property. Possible driveway on the property but difficult to tell. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines.</p> <p>Summer Tax Due: \$52.42</p>	SEIVOUR AVE BATTLE CREEK;	\$2,200	
1342	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 3000-11-020-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 11 LOT 20</p> <p>Comments: This lot consists of two properties. One is rectangular in shape and is 0.14 acres in size. It is partially wooded with some thick vegetation and grass. The other property is triangular in size and is approximately 0.11 acres in size. Partially wooded with some thick vegetation. Some large trees on both properties. Could be a good spot to build but the ground needs to be leveled out. Terrain Challenged;</p> <p><i>(2 of 2)</i> Parcel ID: 3000-11-026-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 11 LOT 26</p> <p>Summer Tax Due: \$38.52</p>	RIDGE ST BATTLE CREEK; RIDGE ST BATTLE CREEK;	\$1,400	
1344	<p>Parcel ID: 3030-06-621-0; Legal Description: FOSTER PARK S 39 FT OF N 78 FT OF LOTS 120 & 121</p> <p>Comments: This house sits on approximately 0.10 acres of land. Paved driveway runs along the side of the home and leads to a small shed on the back of the property. Vinyl siding looks good maybe a few minor repairs needs. Shingled roof looks to be in fair condition no major red flags seen. Chain link fence around the small grassy back yard. Block foundation looks sound. 100 amp break box. Wood floors. This house has some potential. After a deep clean a few repairs and some renovation it could be a nice little starter home.</p> <p>Summer Tax Due: \$1,254.35</p>	200 HIGHLAND AVE BATTLE CREEK;	\$7,500	
1347	<p>Parcel ID: 3360-07-201-0; Legal Description: GATES MILLS PLAT LOT 1 EXC W 30 FT</p> <p>Comments: This vacant lot is approximately 0.92 acres of land. It looks like there was once a building here but it has since been removed. Nice spot to build or for one of the adjacent property owners to purchase to increaser their property size. Please check with the Local Unit Assessor if your plan is to build.</p> <p>Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$1,444.54</p>	118 BUCKLEY LN BATTLE CREEK;	\$10,250	

1348	<p>Parcel ID: 3490-00-068-0; Legal Description: ASSRS PLAT OF GOODALE ADD LOTS 67, 68 & 69 Comments: This vacant lot is approximately 0.60 acres of land. Mostly grassy with some large trees. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build.</p> <p>Summer Tax Due: \$81.89</p>	GARDENIA ST BATTLE CREEK;	\$4,100	
1349	<p>Parcel ID: 3500-00-128-0; Legal Description: ASSRS PLAT OF GOODALE FARM LOTS 114 THRU 116 Comments: This house sits on approximately 0.59 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. There was an eviction notice so the current resident should be gone by the time of the auction. Shingles look older but no major collapsing seen. Block foundation looks solid. The chimney has some damage to it and will need repairs. Bushes in the front of the property provide cover to the home. There was some debris on the outside of the home. Burn pit in the back. Grassy back, front and side lawn with some large trees throughout. This house could be a good deal.</p> <p>Summer Tax Due: \$585.39</p>	139 WILDS AVE BATTLE CREEK;	\$4,300	
1350	<p>Parcel ID: 3550-00-037-0; Legal Description: GRAVES ADD LOT 37 Comments: This house sits on approximately 0.18 acres of land. Partial chain link fenced lawn. Nice cement slab driveway runs along the side of the home and leads to an older two car garage with swing doors. Sidewalk leads from driveway to front entrance. Metal siding is in fair shape. Mix of brick and block foundation looks solid. Shingled roof looks to be in fair shape. There is debris strewn about the property and there is debris inside the home as well. Brick fire place. wood floors. This house had dogs living in it and were defecating inside the home. Five bedroom two bathroom home. Full basement. There was some localized issues with the roof. the ceiling was falling apart in one of the rooms. Once a few repaired have been done and the house deep cleaned this could be a really nice property. would be great for a handy man looking for a new project. Animal Damaged; Roof Issues;</p> <p>Summer Tax Due: \$834.36</p>	169 OAKLAWN AVE BATTLE CREEK;	\$4,900	
1351	<p>Parcel ID: 3550-00-050-0; Legal Description: GRAVES ADD LOT 50 Comments: This house sits on approximately 0.18 acres of land. Five bedroom two bathroom two kitchen. Two track cement driveway runs along the side of the home and opens up into a three car garage. Mix of wood and vinyl siding. Large mudroom front entrance. Block foundation looks solid. Shingled roof looks to be in fair condition. Entrance to basement on the rear of home and from an inside stairwell. the stairs to the basement on the inside of the home are not attached well and are dangerous at the moment. Block foundation looks solid. Small shed in the back of the property next to the garage. Lots of debris in the garage and the basement and a bit around the home. Fireplace in the living room. This house has a lot of potential could be a great purchase for a family. A bit of TLC would go a long way with this one. wouldn't take much to get it back into nice living condition. Multiple Family Use;</p> <p>Summer Tax Due: \$767.40</p>	95 OAKLAWN AVE BATTLE CREEK;	\$15,250	

1352	<p>Parcel ID: 3560-00-041-0; Legal Description: GRAVES 2ND ADD LOTS 22-23</p> <p>Comments: This house sits on approximately 0.40 acres of land. Nice looking brick exterior. Some of the windows have been broken and are now boarded. Some areas of the ceiling have collapsed. There are some roof issues in the home that will need to be addressed. This house is quite large with 8 bedrooms. It is three stories tall and has a full basement. There is some incomplete construction in the home. Cement slab driveway runs along the side of the home and opens up in the back to a parking area. Wood floors and nice wood accents. Unfortunately there was some mold found in the home due to the roof issues allowing moisture and water inside. The electricity was still active at the time of last visit. This house has a lot of potential. This would be a really sweet property for a handyman or someone that has some connections with a contracting company. Don't miss your opportunity to pick up this nice big house. Vandalism; Mold; Roof Issues;</p> <p>Summer Tax Due: \$486.64</p>	20 ANN AVE BATTLE CREEK;	\$17,500	
1354	<p>Parcel ID: 3940-00-016-0; Legal Description: HAYES ADD SELY 33 FT OF LOT 12, ALL OF LOTS 13 & 14</p> <p>Comments: This house sits on approximately 0.37 acres of land. The house is in overall poor shape. The windows have been broken and boarded. Block foundation looks sound. Shingles aren't in the best condition and look like there some spots that need repairs. Cement driveway leads to an attached carport on side of home. Windowed enclosed mudroom. Siding is in fair shape but could use a washing. Chain link fenced in yard. Four bedroom Two bathroom two kitchen . The ceiling has collapsed in a few areas. This house needs a lot of work but it has potential. For the right handy man this would be a great buy. Roof Issues; Boarded; Mold;</p> <p>Summer Tax Due: \$273.32</p>	467 HAMBLIN AVE BATTLE CREEK;	\$4,800	
1355	<p>Parcel ID: 3950-00-001-0; Legal Description: HAZELWOOD COURT CONDOMINIUM UNIT 1</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. It is mostly wooded with some thick vegetation. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build. Condominium; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$322.33</p>	E HAZELWOOD CT BATTLE CREEK;	\$2,300	
1356	<p>Parcel ID: 3950-00-007-0; Legal Description: HAZELWOOD COURT CONDOMINIUM UNIT 7</p> <p>Comments: This vacant lot is approximately 0.22 acres in size. It sits in between two houses. It is mostly thick vegetation with some trees. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build. Please check with the Local Unit Assessor if your plan is to build. Condominium; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$337.81</p>	E HAZELWOOD CT BATTLE CREEK;	\$2,300	
1357	<p>Parcel ID: 4040-00-100-0; Legal Description: HIGHLAND PARK LOTS 99 & 100</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. It is a corner lot. It sits up on top of a small hill. There are cement steps on the corner with some rock landscaping. There is a driveway entrance of both sides of the property that run along the road. Overall its a nice looking vacant lot. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$34.52</p>	HIGHLAND AVE BATTLE CREEK;	\$1,500	

