

# Public Land Auction

Van Buren / Cass

*September 15th, 2020*

Cass, and Van Buren Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

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

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





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

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

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

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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



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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

### ***I. Securing the Property***

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

### ***II. Assessing Potential Contamination***

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

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

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

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

## Cass

Lot #	Lot Information	Address	Min. Bid
2001	<b>Parcel ID:</b> 14-010-010-169-00; <b>Legal Description:</b> S 2 A OF SE 1/4 NE 1/4. SEC 10. <b>Comments:</b> This vacant lot is a long rectangular property that is approximately 2 acres of land. Just South of Paradise Lake. The lot is wooded with some young trees. The forest bed is pretty clear, was able to easily walk into the woods. The ground is a bit uneven but could be leveled. Would be a nice spot to build a storage building or any other structure. Quiet area in the country. <b>Summer Tax Due:</b> \$25.48	63467 DAY LAKE RD CASSOPOLIS	\$950.00
2005	<b>Parcel ID:</b> 14-010-016-278-00; <b>Legal Description:</b> S 1/2 NE 1/4 SW 1/4 NW 1/4. SEC 16. 5 A <b>Comments:</b> This property is approximately 5.17 acres of land. It appears to be landlocked. It is located behind a section of farm land to the West. This would be a good purchase for one of the adjoining property owners to increase their property size. Nice piece of property. <b>Summer Tax Due:</b> \$28.40	CHAIN LAKE ST CASSOPOLIS	\$1,200.00
2008	<b>Parcel ID:</b> 14-010-100-084-00; <b>Legal Description:</b> LOTS 84 & 102 PARADISE LAKE RESORT <b>Comments:</b> This vacant lot is approximately 0.1 acres of land. This is a small strip of land in between a driveway and Chicago Blvd. There is some large stone landscaping from the adjoining property next door. This would be a good purchase for the adjoining property owners. <b>Additional Disclosures:</b> 44; 9 (see key for full text) <b>Summer Tax Due:</b> \$7.32	CHICAGO BLVD VANDALIA	\$900.00
2010	<b>Parcel ID:</b> 14-010-100-118-00; <b>Legal Description:</b> LOT 118 PARADISE LAKE RESORT <b>Comments:</b> This mobile home sits on approximately 0.07 acres of land. The mobile home is in poor condition over all. The windows and doors are boarded up and there are visible holes in the roof. This mobile has been abandoned. Time and weather have started to take an effect on it. Sits between a house and a vacant lot used for storing boats and trailers. Just East of Paradise Lake. This would be a good purchase for someone looking to store a boat or trailer. You could remove the old mobile and set up a nice spot next to the Lake. <b>Additional Disclosures:</b> 46 (see key for full text) <b>Summer Tax Due:</b> \$29.81	CASS AVE VANDALIA	\$1,900.00
2015	<b>Parcel ID:</b> 14-020-006-041-00; <b>Legal Description:</b> SEC 6 T7S R16W PART OF SW 1/4 OF SEC 6 DESC AS COM 594.4 FT N OF SE COR OF SEC 1 NILES TWP BERRIEN CO, TH S 65 DEG 30' E 46 FT M/L TO WLY R/W LINE OF HWY M-51 SD PT BEING 60 FT WLY FROM CEN LINE MEASURED AT RT ANGLES TO SD CEN LINE TH SLY ALG SD WLY ROW TO W LINE SEC, N TO BEG. <b>Comments:</b> This vacant lot is triangular in shape and is approximately 0.33 acres of land. There are some young and old trees on the property. Clear forest ground. A bit hilly. This would be a good purchase for one of the adjoining property owners to increase their property size. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$8.29	M 51 N NILES	\$750.00
2016	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 14-020-440-070-00; <b>Legal Description:</b> SEC 20 T7S R16W LOT 70 BARTAK ACRES NO 1. <b>Comments:</b> This house sits on approximately 0.20 acres of land. It is on the corner of Rose Dr and Eddie Dr. Across the street from Baron Lake. Three bedroom one bathroom. The house could use a good cleaning and needs some minor repairs. Newer 200 amp breakers. Furnace and water heater still present. Vinyl Siding in good shape. Shingled roof looks to be in good shape as well now major damage seen. Double wide cement drive way leads to a large one car garage that has had half of it renovated into living quarters. The garage has one bathroom and a one bedroom. Newer 200 amp breaker in the garage. Cement pad in between the house and garage. Over grown grassy yard. Some nice bushes around home. Neighbors said there is no water to the house. <b>Additional Disclosures:</b> 18 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 14-020-440-071-01; <b>Legal Description:</b> LOT 71 BARTAK ACRES NO 1. <b>Comments:</b> This storage Building sits on approximately 0.20 acres of land. There is a submersed well on this property. Neighbors said the house that is bundled with this lot does not have water and that this well will be needed for the home. The building is in overall fair shape. It is full of personal property and debris from the former owners. There is a car parked in the back section of the building. There are two large sliding doors on the building one on the North section and one on the East section. There was one wet spot on the ceiling. Overall the building is in pretty decent shape. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$501.86	1286 ROSE DR NILES;  EDDIE DR NILES	\$9,600.00