1359	<p>Parcel ID: 4170-00-034-0; Legal Description: HOMELAND COS 2ND LOT 34</p> <p>Comments: This house sits on approximately 0.12 acres of land. Poured concrete driveway runs along the side of the home and leads to a detached one car garage. The roof on the garage is starting to fall apart. Wood siding looks good. Shingled roof looks to be in decent condition as well. Three bedroom one bathroom home. Full basement. Attic entrance in one of the bedrooms. Chain link fenced in back yard. Wood floors. This house has a lot of potential. A bit of TLC would go a long way with this one. Don't miss your chance at a great deal.</p> <p>Summer Tax Due: \$722.96</p>	192 HUBBARD ST BATTLE CREEK;	\$5,800	
1360	<p>Parcel ID: 42-040-020-06; Legal Description: BURLINGTON TOWNSHIP T4S R7W SECTION 24 BURLINGTON VILLAGE LOT 6 BLOCK 20 OF ORIGINAL PLAT .21 AC</p> <p>Comments: A trailer that sits on approximately 0.21 acres of mostly grassy land with a tree in the back. Two small sheds located near the back of the lot. There was a truck in the driveway and neighbors stated that someone had just moved back into the property. Please use caution and be respectful if planning to visit this property in person. Lots of debris on property. Personal property is there including a canoe and other various things. Sanitation Issues And Garbage; Mobile Home; Mobile Home Pad; Personal Property;</p> <p>Summer Tax Due: \$121.34</p>	103 ST JOSEPH ST BURLINGTON;	\$1,100	
1361	<p>Parcel ID: 42-090-035-00; Legal Description: BURLINGTON TOWNSHIP T4S R7W SECTION 24 BURLINGTON VILLAGE LOT 35 SUPERVISOR'S PLAT OF SANDER'S FARM .42 AC</p> <p>Comments: This trailer sits on approximately -- acres of land. Partially paved driveway runs along the side of the home and leads to a detached two car garage. The garage doors are broken. Heavy vegetation in the back yard. The trailer has three bedrooms and one bathroom. Garbage and other debris inside the home. The trailer has had an addition built onto the back. The trailer is in poor condition and will need a deep cleaning as well as a few repairs before its back in living condition. Wheel chair accessible front deck. Furnace still inside. Quiet area. Metal roof didn't show and signs of leaks. Vinyl siding needs a good cleaning. Wrap around porch. The property runs along a river in the back. The trailer is on blocks. The garage has a poured concrete foundation. Could be a good spot to rebuild or just fix up the existing trailer. Please check with the Local Unit Assessor for your plan.</p> <p>Summer Tax Due: \$230.34</p>	388 E LEROY ST BURLINGTON;	\$2,300	
1364	<p>Parcel ID: 4490-00-023-0; Legal Description: JORDANS ADD W 1/2 OF LOT 15</p> <p>Comments: This house sits on approximately 0.10 acres of land. Paved driveway runs along the side of home and leads to a detached one car garage. The roof on the garage is bowing inward. The block foundation looks solid. Vinyl siding looks good. Overgrown vegetation on some parts of the house. Large attic for storage. Two bedroom one bathroom. The basement unfortunately was damp and there was some slight mold beginning to form. This house has some potential. There will have to be some repairs before its back to living condition. Mold;</p> <p>Summer Tax Due: \$238.56</p>	629 W VANBUREN ST BATTLE CREEK;	\$2,000	
1365	<p>Parcel ID: 4500-00-003-0; Legal Description: JORDAN & FOGGS ADD LOTS 5 & 6, EXC RIPARIAN RIGHTS TO KALAMAZOO RIVER</p> <p>Comments: This vacant lot is approximately 0.40 acres of land. It looks like its been used as a parking lot for the business next door to it. Large open space with pavement/gravel covering most of it.</p> <p>Summer Tax Due: \$100.88</p>	W MICHIGAN AVE BATTLE CREEK;	\$1,200	

1366	<p>Parcel ID: 4650-00-027-0; Legal Description: KINGMANS ADD LOT 20 POB NWLY COR LOT 20 SELY AL WLY LI LOTS 20 & 21 TO ELY COR LOT 36 - WLY 40.9 FT - NLY POB Comments: This house sits on approximately 0.33 acres of land. This is a larger older home and like many older homes there are some problems. Some areas of the foundation look cracked. The room on the side of the home is being held up with some bricks and looks like it is sagging. there is a sheet of metal holding the wall together. The house is full to the ceiling with debris and old belongings. The person previously here was a hoarder. There is Five bedrooms two bathrooms and two kitchens. The house is set up as a duplex. There is a cement pad driveway that runs along the side of the home and leads to a large two car garage storage barn. Next to the barn is an older pool. This house needs a lot of work but it could be brought back to its former glory with the right workers and money. Very cool house just full of debris. This would be a good property for a handy man looking for their next project or someone with some good contractor connections. With a bit of work this would be a nice house.</p> <p>Summer Tax Due: \$1,123.30</p>	408 MAIN ST BATTLE CREEK;	\$11,250	
1367	<p>Parcel ID: 4650-00-078-0; Legal Description: KINGMANS ADD S 59 FT OF LOT 54 Comments: This two story home sits on approximately 0.09 acres of grassy land with trees near the back of the lot. There is a partial cement driveway entrance that leads to a dirt driveway along the side of the house. The front porch's cinderblock foundation looks damaged and parts of the deck need to be replaced. The house has a bedroom on the main floor and three on the second floor. There was garbage and pieces of furniture piled in the downstairs bedroom. The main floor bathroom is quite spacious and has debris inside it. Pieces of construction material were found in the bedrooms upstairs. There is a small attic room upstairs as well. The basement was mostly dry and had some debris down in it. With the debris removed, you can really see the potential in this home.</p> <p>Summer Tax Due: \$737.31</p>	14 NEW ENGLAND AVE BATTLE CREEK;	\$10,250	
1368	<p>Parcel ID: 4990-00-009-0; Legal Description: MAC GREGORS ADD LOT 9 Comments: This two story home sits on approximately 0.14 acres of land. Paved shared driveway leads to a detached one car garage. The garage is filled to the ceiling with debris. Block foundation looks solid. Shingled roof looks to be in fair condition. Chain link fence surrounds the property. The house looks like it was in the process of being renovated. A lot of the construction is incomplete. Three bedrooms and one bathroom. This would be a good property for a handy man looking for their next project or someone with some good contractor connections. With a bit of work this would be a nice house. Incomplete Construction;</p> <p>Summer Tax Due: \$1,192.90</p>	17 WOODWARD AVE BATTLE CREEK;	\$7,000	
1369	<p>Parcel ID: 51-000-081-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 6 S 46 FT OF LOT 1. Comments: This two story home sits on approximately 0.7 acres of land. This house is spilt into two units. Unit one has two bedrooms one bathroom. It is on the top floor, it has been emptied, paint is peeling. The stairs on the back of the home that lead to this apartment are not safe. Unit two is on the main floor and has two bedrooms and one bathroom. Plaster and paint are peeling in this one as well. This house needs some work. Ceiling is collapsing in certain areas. unsure if its do to roof issues. The house is open to the elements with some windows being broken and boarded. Basement is boarded. Small amount of graffiti on the siding. There was a car parked in the driveway (possibly a neighbor) This house has some potential but needs some work before its back in living condition. Would be a good project for a handy man looking for some manageable work. Don't miss a shot at this home. Personal Property; Multiple Family Use; Boarded;</p> <p>Summer Tax Due: \$291.60</p>	610 N IONIA ST ALBION;	\$3,100	

1370	<p>Parcel ID: 51-000-844-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 50 E 1/2 OF LOT 9. Comments: This house sits on approximately 0.07 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Large front porch with roof. Stone foundation looks sounds but there were a few spots with cracking nothing major. Siding could use a fresh paint job but overall looked good. Shingled roof looks to be in fair condition no major problems seen. A bit of TLC would go a long way with this one. Personal Property; Occupied; Beware Of Dog; Summer Tax Due: \$276.80</p>	208 W CENTER ST ALBION;	\$2,800	
1371	<p>Parcel ID: 51-000-994-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 59 LOT 4. AND THE N 1/2 OF THE ADJACENT ALLEY ALONG SOUTH LOT LINE Comments: This house sits on approximately 0.14 acres of land. It is set up as a duplex. Unit one has one bedroom one bathroom. Unit two has two bedrooms but no bathroom was found. Stone foundation looks sound with a bit of cracking here and there nothing major. The shingled roof looks ok but unfortunately there is some leaking that is causing some damage to the home. There is debris throughout the house. Open to the elements. Mix of carpet and wood floors. House has some potential but needs a lot of work. Multiple Family Use; Mold; Roof Issues; Summer Tax Due: \$459.07</p>	414 E PORTER ST ALBION;	\$4,300	
1374	<p>Parcel ID: 51-001-597-00; Legal Description: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NEW YORK RAILROAD WITH THE CENTERLINE OF WEST ERIE ST, IN SECTION 3, T3S, R4W, CALHOUN COUNTY, CITY OF ALBION MICHIGAN; TH N76DEG15'20"W ALONG CENTERLINE OF W ERIE ST 216FT M/L; TH NORTHERLY ALONG WEST LINE OF THE NE14 OF NW1/4 OF SAID SECTION 534FT M/L; TH N89DEG00'40"E 531FT M/L TO A POINT WHICH IS 792FT W OF THE N&S 1/4 LINE OF SAID SECTION; TH S00DEG59'20"E PARALLEL TO SAID 1/4 LINE 58.85FT TO THE WEST LINE OF SAID RAILROAD; TH S30DEG41'40"W ALONG THE WEST LINE OF SAID RAILROAD 617.68FT TO POINT OF BEGINNING, EXCEPTING THE SOUTHERLY 33FT THEREOF FOR ROADWAY PURPOSES AND THE SOUTHEASTERLY 20FT THEREOF FOR SEWER EASEMENT TO THE CITY OF ALBION. Comments: This property is approximately 5.05 acres of land that is mostly grassy with the exception of some trees on the Northern property line and a few scattered around the South portion. This is a very large building with multiple rooms. Some of the rooms have connected bathrooms. Large parking lot in front of the building. It wraps around the West side of the building and leads to a large storage garage and smaller shed. The buildings foundation is made of poured concrete and block that looks structurally sound. The building has been stripped of many things such as the individual AC units, doors, sinks, and toilets however some still remain. Some areas of the building a wet but I did not see roof issues. Large kitchen area. There have been some improvements made. There are new windows, some new floor tiles and a new front entrance. There have been some heater/coolers removed from some of the rooms. There are several electrical boxes along with several water heaters. This is a very large building. I would recommend contacting the County Treasurer if you are interested in this property and possibly get a better look. Harvesting; Incomplete Construction; Summer Tax Due: \$6,343.53</p>	1000 W ERIE ST ALBION;	\$150,250	

1376	<p>Parcel ID: 51-001-812-00; Legal Description: 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. Comments: This two story home sits on approximately 0.42 acres of land. This house has two bedrooms and one bathroom. Washer and dryer. The block foundation looks sound. Metal siding is in fair condition. The shingled roof looks to be in fair condition however there is some damage to the ceiling in one area of the home. Localized leaks due to roof damage. No garage. Grassy front and back yard. The property goes into the wooded area South of the home. It looks like the chimney may need some repairs as well. This house has a lot of potential. It would be great for a handyman looking for a project or for some fearless new home buyers. Don't miss out on your chance to get this home. Roof Issues;</p> <p>Summer Tax Due: \$358.03</p>	413 W CHESTNUT ST ALBION;	\$4,300	
1377	<p>Parcel ID: 51-005-736-00; Legal Description: ASSESSORS PLAT OF HARTWELL ADDITION LOT 36. Comments: This property is approximately 1.51 acres of land. It looks to be grassy but I was unable to access the property. Could be a good spot for an adjacent neighbor to purchase to increase the size of their property lines. No Road Access;</p> <p>Summer Tax Due: \$347.54</p>	321.5 HARTWELL ST ALBION;	\$2,500	
1378	<p>Parcel ID: 51-006-745-00; Legal Description: IRWIN'S SECOND ADDITION BLOCK 5 LOTS 15 & 16. Comments: This home sits on approximately 0.40 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. A/C unit on side of home. Large chimney that looks good. Roofed front porch. Siding in fair condition could use a good wash. Block foundation looks sound. Shingled roof looks to be in fair condition as well but there are some areas that look like they need to be repaired soon. No major problems scene. Cement driveway/parking area on the side of the home. If you continue up the property there is a detached two car garage/shed. Grassy lawn with trees. This property looks to be in overall fair/good condition. A little TLC would go a long way with this house. Don't miss your opportunity to pick this one up. Occupied;</p> <p>Summer Tax Due: \$646.01</p>	319 LINCOLN ST ALBION;	\$4,500	
1379	<p>Parcel ID: 51-009-019-00; Legal Description: PINECREST ADDITION LOT 19. Comments: Grassy vacant lot that is approximately 0.16 acres in size. Mostly grassy with a bush and couple trees at the road. Partial driveway entrance at road. Could be a good spot to build. Please check with the Local Unit Assessor if your plan is to build. OR this could be great for an adjacent neighbor to purchase to increase the size of their property lines.</p> <p>Summer Tax Due: \$17.10</p>	1223 MALLORY ST ALBION;	\$1,100	
1380	<p>Parcel ID: 51-009-782-00; Legal Description: ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 182. EXC N. 5 FT. Comments: This house sits on approximately 0.13 acres of land. Large back porch. Paved driveway runs along the side of the home and leads to a detached one car garage. The roof on the garage has seen better days. There is a blue tarp on the roof which signals roof issues. Metal siding is in fair condition. Wood floors in most of the home. Mold is forming on the ceiling and other drywall areas. Two bedroom one bathroom. The home is dirty and will need to be cleaned and repaired before it is back in living condition. The basement has mold forming on the walls. The house needs a deep clean. Roof Issues; Mold;</p> <p>Summer Tax Due: \$562.61</p>	707 PROSPECT ST ALBION;	\$3,700	