2058	<b>Parcel ID:</b> 14-041-197-003-00; <b>Legal Description:</b> W 5 RDS OF LOT 3 & S 2 RDS OF W 5 RDS OF LOT 1 B1S-9E E B SHERMAN'S ADD VIL CASSOPOLIS. <b>Comments:</b> This vacant lot is approximately 0.41 acres of land. Just east of the Sam Adams Middle School. This lot is wooded with thick vegetation. Telephone pole on property. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$95.34	SILVER ST CASSOPOLIS	\$1,300.00
2059	<b>Parcel ID:</b> 14-041-215-010-00; <b>Legal Description:</b> LOT 10 MISENER'S 1ST ADD VIL CASSOPOLIS. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. It looks like there was once a staircase that led from the road down to the water. It has since been removed. There is a steep hill to get down to the water. Grassy yard at the bottom. Nice spot to put a dock and maybe build a small storage building for your lake toys. In between two homes. Block sea wall built back by the trees. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$1,003.30	203 LAKESHORE DR CASSOPOLIS	\$23,250.00
2064	<b>Parcel ID:</b> 14-050-035-006-00; <b>Legal Description:</b> . 410A SEC 35 T5S R13W COM AT NE COR S 1/2 NW 1/4 OF SEC & RUNNING W 16 RODS, TH S 12 RODS, TH E 16 RODS, TH N 12 RODS TO PL OF BEG. <b>Comments:</b> This old building sits on approximately 1.03 acres of land. Mostly wooded with other small vegetation. The school is in poor shape overall. The foundation has crumbled beneath the structure and it is now standing up on the remaining wood studs. The is a dangerous building so be cautious if you plan to visit this property in person. There is debris all around the school. If you're looking to rebuild in a quiet area this could be the Lot for you. Surrounded by country farm land. <b>Additional Disclosures:</b> 36; 22 (see key for full text) <b>Summer Tax Due:</b> \$118.19	MILLER RD MARCELLUS	\$2,700.00
2071	<b>Parcel ID:</b> 14-051-700-004-10; <b>Legal Description:</b> LOT 6 F.S. JONES ADDITION VILLAGE OF MARCELLUS <b>Comments:</b> This vacant lot is approximately 0.25 acres of land. The neighboring property is a power station. Near residential neighborhood and farm land. Would be a good spot to build a storage building. Wooded with heavy vegetation. <b>Summer Tax Due:</b> \$19.49	W MONROE ST MARCELLUS	\$600.00
2084	<b>Parcel ID:</b> 14-090-012-024-25; <b>Legal Description:</b> COM S 0 DEG 10'W 206.78 FT, S 37 DEG 42'18"W 476.96 FT & N 71 DEG 26'3"W 345.81 FT FRM E 1/4 COR, TH S 18 DEG 35'50"W 138 FT, N 71 DEG 26'3"W 85.51 FT, N 50 DEG 22'24"E 162.39 FT TO BEG. SEC 12 .1 A. <b>Comments:</b> This lot is approximately 0.14 acres of land. Triangular property shape. This property appears to be landlocked. It sits behind a vacant lot and some houses on Christian Creek Dr. Looks like it is mostly grassy. This would be a good opportunity for one of the adjoining property owners to increase their property size. Lot 2085 is the adjoining property to the West. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$94.74	OFF CHRISTIANN CREEK EDWARDSBURG	\$1,500.00
2085	<b>Parcel ID:</b> 14-090-012-024-31; <b>Legal Description:</b> COM S 0 DEG 10'W 206.78FT, S 37 DEG 42'18"W 476.98 FT & N 7 DEG 26'3"W 345.81 FT FRM E 1/4 COR, TH S 50 DEG 22'24"W 162.39 FT, N 21 DEG 16'26"W 110.9 FT, N 68 DEG 43'35"E 154.13 FT, S 21 DEG 16'26"E 59.77 FT TO BEG. SEC 12 .3 A. <b>Comments:</b> This lot is approximately 0.30 acres of land. This property appears to be landlocked. It sits behind a two homes on Christian Creek Dr. It looks like it is mostly grassy with the exception of a couple trees. This would be a good opportunity for one of the adjoining property owners to increase their property size. Lot 2084 is the adjoining property to the East. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$94.74	OFF CHRISTIANN CREEK EDWARDSBURG	\$1,600.00
2096	<b>Parcel ID:</b> 14-101-150-031-00; <b>Legal Description:</b> LOTS 25 TO 30 INCL & ALL OF LOT 31 SUE BOGUE'S ADD VIL VANDALIA. <b>Comments:</b> This vacant lot is approximately 0.26 acres of land. The property has some large trees and has thick vegetation on the ground. Telephone pole on the very corner of the property. Near the Historical Vandalia Station. Could be a nice spot to build if you're looking for a spot in Vandalia. Always check with the Local Unit Assessor to see if parcel is buildable. <b>Summer Tax Due:</b> \$39.03	MULBERRY ST VANDALIA	\$1,200.00
2098	<b>Parcel ID:</b> 14-101-180-092-00; <b>Legal Description:</b> S 1/2 LOT 92 & LOT 93 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION <b>Comments:</b> This two story home sits on approximately 0.27 acres of land. Four bedroom One bathroom. Shingled roof looks to be in fair shape no glaring signs present. The ceiling paint is peeling in a few rooms. The block foundation looks sound on the outside but in the basement there is some significant crumbling on the side walls. I'm not sure if this is will be a large repair the parts that are crumbling look almost cosmetic. Enclosed front porch. Siding is decent shape as well. Wood floors through out. House could use a nice renovation. Would be a great project for someone looking for a flipping project. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$551.37	60671 MULBERRY ST VANDALIA	\$6,900.00

2099	<b>Parcel ID:</b> 14-101-200-023-00; <b>Legal Description:</b> LOT 23 HAINS ADDITION VIL VANDALIA. <b>Comments:</b> This vacant lot is approximately 0.2 acres of land. It is mostly grassy with the exception of a few trees in the North East section. There is an old electric meter that has had the lines cut and meter removed. Nice spot to build. <b>Summer Tax Due:</b> \$18.92	MAPLE ST VANDALIA	\$1,000.00
2100	<b>Parcel ID:</b> 14-101-200-028-00; <b>Legal Description:</b> LOTS 28-29-30-32 HAINS ADDITION VIL VANDALIA. <b>Comments:</b> This home sits on a group of four lots that combined are approximately 0.66 acres of land. There was an uninhabitable notice on the front of the home. Large grassy property with some large trees that provide some nice shade. There is some gutter damage on the front of the home. Stone foundation looks solid. Electric breaker box is all cut up but is still there. Water heater still present. The inside of the home has been gutted. It looks like the former owners were about to start a renovation project. This house needs work but most of the demo has been done for you. Could be a good project for a willing handyman. <b>Additional Disclosures:</b> 48; 50 (see key for full text) <b>Summer Tax Due:</b> \$706.83	17471 STATE ST VANDALIA	\$8,300.00
2101	<b>Parcel ID:</b> 14-110-010-189-70; <b>Legal Description:</b> COM 859 FT N OF SE COR W 1/2 SE 1/4 TH S 50 FT W 250 FT N 50 FT E TO BEG SEC 10 <b>Comments:</b> This building sits on approximately 0.29 acres of land. To get to this building we had to drive through the woods where there was no designated road. It was far back into the forest. The building is open to the elements and is starting to get worn down from the weather. Wood deck on front of the home. Cement structure where a well once was. Small shed in the back. The roof is in fair shape considering. No major damage seen on shingles. The walls in the home have been eaten up by animals. If the doors and windows were still present this house would be in better shape. This building will need a lot of repairs to bring it back to its former glory. Or you could rebuild. This lot is very private and is tucked deep in the woods. Would be a nice property for someone that likes their privacy. <b>Additional Disclosures:</b> 63 (see key for full text) <b>Summer Tax Due:</b> \$44.30	OFF OF PEAVINE ST DOWAGIAC	\$1,100.00
2107	<b>Parcel ID:</b> 14-120-202-015-01; <b>Legal Description:</b> BEG ON S LINE US 12 230.97 FT S & 794.91 FT E OF CEN SEC, TH S 4 DEG 59'W 424.22 FT, S 86 DEG 12' E 87.5 FT, N 1 DEG 45' E 424.41 FT TO HWY, N 86 DEG 12' W 63.5 FT TO BEG. SEC 2 .735 A. <b>Comments:</b> This house sits on a long narrow lot that is approximately 0.735 acres of land. Mostly grassy with the exception of a few trees at the North end of property. The house is in overall poor/fair shape. The roof is sagging in a few areas and the shingles are starting to peel from weather and age. The siding of the home is made from shingles. There was a wood stove in the main living room but it has since been removed. Water heater is still present. Small breaker box still intact. Debris and trash throughout the home. Gravel driveway runs most of the length of the property and leads to a detached two car garage that sits at the back of the property. The concrete foundation has some major cracking going on. There will need to be some repairs made on this home before someone moves back in. Would be a good purchase for a handy man looking for their next project. <b>Summer Tax Due:</b> \$268.32	11331 OLD 112 WHITE PIGEON	\$2,900.00
2111	<b>Parcel ID:</b> 14-120-208-005-10; <b>Legal Description:</b> BEG S 0 DEG 37'37"W 929.51 FT FRM PT ON N LINE SEC WHICH IS S 88 DEG 49'30"W 709.67 FT FRM NE COR SEC, TH S 0 DEG 37'37"W 276.25 FT TO CEN HWY, NELY ALG CEN SD HWY 225.15 FT, N 20 DEG 37'0"W 207.23 FT, S 63 DEG 23'0"W 116.85 FT TO BEG. SEC 8. .85 A. M/L <b>Comments:</b> This vacant lot is approximately 0.85 acres of land in Union. Partially wooded and partially grassy. Just North of Baldwin Lake. This would be a nice lot and build a storage shed for all those water toys you cant fit in your driveway. Or a spot for a small home. <b>Summer Tax Due:</b> \$85.69	14114 US 12 UNION	\$2,200.00
2115	<b>Parcel ID:</b> 14-130-010-010-10; <b>Legal Description:</b> 5S-16W COM AT NE COR N 1/2 NW 1/4 NW 1/4, TH W 70 FT, S 210 FT, E 70 FT, N 210 FT TO BEG. SEC 10. .34 A. <b>Comments:</b> This vacant lot is approximately 0.34 acres of land. It sits between a house and farm land. Some young and old trees. Not too heavy of vegetation. This would be a nice purchase for the adjoining property owners if looking to increase their property size. Quiet area. <b>Summer Tax Due:</b> \$51.17	30765 M 152 DOWAGIAC	\$1,200.00
2145	<b>Parcel ID:</b> 14-160-100-264-00; <b>Legal Description:</b> COM 9 1/2 RDS E OF NW COR E 1/2 NE 1/4 SW 1/4, TH S 8 RDS, E 4 RDS, N 8 RDS, W 4 RDS TO BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. There are a few large trees that offer nice shade. The lot is mostly open and grassy. In between two homes. This would be a nice spot to build or would be a nice purchase for an adjoining property owner looking to increase their property size. Please check with the plan of building with the Local Unit Assessor. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$287.48	317 POKAGON ST DOWAGIAC	\$1,100.00