1381	Parcel ID: 51-011-630-00; Legal Description: SHERIDAN PARK ADDITION LOT 30. Comments: This two story home sits on approximately 0.18 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Side walk leads to the front entrance that has a nice brick facade. Wood siding could use a good sanding and fresh paint job. Cement driveway runs along the side of the home and leads to a storage shed/building. Tall grass in the backyard surrounds an old trailer. There is some debris around the home. Shingled roof looked to be in fair condition. Overall the house looks fair. It looks like a little TLC would go a long way with this one. Occupied; Summer Tax Due: \$332.89	1005 CHAUNCEY ST ALBION;	\$5,300	
1383	Parcel ID: 51-012-030-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOTS 30 & 31. Comments: This one story home sits on approximately 0.35 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Large paved driveway on side of home leads to an attached one car garage. Siding and shingles are in fair condition. Nice grassy front and back yard. Small shed in the back yard. There is some debris around the property. This house looks to be in overall fair/good condition. Block foundation looks sound. This could be a good opportunity for a landlord or a small family. Personal Property; Occupied; Summer Tax Due: \$527.37	205 W NORTH ST ALBION;	\$5,000	
1385	Parcel ID: 53-000-622-02; Legal Description: MARSHALL CITY, LOWER VILLAGE E 1/2 ROD OF THE W 3 RODS OF LOTS 2 & 4 BLK 28. Comments: This strip is approximately 0.02 acres of bushes and trees between a garage and the neighboring house. There is not enough space to build on. This would an excellent addition for the neighboring property owners. Unbuildable Lands / Too Small; Summer Tax Due: \$45.00	407 W GREEN MARSHALL;	\$900	
1386	Parcel ID: 53-001-811-00; Legal Description: MARSHALL CITY, UPPER VILLAGE W 3 1/2 RDS OF LOT 811. Comments: Update: The EPA is currently in-process of disposing of packaged waste inside the building. This is expected to be complete within a couple weeks after the auction date. If necessary, the buyer will need to provide access to the EPA in order to complete the cleanup. There are two commercial buildings on the this property and they sit on approximately 0.17 acres of land. There was a trailer parked next to the building not sure if its the neighbors or someone has left it here. The old "Stripping Wizards" building needs a bit of work. The ceiling is collapsing in a few areas and it was also wet in a few spots as well. There is a one car garage entrance on the on the building. Block foundation looks good. Shingled roof look to be in fair condition but the damaged ceiling leads me to believe there are some leaks. 100 breaker box. Paved driveway on side of property. There were some barrels inside the building so I would recommend a DEQ assessment. The building is connected to a large barn/storage building by a concrete walk. The storage barn is in pretty decent shape. This would be a great property for a someone looking to open a machine shop or other business. This property has some potential just needs a bit of elbow grease to get it back into shape. Roof Issues; Personal Property; Contamination Indicators; Summer Tax Due: \$943.00	507 S MARSHALL MARSHALL;	\$6,300	

1387	<p>Parcel ID: 53-002-430-00; Legal Description: MARSHALL CITY, PART OF SEC 25-2-6 W-4 W 1/2 OF FOLL: BEG ON NLY LINE OF ELY EXT OF E GREEN ST AT PT SD NLY LINE IS INT- SEC BY W LINE LAND CONVEYED FROM COURT TO F THUNDER 5-24-11, REC L-227, P-223 TH N 8 RDS ALG SD W LINE, E PARL WITH SD N LINE GREEN ST EXT 5 RDS 6 FT, S PARL WITH SD W LINE 8 RDS TO N LINE SD ST, WLY ON N LINE SD ST 5 RDS 6 FT TO BEG. ALSO BEG AT A POINT ON THE NORTH LINE OF GREEN STREET WHICH LIES N 74 DEGREES 19'17" EAST 886.98 FEET FROM THE WEST LINE OF LINCOLN STREET; THENCE NORTH 00 DEGREES 02'53" EAST , 132 FEET THENCE SOUTH 74DEGREES 19' 17" WEST, 20 FEET, THENCE SOUTH 00 DEGREES 02' 53" WEST 132 FEET TO THE NORTH LINE OF GREEN STREET, THENCE NORTH ALONG SAID NORTH LINE 20 FEET TO THE POB Comments: This one story home sits on approximately -- acres of land. The house has seen better days. The backyard has a nice white picketed fenced in area. The roof needs to be replaced asap. Vinyl siding needs repairs in a few areas. Foundation looks to be sound. Gravel rock driveway in front of home. Small fenced in portion in the back yard. Shed/storage structure in the back. Grassy front lawn. Mostly grassy lot with a few trees in the back. Small mudroom front entrance. Three bedrooms and one bath all had debris and garbage in them. This house has some potential but will need a lot of work to bring it back to its glory days. Could be a good handy man special for someone with the right skills. Roof Issues; Sanitation Issues And Garbage; Boarded;</p> <p>Summer Tax Due: \$1,587.00</p>	847 E GREEN MARSHALL;	\$6,200	
1389	<p>Parcel ID: 5370-00-172-0; Legal Description: ASSRS REPLAT OF MERRITTS SUP TO BLK 2 LOT 171 Comments: This house sits on approximately 0.20 acres of land. Stone foundation looks solid. No major decay noticed. Wood siding could use a fresh paint job. Newer windows. Roofed front porch. Grassy front side and back yard. Chain link fenced back yard. paved driveway runs along the side of the home and leads to a large detached two car garage. A/C unit. Shingled roof looks to be in fair shape however there was some mold found in the home some not positive it isn't allowing water in. Three Bedroom one bathroom. Raised ceiling. Mold;</p> <p>Summer Tax Due: \$1,160.75</p>	32 ROSE ST BATTLE CREEK;	\$8,000	
1390	<p>Parcel ID: 54-003-024-00; Legal Description: SEC 3 T2S R8W PARCEL BEG 38.12 RDS E OF N 1/4 POST SEC 3, E 7.64 RDS, S TO HWY, NWLY TO PT S OF BEG, N TO BEG. Comments: This two story home with two identical sheds sits on approximately 1.83 acres of grassy land with trees. There is a partial paved driveway entrance that turns to dirt near as you get closer to the house. An unattached single car garage was next to the house. The house has nice brick siding on the front entrance wall. There was some gas grills, coolers and bags of trash on the property as well. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied;</p> <p>Summer Tax Due: \$1,257.87</p>	878 LAFAYETTE SPRINGFIELD;	\$4,900	
1391	<p>Parcel ID: 54-050-004-00; Legal Description: L. D. BATTS RIVERSIDE PK., LOT 5 & E 1/2 OF LOT 4. Comments: This home rests on approximately 0.22 acres of land with a nice wooden fence surrounding it. The partial paved driveway entrance leads to an unattached garage that has tires and pieces of furniture stored inside. A boat was located along the side of the garage in some overgrown bushes. A dog house was found on the backyard. The house was mostly empty. The bathroom ceiling had a large hole through it, leaving the room open to the elements. All three of the bedrooms are located upstairs. Fleas were found inside the home. Roof Issues; Personal Property; Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$657.58</p>	620 LAFAYETTE SPRINGFIELD;	\$3,600	

1392	<p>Parcel ID: 54-110-090-01; Legal Description: MERRILL PARK, W 21 FT OF LOT 2, E 24 FT OF LOT 3, AND ADJ S 5' OF VACATED ALLEY, BLK 10. Comments: A one story house that sits on approximately 0.12 acres of grassy land. The long paved driveway along the east side of the house ends at an unattached single car garage. A bay-view window was installed on the back wall of the house. Large trees line the northern property line. The house siding may need some cleaning, especially on the back side. The garage looks like it could use a fresh coat of paint and possibly new gutters. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied;</p> <p>Summer Tax Due: \$467.86</p>	82 AVENUE B SPRINGFIELD;	\$3,800	
1393	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 54-250-007-00; Legal Description: WEST END ADD, THAT PART OF THE W 1/2 OF LOT 58 THAT LIES W OF THE N&S 1/4 LI OF SEC 2 T2S R8W. Comments: This lot consists of two properties that have been combined. The house sits on approximately 0.07 acres of land and the property in the back yard is approximately 0.03 acres. The house has two bedrooms and one bathroom. Block foundation looks sound. Shingled roof is in fair condition. Metal siding looks ok but could use a few patches in spots. There is a lot of debris on the property. It looks like the previous owners were growing some plants inside the home. Enclosed mudroom porch on front of home. This house has some potential. A bit of TLC would go a long way with this one. Would be a good house for a handy man looking for his next project.</p> <p><i>(2 of 2)</i> Parcel ID: 9280-00-077-1; Legal Description: WEST END ADD THAT PART OF THE W 1/2 OF LOT 58 LYING ELY OF N & S 1/4 LI OF SEC 2 T2S R8W</p> <p>Summer Tax Due: \$349.06</p>	694 HAMBLIN SPRINGFIELD; HAMBLIN AVE BATTLE CREEK;	\$3,300	
1395	<p>Parcel ID: 5880-00-058-0; Legal Description: ASSRS PLAT OF NORTH MEACHEM SUB LOT 58 Comments: This house sits on approximately 0.08 acres of land. Brick house in fair/poor condition. Shingled roof looks ok. Foundation looks sound. Wood front porch is a bit shaky. 100 amp break box. Three bedroom one bathroom. Boarded windows. Partial cement driveway runs along the side of the home. Cement block structure on side of the home. Possibly the remains of an old garage. There is a lot of debris and garbage inside the home. The house needs a deep cleaning. Ceiling collapsing in the kitchen. Washer, dryer, furnace, water heater, oven and refrigerator still all in the home. This house needs work but it has potential. Would be a great project for a handy man looking for a deal. Don't miss your chance to pick up this home. Boarded; Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$493.14</p>	41 KEDZIE CT BATTLE CREEK;	\$3,800	
1397	<p>Parcel ID: 6030-00-191-0; Legal Description: NORTH WASHINGTON HEIGHTS LOT 190 Comments: This vacant lot is mostly grassy with a few bushes and some trees in the back. This property is approximately 0.18 acres of land. It looks like there is a garage on this property. the roof has fallen in and there are some tires and other debris around it. Paved driveway runs along the side of the property.</p> <p>Summer Tax Due: \$28.82</p>	W NORTHSIDE DR BATTLE CREEK;	\$950	
1400	<p>Parcel ID: 6810-08-014-0; Legal Description: POSTS ADD BLK 8 LOTS 13-14 Comments: This house sits on approximately 0.20 acres of land. Three bedroom one bathroom. Nice cement driveway on back of property that leads to a detached two car garage. The driveway has a cement sidewalk that leads to the home. Chain link fence surrounds the home and large grassy backyard. Full basement. Shingles look to be in fair condition. No major red flags stood out. Block foundation looked solid. This would be a good purchase for some one with a bit of home renovating experience. It wouldn't take much to get this home back in to living condition. great starter home.</p> <p>Summer Tax Due: \$844.44</p>	212 LATHROP AVE BATTLE CREEK;	\$5,000	

1401	Parcel ID: 6810-09-019-0; Legal Description: POSTS ADD BLK 9 LOT 19 Comments: This two story home sits on approximately 0.10 acres of land. Chain link fence around front yard. There is a separate fenced in area for a driveway on the side of the home. this house has some odd contracting work done to it. Stone foundation is in fair condition. There is a garage/ shed in the back. Three bedroom two bathroom home. Debris inside the home there is a lot in the basement but it is mostly just personal items such as tools, clothes, and stored items. The water heater has been taken but the other major appliances are still there. This house needs some work done before its back in living condition but after some repairs and a deep clean it could be a nice house. Personal Property; Summer Tax Due: \$657.35	222 LATHROP AVE BATTLE CREEK;	\$3,300	
1403	Parcel ID: 6810-12-006-0; Legal Description: POSTS ADD BLK 12 LOT 6 Comments: This one story house sits on approximately 0.10 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Shared asphalt driveway runs along the side of the home and leads to a one car garage. Small front and back lawn. Some of the windows have been boarded. Shingled roof looks like there is some minor damage. Utilities were still on. This house doesn't look like its that bad of shape. A bit of TLC would go a long way with this one. Roof Issues; Summer Tax Due: \$680.68	214 POST AVE BATTLE CREEK;	\$2,300	
1404	Parcel ID: 6810-19-025-0; Legal Description: POSTS ADD BLK 19 LOT 25 Comments: This house sits on approximately 0.07 acres of land. There are Three bedrooms and one bathroom in the home. Shingled roof looks to be in fair condition no major damage seen. Shared cement driveway runs along the side of the home. Small grassy front lawn. Wood siding is peeling/chipping and could use a fresh paint job. Block foundation look sound. Full basement. Wood floors. Easily accessible attic with ample storage space. This house has a lot of potential and would be a great starter home. A bit of TLC would go a long way with this one. Summer Tax Due: \$778.21	112 HIGHWAY ST BATTLE CREEK;	\$4,600	
1405	Parcel ID: 6820-01-011-0; Legal Description: POSTS 2ND ADD BLK 1 LOT 11 Comments: This one story home sits on approximately 0.09 acres of land. The property was occupied on last visit please use caution and I if planning to visit this property in person. Nice big roofed front porch. Cement driveway runs along the side of the home and leads to a small grassy back yard. Brick siding looks nice. Shingled roof looks to be in fair condition. Some debris around the property. Summer Tax Due: \$783.43	61 LATHROP AVE BATTLE CREEK;	\$5,500	
1406	Parcel ID: 6970-13-921-0; Legal Description: SUPRS PLAT OF PRAIRIEVIEW GARDENS LOT 21 Comments: This house sits on approximately 0.20 acres of land. This house was occupied on last visit, please use caution and be respectful if planning to visit this property in person. Gravel driveway leads to an attached one car garage. Siding is in fair shape could use a fresh coat of paint. Shingled roof looks to be in fair condition as well, no major damage seen. Block foundation looks solid. Nice grassy front and back yard with some trees that provide ample shade. This looks like a nice home overall and would be a great starter home. Summer Tax Due: \$1,268.02	920 SURBY AVE BATTLE CREEK;	\$4,500	
1407	Parcel ID: 6990-14-026-0; Legal Description: PRAIRIEVIEW HOMES LOT 26 Comments: This one story home sits on approximately 0.13 acres of land. Block foundation looks sound. There are two electric meters on the home one has been cut. This house was being used to grow marijuana plants and the previous owners have left a lot of debris. The electric and the plumbing have been changed to help the operation. Security camera set up. Large basement. Shed in the back of the property. Paved driveway leads to a car port on the side of the home. A/C unit on side of home. Shingles look to be in fair condition. Could be a good fixer upper or nice opportunity if your in the business of growing "plants" Summer Tax Due: \$1,243.47	95 S 24TH ST BATTLE CREEK;	\$7,800	