2155	<b>Parcel ID:</b> 14-160-100-647-00; <b>Legal Description:</b> LOT 20 HOYT & GARDNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.2 acres of land. The lot is mostly open and grassy. There are a few large bushes near the Road. There is also a large tree that has had some major limbs removed. Could be a nice spot to build. Please check with the Local Unit Assessor if your plan is to build. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$379.46	408 WALNUT ST DOWAGIAC	\$2,300.00
2168	<b>Parcel ID:</b> 14-160-200-644-10; <b>Legal Description:</b> S 1/2 RD W 1/2 LOT 27. B MCCONNELL'S ADD CITY OF DOWAGIAC <b>Comments:</b> This is a very small piece of land. Between a home and a vacant lot. I'm not sure you would be able to build anything on this land. This would be a good purchase for one of the adjoining property owners. <b>Additional Disclosures:</b> 44; 9 (see key for full text) <b>Summer Tax Due:</b> \$6.09	111 MAPLE ST DOWAGIAC	\$500.00
2171	<b>Parcel ID:</b> 14-160-300-388-00; <b>Legal Description:</b> LOT 133 ANDREW LESTER ADD CITY OF DOWAGIAC <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. Mostly open and grassy with the exception of a few trees. It looks like there is a Trailer home on the South East portion of the property. This looks to be the neighboring property owners. Could be a good spot to build a small home. Would also be a good purchase for the adjoining property owners looking to increase the size of their property. Please check with the Local Unit Assessor if your plan is to build. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$21.35	400 E RAILROAD ST(BLOCK) DOWAGIAC	\$600.00
9992107	<b>Parcel ID:</b> 14-120-202-015-01; <b>Legal Description:</b> BEG ON S LINE US 12 230.97 FT S & 794.91 FT E OF CEN SEC, TH S 4 DEG 59'W 424.22 FT, S 86 DEG 12' E 87.5 FT, N 1 DEG 45' E 424.41 FT TO HWY, N 86 DEG 12' W 63.5 FT TO BEG. SEC 2 .735 A. <b>Comments:</b> This house sits on a long narrow lot that is approximately 0.735 acres of land. Mostly grassy with the exception of a few trees at the North end of property. The house is in overall poor/fair shape. The roof is sagging in a few areas and the shingles are starting to peel from weather and age. The siding of the home is made from shingles. There was a wood stove in the main living room but it has since been removed. Water heater is still present. Small breaker box still intact. Debris and trash throughout the home. Gravel driveway runs most of the length of the property and leads to a detached two car garage that sits at the back of the property. The concrete foundation has some major cracking going on. There will need to be some repairs made on this home before someone moves back in. Would be a good purchase for a handy man looking for their next project. <b>Summer Tax Due:</b> TBA	11331 OLD 112 WHITE PIGEON	\$2,900.00