1408	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 7190-00-009-2; Legal Description: REVIEW & HERALD SUNNYSIDE N 65 OF S 130 FT OF N 196 FT OF E 132 FT OF LOT 3 Comments: There are two properties combined in this lot. One is approximately 0.20 acres of land and the other is approximately 0.20 acres of land as well. It is mostly wooded but there are some light trails that lead farther in to the property. Heavy vegetation. Could be a good spot to build, please check with the local unit assessor. OR could be for an adjacent neighbor to purchase to increase the size of their property lines. Vul - Vacant Urban Lot;</p> <p>(2 of 2) Parcel ID: 7190-00-010-0; Legal Description: REVIEW & HERALD SUNNYSIDE N 66 FT OF E 132 FT OF LOT 3 Summer Tax Due: \$62.93</p>	<p>N WASHINGTON AVE BATTLE CREEK;</p> <p>N WASHINGTON AVE BATTLE CREEK;</p>	\$1,500	
1410	<p>Parcel ID: 7190-00-040-0; Legal Description: REVIEW & HERALD SUNNYSIDE LOTS 7 & 9, EXC S 144.24 FT OF W 302 FT OF LOT 7, EXC S 155 FT OF E 250 FT OF LOT 7, ALSO EXC N 193.97 FT OF LOT 9 Comments: This one story house sits on approximately 4.63 acres of land. There is a large barn behind the home that has trees overgrown around it. There is a lot of debris inside the barn. It has seen better days but is still standing strong. gravel driveway runs along the side of the home and leads to an attached two car garage. Foundation looks strong. Three bedroom Two bathroom. The house has been vandalized. Rocks have been thrown through much of the glass and in some walls. Broken kitchen cabinets. Large back yard that goes back into the woods. This could be a good opportunity for a handy man because it wouldn't take much work to get this back into living condition. Summer Tax Due: \$1,248.95</p>	<p>655 N WASHINGTON AVE BATTLE CREEK;</p>	\$8,600	
1411	<p>Parcel ID: 7320-14-520-1; Legal Description: RICHARDS SUB DIV OF RURAL PARK W 6 FT OF LOT 19 & 20 E 36 FT OF LOT 21 Comments: This house sits on approximately 0.11 acres of land. Vinyl siding looks good, could use a power washing. Some gutter damage on side of home. Grass driveway runs along the side of the home turns to a cement slab and leads to a one car garage. Small grassy back yard that is fenced in by neighboring properties. Enclosed window mudroom on the front of home. Wood floors. A small amount of mold was found in the basement but I believe it could be stopped by added a dehumidifier. Easy attic entrance that provides ample storage space. Partially finished basement. There is debris throughout the home that will need to be removed. House is dirty but a good cleaning could fix that. This house has a lot of potential. This would be a great property for a handyman that is looking for their next project. Summer Tax Due: \$1,097.03</p>	<p>36 E TERRITORIAL RD BATTLE CREEK;</p>	\$9,700	
1414	<p>Parcel ID: 8040-00-052-0; Legal Description: ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 52 Comments: This vacant lot is approximately 0.19 acres of land. There was once a large building on this property but its has since been removed. The SEV does not reflect the property well it will need to be reassessed since there is no longer a building on it. Mostly grassy with a few trees and large bushes. Cement driveway entrance at road. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$34.35</p>	<p>69 SOUTH AVE BATTLE CREEK;</p>	\$3,200	
1416	<p>Parcel ID: 8140-00-008-0; Legal Description: SPRING GROVE ADD S 41.25 FT OF N 49.5 FT LOT 5 Comments: This vacant lot is approximately 0.12 acres of land. It is a grassy lot with some small saplings at the back of the property. It sits in between two houses. This would be a good spot to build or for one of the adjacent neighbor to purchase and increase their property size. Vul - Vacant Urban Lot; Summer Tax Due: \$19.80</p>	<p>SW CAPITAL AVE BATTLE CREEK;</p>	\$750	

1417	<p>Parcel ID: 8210-00-106-0; Legal Description: ASSRS PLAT OF STILES FARM LOT 106 Comments: This two story home sits on approximately 0.11 acres of land. This house is in overall poor condition. There have been some repairs done that were not done by professionals. There is a large amount of debris and garbage in this home. Grass driveway leads to a detached two car garage. Some of the windows have been broken and are now boarded. Shingled roof looks to be in fair condition. No major decay or leaks seen. Block foundation looks to be solid. Fenced in back yard. Shed in the back yard. This house need a decent amount of work before its back in living condition. Could be a good project for the right handy man. Incomplete Construction; Sanitation Issues And Garbage; Boarded;</p> <p>Summer Tax Due: \$597.59</p>	38 MARGARET ST BATTLE CREEK;	\$5,800	
1418	<p>Parcel ID: 8210-00-108-0; Legal Description: ASSRS PLAT OF STILES FARM LOT 108 Comments: This house sits on approximately 0.07 acres of land. Enclosed mudroom on the front entrance. Grassy front and side lawn. Grass driveway runs along the side of the home and leads to a detached two car garage. Two bedroom one bathroom. Some of the windows have been broken and are now boarded. Vinyl siding is in fair condition but there are two colors and it needs some minor repair work. This house was in the middle of being renovated. Block foundation looks sound. Shingled roof looks fair as well no major red flags seen. Some of the walls have been removed. Wood floors. This would be a good home for a handy man that is looking for a new project. Could be a great house after a bit of work. Incomplete Construction;</p> <p>Summer Tax Due: \$787.46</p>	36 SPENCER ST BATTLE CREEK;	\$7,500	
1419	<p>Parcel ID: 8300-00-130-0; Legal Description: TAYLORS ADD TO URBANDALE LOT 130 Comments: This house sits on approximately 0.30 acres of land. Large grassy front and back yard. This house was in the process of being renovated. Shingled roof looks fair. Metal siding could use a fresh coat of paint, it is starting to peel. Block foundation looks sound. Wood porch on side of home. Paved driveway leaves to an attached one car garage. Wood floors. The water heater and other appliances are gone. Could not find access to a basement not positive there is one. This house needs work but it would be a great purchase for someone with the know how. A lot of the work is already finished. Harvesting; Incomplete Construction;</p> <p>Summer Tax Due: \$838.18</p>	104 MORGAN AVE BATTLE CREEK;	\$11,750	
1420	<p>Parcel ID: 8490-00-009-0; Legal Description: TWIN ACRES LOT 5 Comments: This house sits on approximately 0.46 acres of land. The Northern portion of this property looks to be wooded. Nice cement driveway runs along the side of the home and leads to a large detached two car garage. Metal siding is in fair shape. Shingled roof looks to be in decent shape no glaring red flags. Block foundation looks sound. A/C unit on side of home. There are two shed on the back of the property. Chain link fence surrounds the back yard. Three bedroom one bathroom. Over all this is a fair/good condition home. Don't miss your chance to pick this one up. Could be a great deal! Personal Property;</p> <p>Summer Tax Due: \$1,301.30</p>	92 KELLOGG ST BATTLE CREEK;	\$7,000	

1421	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 8810-00-075-0; Legal Description: WALTERS ADD LOT 68, S 28 FT OF LOT 70 ((S 28 FT OF LOT 70 Comments: This lot consists of two properties that have been bundled together. The first property is on the corner and has a chain link fence surrounding the property line. There is a gate and some steps and also a driveway entrance with a paved driveway that leads up into the property. This is a nice spot with approximately 0.23 acres of land. The second property in this lot is approximately 0.24 acres of land. It is mostly grassy with some large trees. It looks like one of the neighbors uses this as a entry way to the back of their house. Tire marks go through the property. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Vul - Vacant Urban Lot;</p> <p><i>(2 of 2)</i> Parcel ID: 8810-00-079-0; Legal Description: WALTERS ADD LOT 70, EXC S 28 FT THEREOF; ALL OF LOT 71 Summer Tax Due: \$77.98</p>	WALTER AVE BATTLE CREEK; HAZEL ST BATTLE CREEK;	\$2,000	
1423	<p>Parcel ID: 8810-00-098-0; Legal Description: WALTERS ADD LOT 88 Comments: This two story home sits on approximately 0.20 acres of land. This house is in overall good to excellent condition. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Vinyl siding in good shape. Roof not showing an red flags. Foundation looks sound. There is a cement driveway on the side of the home that leads to a detached one car garage. The utilities are still active. This is a nice property we don't see these very often. Summer Tax Due: \$775.26</p>	69 HANOVER ST BATTLE CREEK;	\$7,700	
1424	<p>Parcel ID: 8870-00-069-0; Legal Description: WASHINGTON HEIGHTS LOT 67 Comments: This house sits on approximately 0.17 acres of land. partial cement slab driveway leads to a grassy driveway on side of home. Mix of vinyl and brick siding. There is an enclose front porch/mudroom. Three bedroom One bathroom. Lots of debris inside the home and outside in the back. The home is suffering from roof issues and the ceiling is starting to collapse in the main room. Same of the windows have been broken and boarded. Lot of garbage in the home. this house will need to be deep cleaned and the roof needs to be fixed soon so it doesn't cause more damage to the home. Would be a good purchase for a handy man or someone that owns a contractor business. Roof Issues; Summer Tax Due: \$683.85</p>	316 N KENDALL ST BATTLE CREEK;	\$4,800	
1425	<p>Parcel ID: 8870-00-055-0; Legal Description: WASHINGTON HEIGHTS LOT 55 Comments: This vacant lot is approximately 0.17 acres of land. There looks to be some landscaping on the land and there was possibly a building on the property at some point. There looks to be some debris possibly from the previous building. The lot is inside a fenced area that surrounds a house next to the property. Please check with the Local Unit Assessor if your plan is to build. Summer Tax Due: \$27.86</p>	N KENDALL ST. BATTLE CREEK;	\$6,000	