## Van Buren

Lot #	Lot Information	Address	Min. Bid
9804	<b>Parcel ID:</b> 80-02-005-017-02; <b>Legal Description:</b> 28-3-13 BEG ON E SEC L 218.06' N OF SE COR OF SEC, TH N ON E SEC L 210.0', TH N 88 DEG 07'07"W PAR WITH S SEC L 430.0', TH S 210.0', TH S 88 DEG 07'07"E 430.0' TO BEG. <b>Comments:</b> This mostly Grassy wooded lot is approximately 2.07 acres of land. The is a large cement foundation of some sort still of the property. Some debris. The property is wooded on the Western Portion. Could be a nice spot to build. <b>Summer Tax Due:</b> \$9.31	30TH ST PAW PAW	\$800.00
9808	<b>Parcel ID:</b> 80-02-371-055-00; <b>Legal Description:</b> 28-3-13 LOT 55 MARTHAS VINEYARD NO 2 <b>Comments:</b> This vacant lot sits on approximately 0.46 acres of land. There was once a mobile home on the property but has since been removed. There is a privacy fence that runs along the Eastern side of the property. Mostly grassy with a few large trees. There was an electrical hook up in the middle of the property but the meter was removed. Could be a nice spot for another mobile or to build. <b>Summer Tax Due:</b> \$52.80	29731 DENNIS SWEET DR LAWTON	\$15,500.00
9840	<b>Parcel ID:</b> 80-05-520-022-00; <b>Legal Description:</b> 24-1-14 LOT 3. BLOCK E MILLWOOD SUBDIVISION. <b>Comments:</b> This vacant lot is just East of Mill Lake. It is approximately 0.14 acres of land. Mostly wooded. The land is a bit steep. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$33.34	GOBLES	\$1,800.00
9842	<b>Parcel ID:</b> 80-06-004-001-00; <b>Legal Description:</b> 4-1-15 N FR1/2 NE FR1/4. 81.03 AC. <b>Comments:</b> Note: We are told there may still be hostile occupants on this property. Please use caution if you plan on visiting. This is an interesting property. You enter through a long dirt driveway surrounded by trees. After awhile the road eventually comes to a clearing where there are multiple buildings, mobile homes, and modular homes. This looks to have been a camp or trailer park/commune of some sorts. The buildings are mostly all older, ranging from poor shape to fair/good shape. There is a structure in the center of the clearing that looks like an open eating area. The walls are made of screens so you can see all 360 degrees. Reminiscent to a camp ground. There is power running to each of the buildings. The breaker box is in the center of the property and has names for all of the buildings. The property looks to have been abandoned for some time. There is debris in most of the buildings. This is a large property that would be great for hunting. Maybe turn the buildings into some hunting shacks? This property is mostly wooded except for a small clearing next to the small "town" of buildings. This property has a ton of potential. We are also offering Lot 9843 which is directly below this property and is ~80 as well. If you purchase both properties you could have ~160 acres of hunting land! <b>Additional Disclosures:</b> 18 (see key for full text) <b>Summer Tax Due:</b> \$1,121.36	BASELINE RD GRAND JUNCTION	\$27,000.00
9843	<b>Parcel ID:</b> 80-06-004-002-00; <b>Legal Description:</b> 4-1-15 S 1/2 NEFR 1/4. 80 A. <b>Comments:</b> This is a large wooded parcel. Approximately 80 acres of land. This would be great hunting land. Heavily wooded. At the end of 53rd Street. <b>Summer Tax Due:</b> \$338.97	BASELINE RD GRAND JUNCTION	\$8,500.00
9845	<b>Parcel ID:</b> 80-06-008-024-25; <b>Legal Description:</b> 8-1-15 COM AT SW COR OF SEC, TH S 89 DEG 58'26"E ALG S SEC L 632.06 FT TO BEG, TH N 0 DEG 03'43"E 520.0 FT, TH S 89 DEG 59'26"E 150.0 FT, TH S 0 DEG 03'43"W 520.0 FT TO S SEC L, TH N 89 DEG 59'26"W ALG S SEC L 150.0 FT TO BEG <b>Comments:</b> This vacant lot of mostly overgrown grass and young trees is approximately 1.8 acres. Parts of a wooden fence still stand. <b>Summer Tax Due:</b> \$86.49	55736 8TH AVE GRAND JUNCTION	\$2,300.00
9849	<b>Parcel ID:</b> 80-06-013-003-10; <b>Legal Description:</b> 13-1-15 E 165 FT OF W 330 FT OF N 660 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF SEC. <b>Comments:</b> This vacant lot is approximately 2.52 acres of land. Some trees on the North section of the property. Looks like there is a small clearing when you enter the property. Quiet area. Nice spot to build. <b>Summer Tax Due:</b> TBA	8TH AVE BLOOMINGDALE	\$1,800.00
9857	<b>Parcel ID:</b> 80-06-280-822-00; <b>Legal Description:</b> 10-1-15 LOT 22 BLOCK 8 LITTLE BEAR LAKE PARK. <b>Comments:</b> A few large trees and overgrown grass. This lot is approximately 0.08 acres of land. <b>Summer Tax Due:</b> \$5.66	CR 388 GRAND JUNCTION	\$750.00
9858	<b>Parcel ID:</b> 80-06-282-203-00; <b>Legal Description:</b> 10-1-15 LOTS 3 & 4 BLK 22 LITTLE BEAR LAKE PARK <b>Comments:</b> Wooded parcel. This lot is approximately 0.15 acres of land. <b>Summer Tax Due:</b> \$5.27	CR 388 GRAND JUNCTION	\$750.00



9859	<b>Parcel ID:</b> 80-06-282-711-00; <b>Legal Description:</b> 10-1-15 LOTS 11 & 14 BLOCK 27 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. The property is located in an undeveloped section of the Little Bear Lake subdivision. The road was never fully completed. It is still accessible by foot. Wooded. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$6.33	CR 388 GRAND JUNCTION	\$700.00
9861	<b>Parcel ID:</b> 80-06-283-056-00; <b>Legal Description:</b> 11-1-15 LOT 56 BLK 30 LITTLE BEAR LAKE PARK NO 1 <b>Comments:</b> The property is located in a section of the Little Bear Lake subdivision that has an undeveloped road. If you drive to the end of Fire Lane 1 and then walk the rest of the way it is accessible. It is approximately 0.27 acres of land. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$5.90	CR 388 GRAND JUNCTION	\$750.00
9862	<b>Parcel ID:</b> 80-06-283-210-00; <b>Legal Description:</b> 11-1-15 LOTS 10 & 11 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This wooded lot is approximately 0.18 acres of land. It is at the end of a dirt two track road. <b>Summer Tax Due:</b> \$6.33	CR 388 GRAND JUNCTION	\$700.00
9863	<b>Parcel ID:</b> 80-06-420-523-00; <b>Legal Description:</b> 15-1-15 LOTS 23&24 BLOCK 5 SADDLE LAKE SUB. <b>Comments:</b> This property is located in a section of the Saddle Lake subdivision that has an undeveloped road. If you drive into Cherry Lane Rd you can park and walk South the rest of the way to access it. The property is wooded and is approximately 0.14 acres of land. <b>Additional Disclosures:</b> 8; 7 (see key for full text) <b>Summer Tax Due:</b> \$7.93	SADDLE LAKE SUB GRAND JUNCTION	\$800.00
9864	<b>Parcel ID:</b> 80-06-421-805-00; <b>Legal Description:</b> 15-1-15 LOTS 5 & 6 BLOCK 18 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. The South section of the property starts to get a bit swampy. Just East of Saddle Lake. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$8.92	SADDLE LAKE SUB GRAND JUNCTION	\$800.00
9865	<b>Parcel ID:</b> 80-06-421-826-00; <b>Legal Description:</b> 15-1-15 LOTS 26 - 27 - 28 BLOCK 18 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is a part of the Saddle Lake Subdivision. It is approximately 0.22 acres of land. It is off a two track road. Mostly wooded. <b>Summer Tax Due:</b> \$10.22	SADDLE LAKE SUB GRAND JUNCTION	\$750.00
9867	<b>Parcel ID:</b> 80-06-421-945-00; <b>Legal Description:</b> 15-1-15 LOT 45 BLOCK 19 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is a part of the Saddle Lake Subdivision. It is approximately 0.07 acres of land. Mostly wooded. <b>Summer Tax Due:</b> \$3.92	SADDLE LAKE SUB GRAND JUNCTION	\$750.00
9868	<b>Parcel ID:</b> 80-06-422-123-00; <b>Legal Description:</b> 15-1-15 LOTS 23,24,25,26 & 27. BLOCK 21 SADDLE LAKE SUB. <b>Comments:</b> This property is located in a section of the Saddle Lake subdivision that has an undeveloped road. If you drive to the end of Elm St then walk a bit East it is accessible. The property is approximately 0.36 acres of land. It wouldn't be hard to make a path to drive the rest of the way. The area is cleared already for a road but is just weeds and vegetation at the moment. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$20.43	SADDLE LAKE SUB GRAND JUNCTION	\$1,000.00
9869	<b>Parcel ID:</b> 80-06-422-609-00; <b>Legal Description:</b> 15-1-15 LOT 9. BLOCK 26 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. There are some trees near the road but looks like it clears up as you enter the property. Possible wetland indicators. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$8.44	SADDLE LAKE SUB GRAND JUNCTION	\$850.00
9871	<b>Parcel ID:</b> 80-07-002-054-00; <b>Legal Description:</b> 2-2-17 N 1/2 E 1/2 NE 1/4 SW 1/4. <b>Comments:</b> This vacant lot is approximately 9.72 acres of land. It looks as though there was once a building on the property but it has now been removed. There is a dirt drive that leads to a clearing of sand. Mostly tree coverage. Would be a nice spot to build. <b>Summer Tax Due:</b> \$174.37	73029 26TH AVE SOUTH HAVEN	\$20,000.00
9872	<b>Parcel ID:</b> 80-07-003-018-00; <b>Legal Description:</b> 3-2-17 N 3 A OF S 14 A OF N 40 A E FR 1/2 NE FR 1/4. 3 A. <b>Comments:</b> This vacant lot sits on approximately 3 acres of land. It sits off M 140 Highway in Covert. A vehicle was parked on the lot. A portion of the property has been turned into a garden with tomatoes and corn. Another portion of the lot has been burned possibly to start another area for farming. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$32.59	24702 M 140 HWY COVERT	\$850.00
9874	<b>Parcel ID:</b> 80-07-004-018-00; <b>Legal Description:</b> . 100-A 4-2-17 W 1/2 SE 1/4 SW 1/4 EX N 660' THEREOF. <b>Comments:</b> This vacant lot is approximately 9.97 acres of land off 28th avenue in Covert. There is a trail entrance. Neighbor to a electrical power station. A stream was located on the lot. <b>Summer Tax Due:</b> \$394.14	77346 28TH AVE COVERT	\$9,500.00

9875	<b>Parcel ID:</b> 80-07-009-024-00; <b>Legal Description:</b> 9-2-17 NE 1/4 SE 1/4 SE 1/4 NE 1/4. 2.5 A. <b>Comments:</b> This property is approximately 2.51 acres of land. The modular home has suffered from a fire and is beyond repair. Debris from the home is all around the property. There is a shed West of the home. There is a large hole in one of the walls. <b>Summer Tax Due:</b> \$331.96	29620 76TH ST COVERT	\$1,800.00
9879	<b>Parcel ID:</b> 80-07-011-055-01; <b>Legal Description:</b> 11-2-17 NE 1/4 NW 1/4 OF SEC. EXCEPT COM AT N 1/4 POST OF SEC, TH W ALONG N SEC L 661.13' TO BEG, TH S 0 DEG 45'09"E 482.50', TH W 395.25', TH N 60 DEG 17'35" W 308.94' TO N & S 1/8 L OF NW 1/4 OF SEC, TH N 0 DEG 40'30"W ON SAME 329.39' TO N SEC L, TH E ON SAME 661.13' TO BEG. <b>Comments:</b> This vacant lot is approximately 32.96 acres of land. It looks to be mostly wooded but from the aerial image it looks like it clears up a bit as you travel South on the property. Would be some nice land, but this does come with restrictions due to a conservation easement. Please review the document carefully before bidding. <b>Summer Tax Due:</b> \$1,335.37	28TH AVE COVERT	\$8,600.00
9891	<b>Parcel ID:</b> 80-08-013-003-20; <b>Legal Description:</b> 13-4-14 E 400.0' OF W 702.5' OF N 447.0' OF S 947.0' OF E 22 A OF SW1/4 OF SE1/4 OF SEC. INCLUDING EASEMENTS FOR INGRESS & EGRESS. <b>Comments:</b> This house was occupied on last visit. Use caution and please be respectful if you plan on visiting this property in person. This modular home sits on approximately 4.10 acres of land. It is surrounded by forest and farm land. There are old trucks and trailers along the property. There is debris throughout the property. Note: The former owner has informed us that they plan on removing the modular home prior to the auction. They also stated that the driveway that currently exists is *not* the easement to the property and use of the driveway will not be granted to purchaser. The deeded legal easement goes through the middle of the cornfield to the south of the property. <b>Additional Disclosures:</b> 21; 6; 17 (see key for full text) <b>Summer Tax Due:</b> TBA	34760 CR 352 DECATUR	\$1,500.00
9897	<b>Parcel ID:</b> 80-09-023-007-10; <b>Legal Description:</b> 23-1-16 COM AT E1/4 POST OF SEC, TH N ON E SEC L 748.25' TO BEG, TH CON N ALG E SEC L 268.0', TH N89D34'34" W PAR WITH E&W 1/8 L IN NE1/4 OF SEC 330.0', TH S 268.0', TH 289D34'35"E 330.0' TO BEG. <b>Comments:</b> Two story house that sits on approximately 2.03 acres of land. It's in very poor condition with obvious holes in the structure. Thick Ivy and other overgrown vegetation is growing up the exterior of the home. This home will need major repairs to bring it back to its former glory. Could be a good purchase for a handy man or someone looking to rebuild in the country. <b>Additional Disclosures:</b> 5; 22 (see key for full text) <b>Summer Tax Due:</b> \$322.02	13350 60TH ST BANGOR	\$6,200.00
9898	<b>Parcel ID:</b> 80-09-024-020-20; <b>Legal Description:</b> 24-1-16 COM AT W1/4 POST OF SEC, TH N ALG W SEC L 1030.25' TO BEG, TH CON N ALG W SEC L 260', TH S 88 DEG 44'E 335.08', TH S 260' TH N 88 DEG 44'W 335.08' TO BEG <b>Comments:</b> This house sits on approximately 2 acres of land. The house is in poor shape. Some of the walls have been taken down to the studs. The breaker box has been partially stripped. Cement block foundation looks to be in fair condition. The metal roof looks ok but there is standing water in the basement so water is getting in some how. Grassy lot with some debris. There is a small shed/trailer at the South West portion of the property that is in poor shape as well. This property needs some love but has potential <b>Additional Disclosures:</b> 48; 36 (see key for full text) <b>Summer Tax Due:</b> \$315.91	13031 60TH ST BANGOR	\$6,100.00
9904	<b>Parcel ID:</b> 80-10-033-016-10; <b>Legal Description:</b> 33-4-15 N 275' OF W 100' OF S1/2 OF W1/2 OF E1/2 OF SW1/4 OF NE1/4 OF SEC. <b>Comments:</b> Grassy vacant lot with a double wide mobile pad in Decatur. Currently set up as a basket ball court. Some large trees. Approximately 0.63 acres of land. A vehicle and two trailers were left on the property. <b>Additional Disclosures:</b> 62; 21; 76 (see key for full text) <b>Summer Tax Due:</b> \$15.83	52712 94TH AVE DECATUR	\$950.00
9918	<b>Parcel ID:</b> 80-11-300-005-02; <b>Legal Description:</b> 14-3-16 LOTS 38,40 & 41. EXCEPT W 20 FT OF LOT 38 SPRINGDALE MANOR <b>Comments:</b> Heavy wooded vacant lot off Springdale Drive in Hartford. Approximately 0.79 acres of land. <b>Summer Tax Due:</b> \$56.23	SPRINGDALE DR HARTFORD	\$1,600.00
9927	<b>Parcel ID:</b> 80-13-007-029-00; <b>Legal Description:</b> 7-3-15 BEG ON W L SEC AT PT 1302.7' S OF NW COR SEC, TH S 136', TH E 320', TH N 136', TH W 320' TO BEG. <b>Comments:</b> Wooded vacant lot off Country road 681 in Lawrence. There are some wetland indicators near the road but begin to dry up when entering wooded portion of the property. The lot is approximately 1.00 acres of land. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$8.69	CR 681 LAWRENCE	\$800.00