1426	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 8870-00-185-0; Legal Description: WASHINGTON HEIGHTS LOT 178 Comments: This lot consists of two properties. One has a house on it and the other is grassy a with a couple trees and bushes. The one story home sits on approximately 0.16 acres of land and the vacant lot next to it is 0.16 acres as well. The house is in overall fair condition. Siding looks ok but could use a power wash. the chimney looks alright. The shingled roof doesn't show any major red flags. Foundation looks strong. Driveway entrance at the road. Side walk steps lead to the front entrance. This could be a great deal.</p> <p>(2 of 2) Parcel ID: 8870-00-186-0; Legal Description: WASHINGTON HEIGHTS LOT 179 Summer Tax Due: \$299.14</p>	178 ONEITA ST BATTLE CREEK; ONEITA ST BATTLE CREEK;	\$3,600	
1429	<p>Parcel ID: 9080-00-051-0; Legal Description: WELCHS 3RD ADD E 50.13 FT OF LOT 47 Comments: This house sits on approximately 0.09 acres of land. Chain link fence runs along the property line. Gravel dirt driveway runs along the side of the home. Overgrown grass and vegetation around the home. The block foundation looks solid but there was some erosion in the basement. Metal siding looks good. The shingled roof looks good. One bedroom One bathroom. Wood floors. This house has a lot of potential. This would be a good property for a handy man looking for their next project or someone with some good contractor connections. With a bit of work this would be a nice house. Summer Tax Due: \$541.47</p>	52 SOMERSET AVE BATTLE CREEK;	\$3,500	
1430	<p>Parcel ID: 9100-00-004-0; Legal Description: WELCHS 5TH ADD W 33 FT OF LOT 3 Comments: This vacant lot is approximately 0.10 acres of land. It sits next to a commercial building. It is grassy with some small trees and bushes at the back of the property. Sidewalk near the road. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build. Vul - Vacant Urban Lot; Summer Tax Due: \$44.13</p>	W MICHIGAN AVE BATTLE CREEK;	\$1,100	
1432	<p>Parcel ID: 9110-00-024-0; Legal Description: WELCHS 6TH ADD LOT 23 Comments: This vacant lot is approximately 0.15 acres in size. Open grassy areas with some tree at the back of the property. There may be a trailer on the property but most likely it is the neighbors parking a bit on the property. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build. Vul - Vacant Urban Lot; Summer Tax Due: \$26.30</p>	GRAND AVE BATTLE CREEK;	\$950	
1433	<p>Parcel ID: 9210-00-006-0; Legal Description: WENTWORTHS ADD LOT 6 Comments: This house is in very poor condition. It looks ok from the outside but once inside you can see the extent of its condition. The house is on 0.14 acres of land. There is obviously roof issues with this home that has allowed water to enter the home causing damage. The ceiling is collapsing in certain areas and there is a mold forming. A lot of work will need to be done to bring this house back into living condition. paved driveway runs along the side of the home and leads to a small shed in the back yard. Chain link fencing around the home. Mix of stone and wood siding. Roof Issues; Mold; Summer Tax Due: \$806.80</p>	194 N WOOD ST BATTLE CREEK;	\$5,200	

1434	Parcel ID: 9280-00-007-0; Legal Description: WEST END ADD E 33 FT OF LOT 5 & 1/2 VAC ALLEY ADJ ON NE Comments: This vacant lot is approximately 0.11 acres of land. Mostly grassy lot with a tree in the back portion of property. Fence runs along the neighboring property. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Next to a car wash. Please check with the Local Unit Assessor if your plan is to build. Summer Tax Due: \$5.65	LAFAYETTE ST BATTLE CREEK;	\$850	
1437	Parcel ID: 9310-22-575-0; Legal Description: SUPRS PLAT OF WEST HIGHLAND NO 1 LOT 575 Comments: This house sits on approximately 0.24 acres of land. This house is in fair condition overall. Block foundation looks sound. Shingles look ok siding is in fair shape. Siding looks ok but could use a wash. Grassy front and back yard. Chain link fence in the back. Windowed front porch. The house has been stripped and looks like it was in the process of being renovated. The furnace is gone but the water heater and the breaker box is still there. Paved driveway runs along the side of the home and leads to a two car garage. There is a car inside the garage but is otherwise emptied out. Personal Property; Harvesting; Incomplete Construction; Summer Tax Due: \$1,119.49	1109 W HIGHLAND BLVD BATTLE CREEK;	\$12,500	
1438	Parcel ID: 9530-00-019-0; Legal Description: WICKS SUB LOTS 19-20 Comments: This vacant lot is approximately 0.15 acres of land. Grassy lot with a handful of bushes and some trees. Sits between two homes. Could be a good spot to build or for an adjacent neighbor to purchase to increase the size of their property lines. Please check with the Local Unit Assessor if your plan is to build. Summer Tax Due: \$30.81	BLENKEN CT BATTLE CREEK;	\$1,000	
1439	Parcel ID: 9740-00-055-0; Legal Description: WILLIS 2ND ADD LOT 44 Comments: This house sits on approximately 0.12 acres of land. This property was occupied on last visit so please be respectful and use caution if planning to visit this property in person. Chain link fence runs along the outside of the property. Block foundation looks solid. Vinyl siding looks good as well. Cement slab driveway on the North side of the property leads to a detached two car garage. utilities still active. Overall this house looks to be in good condition. Summer Tax Due: \$393.57	57 GRAVES AVE BATTLE CREEK;	\$2,200	
1441	This lot is a "bundle" comprised of 28 parcels <i>(1 of 28)</i> Parcel ID: 0430-00-043-0; Legal Description: A D CLARKS ADD W 49.5 FT OF LOTS 32, 36, 37 & 40 EXC BEG AT PT ON W LI OF LOT 40, 9.37 FT S OF NW COR OF LOT 40 - S TO SW COR OF LOT 40 - E ALG SLY LI OF LOT 40, 49.5 FT - N TO N LI OF LOT 40, 49.5 FT E OF NW COR LOT 40 - SWLY TO POB Comments: ATTENTION: NO ONLINE BIDDING FOR THIS PARCEL. This lot is being sold as a bundle, meaning you must purchase all or none of the properties listed in this sale. It is a requirement of of this sale that a purchaser must demolish, remediate, rehabilitate or repurpose this property as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and the	288 CHERRY ST BATTLE CREEK; UPTON AVE BATTLE CREEK; 25 CHAMBERS ST. BATTLE CREEK; HODGSON AVE. /VACANT BATTLE CREEK; 396 CLIFF ST BATTLE CREEK; 26700 W MICHIGAN	\$132,250	

removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study. Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$500,000.00 The performance bond shall be made out in favor of the Office of the Calhoun County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU. Sanitation Issues And Garbage;

(2 of 28) **Parcel ID:** 0840-00-030-0; **Legal Description:** BARDEN & RAINBOW ADD E ½ OF LOT 22

(3 of 28) **Parcel ID:** 10-160-052-00; **Legal Description:** T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOT 67

AVE ALBION;

80 SOUTH
AVE BATTLE
CREEK;

S WABASH
AVE BATTLE
CREEK;

N MCKINLEY
AVE BATTLE
CREEK;