9945	<p><b>Parcel ID:</b> 80-15-021-009-75; <b>Legal Description:</b> 21-1-13 E 375 FT OF S 31 ACRES OF SW 1/4 OF SEC. EXCEPT N 270 FT THEREOF. <b>Comments:</b> This house sits on approximately 2.05 acres of land. The house looks to be in the middle a major renovation. The walls and ceilings have been torn down to the studs. The floors have been torn up to the subflooring. This house will need major repairs but the bones look solid. This would be a great property for a handyman that doesn't like tearing out all the old building materials. All that work has been done for you! Nice sized lot with wooded North portion. This property has a lot of potential. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$242.09</p>	29056 CR 388 GOBLES	\$8,800.00
9946	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 80-15-021-022-30; <b>Legal Description:</b> 21-1-13 BEG ON S SEC L S 88 DEG 56'41"W (ALSO REC'D AS S 89 DEG 01'38"W) 910.0 FT FROM SE COR OF SEC, TH TH N 0 DEG 32'31"E 429.0 FT (ALSO REC'D AS N 0 DEG 54'20"E 429.05 FT), TH S 88 DEG 56'41"W 250.67 FT (ALSO REC'D AS S 89 DEG 01'38"W 267.7 FT TH S 0 DEG 52'30"W (ALSO REC'D AS S 0 DEG 54'20"W) TO S SEC L, TH ELY ALG S SEC L TO BEG. <b>Comments:</b> Two vacant lots bundled together for access purposes. The northernmost lot is approximately 2.58 acres of land and has a portion of Story Lake on the North West section of the property. The lot is wooded on the Southern portion. The lot along the road is approximately 1.11 acres of land. This lot is wooded with some thick vegetation once you start walking into the property.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 80-15-028-005-30; <b>Legal Description:</b> 28-1-13 BEG ON N SEC L S 88 DEG 56'41"W (ALSO REC'D AS S 89 DEG 01'38"W) 910.0 FT FROM NE COR OF SEC, TH S 0 DEG 03'14"E (ALSO REC'D AS S 0 DEG 08'11"W) 181.68 FT TO NLY L OF CR 388, TH N 85 DEG 23'55"W ON SAME 253.95 FT (ALSO REC'D AS N 85 DEG 18'56"W 268.50 FT), TH N 0 DEG 52'30"E (ALSO REC'D AS N 0 DEG 08'11"E) TO N SEC L, TH N 88 DEG 56'41"E ON SAME TO BEG. <b>Summer Tax Due:</b> \$171.00</p>	28480 CR 388 GOBLES;  28398 CR 388 GOBLES	\$4,600.00
9958	<p><b>Parcel ID:</b> 80-17-015-118-00; <b>Legal Description:</b> 15-1-17 BEG AT PT 209.1' N &amp; 33' W OF CEN OF NE 1/4, TH W 162.8', TH S 66.9', TH E 162.8', TH N 66.9' TO BEG. <b>Comments:</b> This house sits on approximately 0.23 acres of land. The house is in overall poor condition. The brick on the front of the building is crumbling to a point you can see into the house. The roof is leaking causing damage to the ceiling. There is about two feet of standing water in the basement. This could be due to the roof or other reasons. There is debris throughout the house and outside the house. Five bedroom three bathroom. Gravel driveway leads to a detached garage. This building will need major repairs before its back into living condition. <b>Additional Disclosures:</b> 22; 66; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,729.15</p>	8846 M 140 HWY SOUTH HAVEN	\$29,500.00
9961	<p><b>Parcel ID:</b> 80-17-027-040-00; <b>Legal Description:</b> 27-1-17 N 5 A OF S 1/2 SE 1/4 NE 1/4 ALSO S 10' OF W 50 R OF S 1/2 N 1/2 SE 1/4 NE 1/4. <b>Comments:</b> This house sits on approximately 4.86 acres of land. The East portion of the property is wooded and ends when it meets farmland. There is a pond in the back of the property as well. The house is in overall poor condition. The ceiling on the main floor shows signs of multiple leaks. There is evidence of roof damage. Blue tarps had been attached to it but have been ripped off. The inside of the home is full of debris. Was unable to access parts of the house due to all of the garbage and previous owners property. There is an above ground pool behind the home but is not in working order. Wood privacy fence around home. Dirt driveway run along the side of the home and leads to a two car garage that is falling apart. This house will need a lot of repairs. Would be a good purchase for a handy man looking for a project. <b>Additional Disclosures:</b> 41; 21; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$705.32</p>	17513 M 140 HWY SOUTH HAVEN	\$6,200.00
9962	<p><b>Parcel ID:</b> 80-17-028-039-10; <b>Legal Description:</b> 28-1-17 COM AT S 1/4 POST OF SEC, TH N ALG N &amp; S 1/4 L OF SD SEC 659.9' TO BEG OF DESC, TH CONT N ALG SD 1/4 L 277.6' TO CEN L OF BLUE STAR MEM HWY, TH N 34 DEG 40' E ALG SD CEN L 162.88', TH S 46 DEG 35' E 326.70', TH S PAR TO N &amp; S 1/4 L OF SD SEC TO A PT E OF BEG, TH W TO BEG. EX HWY ROW. <b>Comments:</b> This unfinished structure sits on approximately 1.67 acres of land. The half circle driveway is dirt. Block foundation has a few rooms set up with window holes and door ways. The rest of the lot has tall grass and a wooded area on the South portion of the property. Could be a nice spot to rebuild the structure. The bones seem fine enough. Would be a good purchase for a handy man looking for a project. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,245.66</p>	19229 BLUE STAR HWY SOUTH HAVEN	\$7,400.00

9965	<b>Parcel ID:</b> 80-17-111-007-00; <b>Legal Description:</b> 27-1-17 LOTS 7-8 & 9 BLK 1 BOULEVARD SUB NO 1. <b>Comments:</b> This property is approximately 0.26 acres of land. It looks to be wooded. We were unable to access this property because the roads were never fineish in this are of the subdivision. You can get to the property but you have to walk in the woods to get there. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$55.73	M 140 HWY SOUTH HAVEN	\$950.00
9966	<b>Parcel ID:</b> 80-17-114-012-00; <b>Legal Description:</b> 27-1-17 LOTS 7-8-9-10-11 BOULEVARD SUB NO 1. <b>Comments:</b> This property is approximately 0.86 acres of land. It looks to be wooded. We were unable to access this property because the roads were never fineish in this are of the subdivision. You can get to the property but you have to walk in the woods to get there. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$61.00	CR 380 SOUTH HAVEN	\$1,000.00
9973	<b>Parcel ID:</b> 80-18-012-008-20; <b>Legal Description:</b> 12-2-14 N 101' OF W 168.5' OF W 16 ACRES OF NW1/4 OF NE 1/4 OF SEC. *** SPLIT FROM: 80-18-012-008-00. <b>Comments:</b> This vacant lot is approximately 0.37 acres of land. It looks like there was a mobile home or other structure on this land but has now been removed. There is a lot of leftover debris on the property. Fire pit in the woods. There is a electric box that had the meter removed and the cords cut. The property has some younger trees on the West portion. Gravel driveway entrance. Would be a nice spot to build a storage shed or small home. <b>Summer Tax Due:</b> \$288.87	34941 28TH AVE PAW PAW	\$3,100.00
9978	<b>Parcel ID:</b> 80-42-750-102-00; <b>Legal Description:</b> 17-1-14 S 4 RODS OF N 10 RODS OF E 8 RODS OF W 1/2 OF SE 1/4 OF NE 1/4 OF SEC. <b>Comments:</b> This house appeared to be occupied on last visit. Use caution and please be respectful if you plan on visiting this property in person. The house sits on approximately 0.20 acres of land. House looks to be in fair condition. Paved driveway leads to a detached two car garage. Multiple vehicles are on the property. Some the windows are broken. Block foundation looks sound. Nice brick chimney. Roof doesn't show any major damage. Wood siding could use a fresh paint job. Garage vinyl siding looks good. This property has some potential. Don't miss this opportunity. <b>Additional Disclosures:</b> 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,212.39	408 WEST ST BLOOMINGDALE	\$12,750.00
9983	<b>Parcel ID:</b> 80-43-040-461-00; <b>Legal Description:</b> 20-4-14 LOT 12. ALSO W 25 FT OF LOT 13. BLOCK N ORIGINAL PLAT OF DECATUR <b>Comments:</b> This corner lot is approximately 0.34 acres of land. It is mostly grassy with some large trees on the East and South perimeter. This would be a nice spot to build a small business. There is a driveway entrance on South George Street <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$91.12	E DELAWARE ST DECATUR	\$1,600.00
9992	<b>Parcel ID:</b> 80-45-700-041-00; <b>Legal Description:</b> 29-3-13 BEG ON CEN L OF HAMILTON ST EXT 254' N OF S L SEC, TH WLY 197.7' TO SW COR OF OLD RR ICE HOUSE LOT, TH NELY ON S L OF SD RR L TO CEN OF HAMILTON ST EXT, TH S ON CEN L TO BEG. EX E 33' FOR ST. UNPLATTED. <b>Comments:</b> This house was occupied on last visit. Use caution and please be respectful if you plan on visiting this property in person. The two story house sits on approximately 0.23 acres of land that is near some train tracks. It is at the end of a road so there is minimal traffic. There is a detached storage barn. The house is in overall fair condition but it needs some TLC. There is a large amount of debris on the side of the garage. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$561.47	511 N HAMILTON ST LAWTON	\$4,500.00
9996	<b>Parcel ID:</b> 80-47-582-042-00; <b>Legal Description:</b> 12-3-14 BEG ON W L OF M-40 HWY 1067.3' NLY ALG SD W L FROM E & W 1/4 L, TH NLY ALG SD W L 60', TH N 54 DEG 30' W TO MAPLE LAKE, TH SLY ALG SD LAKE TO PT N 64 DEG 20' W FROM BEG, TH S 64 DEG 20' E TO BEG UNPLATTED. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. It is mostly grassy with some trees near the waters edge. Driveway entrance on the street side. These is a large metal utilities box near the street as well. This would be a nice spot to build a small cottage or a place to park your water toys. <b>Summer Tax Due:</b> \$256.78	N KALAMAZOO ST PAW PAW	\$3,100.00
9998	<b>Parcel ID:</b> 80-52-001-007-01; <b>Legal Description:</b> 16-3-16 BEG ON SLY L OF MAIN ST 78 FT WLY OF NE COR OF BLOCK 1, TH WLY ON SLY L OF MAIN ST 37.66 FT, TH S 90 FT, TH ELY PAR WITH SAID SLY L 37.66 FT, TH N 90 FT TO BEG. BLOCK 1 ORIGINAL PLAT OF HARTFORD *** COMBINATION OF 80-52-001-007-00 AND 80-52-001-008-00 ON 10 MAY 2002 FOR 2003. <b>Comments:</b> This building was once a pawn shop and sits on approximately 0.08 acres of land. The first floor doesn't look to be in bad shape but the second floor is in worse shape. There are some leaks in the roof that has started to cause some damage. Glass storefront looks fair. This building needs some work but could be a good purchase for a handy man look for a project. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$742.08	10 W MAIN ST HARTFORD	\$6,300.00

9999	<b>Parcel ID:</b> 80-52-001-019-00; <b>Legal Description:</b> 16-3-16 BEG ON S L MAIN ST AT PT 45' WLY FROM NE COR OF LOT 5, TH WLY ALG S L SD ST 22', TH S 90', TH ELY PAR SD ST 22', TH N 90' TO BEG. BLOCK 1 ORIGINAL PLAT OF HARTFORD <b>Comments:</b> UPDATE: The City of Hartford has demolished the commercial building that once stood here. It is now a vacant lot, please be advised! Approximately 0.05 acres of land. <b>Summer Tax Due:</b> \$778.36	34 W MAIN ST HARTFORD	\$4,900.00
10000	<b>Parcel ID:</b> 80-52-004-001-00; <b>Legal Description:</b> 15-3-16 BEG ON N L MAIN ST AT PT N 86 DEG 01' 16" E 56.30' FROM SW COR OF LOT 1, TH S 86 DEG 01' 16" W 56.30' TO SW COR SD LOT, TH N 0 DEG 00' 04" E ALG E L CENTER ST 70', TH N 86 DEG 01' 16" E 24', TH S 0 DEG 00' 04" W 6', TH ELY ALG S L OF ALLEY TO PT N 3 DEG 39' 44" W FROM BEG, TH S 3 DEG 39' 44" E TO BEG BLOCK 4 ORIGINAL PLAT OF HARTFORD <b>Comments:</b> This corner lot is approximately 0.08 acres of land. It is next to the Harding's Market. Mostly gravel and grass. Would be a nice spot for a small business. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$112.63	3 E MAIN ST HARTFORD	\$83,500.00
10004	<b>Parcel ID:</b> 80-52-402-003-00; <b>Legal Description:</b> 16-3-16 LOT 3 & E 14" OF LOT 4. BLOCK 2 M.F. PALMER'S SUB OF LOTS 1-2-3 & 21 <b>Comments:</b> Update: The City building inspector has deemed this building unstable and dangerous. As a condemned structure, the county is requiring the purchaser to furnish a performance bond to ensure the building is demolished or remediated properly. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$100,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. <b>Additional Disclosures:</b> 31; 36 (see key for full text) <b>Summer Tax Due:</b> \$1,747.25	5 W MAIN ST HARTFORD	\$6,900.00
10005	<b>Parcel ID:</b> 80-52-503-004-00; <b>Legal Description:</b> 15-3-16 LOT 4. ALSO BEG AT SW COR LOT 4, TH E 8 RODS, TH S 2 RODS, TH W 8 RODS, TH N 2 RODS TO BEG. BLOCK 3 REYNOLD'S ADDITION <b>Comments:</b> This two story home sits on approximately 0.29 acres of land. The house looks to have been in the process of being renovated. The walls have been torn down to the studs. Paved double lane driveway leads to a detached two car garage. The exterior of the home is in fair shape some areas of the roof look to be sagging. Nice backyard. Wood patio. Crawl space basement. This house would be a good purchase for a handy man looking for a project. It needs work but has potential. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$923.94	412 S HAVER ST HARTFORD	\$9,800.00
10007	<b>Parcel ID:</b> 80-53-146-008-00; <b>Legal Description:</b> 10-1-17 LOT 8 BLK 6 HOME ADD. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. A few large trees. Mostly grassy. Nice spot to build a house. <b>Additional Disclosures:</b> 42; 23 (see key for full text) <b>Summer Tax Due:</b> \$623.39	310 EDGELL ST SOUTH HAVEN	\$22,250.00
10010	<b>Parcel ID:</b> 80-53-530-002-00; <b>Legal Description:</b> 10-1-17 E 1/2 LOT 2 & LOT 3 HARRISON'S ADD. <b>Comments:</b> This vacant lot is approximately 0.22 acres of land. Nice large lot to build a house. Has a driveway entrance. Mostly grass with the exception of a few large trees. Nice area. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$1,243.18	709 SOUTH HAVEN PL SOUTH HAVEN	\$53,250.00