32 FRISBIE
AVE BATTLE
CREEK;

125 CLAY ST
BATTLE
CREEK;

313 E ADAMS
HOMER;

598 W
MICHIGAN
AVE BATTLE
CREEK;

111 W ELM ST
ALBION;

804 S EATON
ST ALBION;

702 N ALBION
ST ALBION;

207 AUSTIN
AVE ALBION;

834 W
MICHIGAN
MARSHALL;

WARREN ST
BATTLE
CREEK;

9 THORNE ST
BATTLE
CREEK;

466 NE
CAPITAL AVE
BATTLE
CREEK;

<p>(4 of 28) Parcel ID: 10-180-247-29; Legal Description: T2S R7W, SEC 4: BROWNLEE PARK; BLK 48, LOTS 29,31 & 32 ALSO N 1/2 OF VACATED HODGSON AVE ADJCENT TO LOTS 29,31 & 32.</p>	<p>93 INN RD BATTLE CREEK;</p>
<p>(5 of 28) Parcel ID: 1490-00-114-0; Legal Description: CAINES ADD ALL OF LOT 90, W 8.25 FT OF LOT 91</p>	<p>298 GARFIELD AVE BATTLE CREEK;</p>
<p>(6 of 28) Parcel ID: 19-331-036-00; Legal Description: SEC 33 T2S-R4W PART OF NW 1/4-NE 1/4 BEG AT PT DIST 832.45 FT SELY ON SLY R/W LI OF OLD US-12 HWY FR N & S 1/4 LI, TH CONT. SELY ALG SD R/W 146.25 FT, TH S 330 FT, TH W 132 FT, TH N 392.95 FT TO BEG. 1.09 A Comments: This unoccupied home sits on approximately 1.09 acres of land. The house has three bedrooms and one bathroom and is in overall poor condition. There is a large amount of trash debris inside the home. Unfinished construction. Broken window on the side. There is a lot of trash debris in the back yard as well with a small shed that is in below average condition. There are many tires on the property. This property needs to be cleaned thoroughly before anything can be done with it. Sanitation Issues And Garbage; Incomplete Construction;</p>	<p>92 MAIN ST BATTLE CREEK; 109 ONEITA ST BATTLE CREEK; 14 FONDA AVE BATTLE CREEK;</p>
<p>(7 of 28) Parcel ID: 2020-00-031-0; Legal Description: COLEMANS ADD THAT PART OF LOT 83 LYING ELY OF I-194 ROW, SD ELY LI DESC AS BEG NE COR OF LOT 80 OF SD PLAT - S ALG W LI OF SOUTH AVE 40 FT - S 70 DEG 48 MIN 50 SEC W 94.44 FT - S 69 DEG 50 MIN 54 SEC W 53.58 FT - S 39 .36 FT - S 9 DEG 58 MIN 46 SEC W 171.04 FT - SLY ALG ARC TO RT 1183.76 FT (ARC RAD 1012.86 FT; CHORD BRG S 27 DEG 18 MIN 49.5 SEC W) TO POE</p>	<p>PARISH ST BATTLE CREEK;</p>
<p>(8 of 28) Parcel ID: 2850-00-003-0; Legal Description: EVARTS ADD N 33 FT OF S 66 FT OF E 132 FT OF LOT 1</p>	<p>562 W VANBUREN ST BATTLE CREEK;</p>
<p>(9 of 28) Parcel ID: 3250-00-072-0; Legal Description: FRISBIES 3RD ADD LOT 68</p>	
<p>(10 of 28) Parcel ID: 3260-00-095-0; Legal Description: FRISBIES 4TH ADD LOT 93</p>	
<p>(11 of 28) Parcel ID: 3870-00-038-0; Legal Description: HARTS ADD W 53.13 FT OF S 115.5 FT OF LOT 12</p>	
<p>(12 of 28) Parcel ID: 43-120-235-00; Legal Description: HOMER VILL OP E 53.5' OF LOT 558.</p>	
<p>(13 of 28) Parcel ID: 4490-00-007-0; Legal Description: JORDANS ADD E 49.5 FT OF LOT 6</p>	
<p>(14 of 28) Parcel ID: 51-001-323-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 78 BEG E-LI CLINTON ST & S-LI ELM ST. E 59.4 FT - S 99 FT - W 59.4 FT - N 99.</p>	
<p>(15 of 28) Parcel ID: 51-001-573-00; Legal Description: ALBION CITY, SEC. 3. T2S-R4W. BEG. 33' W & 104' N OF SE COR OF NE 1/4; N. 37.5'; W 132'; S 37.5'; E 132' TO POB.</p>	
<p>(16 of 28) Parcel ID: 51-001-785-00; Legal Description: SEC 34 BEG 50' S OF SW COR LOT 47 SHERIDAN PK S 82'-E 115.5'-N 82'-W 115.5'.</p>	
<p>(17 of 28) Parcel ID: 51-012-009-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOT 9.</p>	
<p>(18 of 28) Parcel ID: 53-006-765-02; Legal Description: MARSHALL CITY,</p>	

HURD'S ADDITION COM NE COR BLOCK 46; TH N 51 DEG W 280.5 FT, S 39 DEG W 264 FT TO POB. TH S 39 DEG W 94.9 FT; N 1 DEG 9' 17" W 124.16 FT; S 51 DEG 1' 7" E 11.73 FT, S 51 E 68.33 FT TO POB. 0.09 ACRES

(19 of 28) **Parcel ID:** 5660-00-073-1; **Legal Description:** MOTTS 2ND ADD LOT 49 ((ASSESSED WITH #5660-00-096-0 IN 1998 THRU 2007; ASSESSED WITH 5660-00-072-0 & 5660-00-073-0 IN 1983 THRU 1997))

(20 of 28) **Parcel ID:** 6630-00-007-0; **Legal Description:** PHILLIPS ADD S 33 FT OF LOT 6

(21 of 28) **Parcel ID:** 6770-00-012-0; **Legal Description:** ASSRS PLAT OF PIPERS SUB LOT 12

(22 of 28) **Parcel ID:** 6810-11-006-0; **Legal Description:** POSTS ADD BLK 11 LOT 6

(23 of 28) **Parcel ID:** 7590-00-017-0; **Legal Description:** ROBINSONS ADD E 50 FT OF LOT 13, ALSO AS OCCUPIED, W 16 FT OF S 18 FT OF LOT 13

(24 of 28) **Parcel ID:** 8040-00-093-0; **Legal Description:** ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOTS 87 THRU 90, 98 & 99 Vul - Vacant Urban Lot;

(25 of 28) **Parcel ID:** 8870-00-099-0; **Legal Description:** WASHINGTON HEIGHTS LOT 96

(26 of 28) **Parcel ID:** 9030-00-017-0; **Legal Description:** ASSRS PLAT OF WEIDEMANS ADD LOT 17

(27 of 28) **Parcel ID:** 9280-00-108-0; **Legal Description:** WEST END ADD LOT 81, ALSO ASSRS PLAT OF ISLAND PARK LOTS 34 & 35

(28 of 28) **Parcel ID:** 9740-00-005-0; **Legal Description:** WILLIS 2ND ADD LOT 5
Summer Tax Due: \$11,605.08

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can *cut your checkout time in half* and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____ Bidder #: _____
Email Address: _____ Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if married couple): _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- | | | |
|--|--|--|
| <input type="checkbox"/> A Single Person | <input type="checkbox"/> A Married Man | <input type="checkbox"/> A Married Woman Taking Title in Her Name Only |
| <input type="checkbox"/> Married Persons | | |

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- | | | |
|--|--|----------------------------------|
| <input type="checkbox"/> A Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> A Trust |
| <input type="checkbox"/> A Partnership | | |

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

TENANTS IN COMMON

If a co-tenant dies, their share of the property passes to their heirs by law.

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

TENANTS BY THE ENTIRETIES (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

Property Transfer Affidavit

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

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

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

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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