10015	<p><b>Parcel ID:</b> 80-53-885-013-54; <b>Legal Description:</b> 3-1-17 COM ON S L OF OAK ST 741.34' ELY OF NE COR OF BLOCK 3 OF NAPIER'S AMENDED ADD, TH CON ALG SD S L S68D38'45"E 34.73' TH N85D33'55"E (ALSO REC'D AS N84D50'E) 33.64', TH S12D52'20"E 84.96', TH N89D 30'E 258.56', TH S2D30'E 200.0', TH S0D11'50"W 45.36' TO BEG OF DES, TH N0D11'50"E 45.36', TH N2D30'W 200.0', TH S89D30'W 258.56', TH N12D52' 20"E 84.96', TH N84D50'E 102.1', TH S86D53'E 111.51', TH N64D16'43"E 346.83', TH S80D56'11"E 339.16', TH S89D54'12"E TO BLACK RIVER, TH SLY AND WLY ALG SD RIVER TO PT S5D9'10"W OF BEG, TH N5D9'10"E TO BEG. EX BLACK RIVER YACHT CLUB CONDOMINIUM. ALSO EX RIVER NOIRE YACHT CLUB CONDOMINIUM. ALSO EX COM AT E1/4 PT OF SEC, TH W ON E&amp;W 1/4 L 1294.17', TH N AT RT ANG 595.53' TO BEG, TH N2D30'W 39.52', TH N28D22'45"E 29.97', TH N64D48'27"E 26.59', TH S2D34'E 19.28', TH N64D48' 27"E 51.86', TH S2D38'E 111.12', TH S87D26'W 48', TH N2D34'W 35', TH S87D26'W 40' TO BEG. ALSO EX COM AT E 1/4 POST OF SEC, TH W ON E &amp; W 1/4 L 1327.95', TH N AT RT ANG 315.87' TO BEG, TH S85D23'00"E 519.65', TH N73D32'00"E 88.68', TH N44D51'00"E 35.20', TH 143.90' AROUND A CURVE TO THE LEFT WITH A RADIUS OF 60.0' AND A CHORD THAT BEARS N23D51'30"W 111.81', TH S 87D26'00"W 362.5', TH S4D37'00"W 47.73', TH N85D23'00"W 160.0', TH N2D34'00"W 139.26', TH S87D26'00"W 57.40', TH S2D30'00"E 150.93', TH S0D11'50"W 45.36' TO BEG. ALSO EX COM AT E 1/4 POST OF SEC, TH W ON E&amp;W 1/4L 1595.07', TH N AT RT ANG 558.78' TO BEG, TH N89D30'00"E 60.0', TH N33D11'25"E 18.0', TH N0D30'00"W 74.40' TO S L OF OAK ST, TH S85D33'55"W ON SAID S L 88.50', TH S 12D52'20"E 84.96' TO BEG. SUBJECT TO EASEMENTS. UNPLATTED *** SPLIT FROM 80-53-885-013-53 FOR 2001. <b>Comments:</b> This is a paved and improved parking lot adjacent to the River Noire Yacht Club. We have been advised that this property is SUBJECT TO EASEMENT for this parking and common area use, and as such the use by Yacht Club patrons could not be interfered with. It is approximately 1.24 acres of land. Next to the River Noire Yacht Club building. This lot appears to include a single slip where vessels are launched with a large crane. It is unknown whether the crane equipment is affixed or whether it is personal property and thus not included with this sale. You should contact the local assessor for more information regarding this equipment, and you may wish to investigate the claims of easement with local land records. <b>Additional Disclosures:</b> 21; 30 (see key for full text) <b>Summer Tax Due:</b> \$2,964.93</p>	280 OAK ST SOUTH HAVEN	\$52,250.00
10019	<p><b>Parcel ID:</b> 80-54-801-025-02; <b>Legal Description:</b> 1-2-16 E1/2 OF THE FOLLOWING DESCRIPTION: COM ON N&amp;S 1/4 L 597' S OF CEN OF SEC, TH N89D59'45"E 330' TO BEG, TH CON N89D59'45"E TO W L OF THIRD ST EXTENDED NLY, TH SLY ALG SD W L TO N L OF NORTH ST, TH WLY ALG SD N L TO A POINT S OF BEG, TH N TO BEG. UNPLATTED. <b>Comments:</b> This house sits on approximately 1.27 acres of land. Paved double entrance driveway. There is an above ground pool in the back yard. Large wood porch on the rear of the home. Grassy back and front lawn with some nice large trees. Vinyl siding needs some attention in a couple spots. Block foundation looks solid. Shingled roof needs some repairs. The ceiling has a few spots that have fallen in. Possible animal damage. Paved backyard area with basket ball hoop. House has potential. <b>Additional Disclosures:</b> 5; 63 (see key for full text) <b>Summer Tax Due:</b> \$631.89</p>	608 NORTH ST BANGOR	\$22,250.00
10022	<p><b>Parcel ID:</b> 80-54-801-028-35; <b>Legal Description:</b> 1-2-16 BEG ON N &amp; S 1/4 L 694.17 FT S OF CEN OF SEC, TH N 89 DEG 59'45"E 260 FT, TH S 0 DEG 00'13"W 116.32 FT, TH S 89 DEG 41'36"W 260 FT TO N &amp; S 1/4 L, TH N ON SAME 117.69 FT TO BEG. EXCEPT W 33 FT THEREOF. <b>Comments:</b> This house sits on approximately 1.27 acres of land. This home looks to be in poor shape overall. The floors are sagging, The roof is showing signs of leaking. There is mold starting to form on the walls and ceiling due to the moisture from the roof leaks. This house will need a lot of work. Could be a good project for a hand man for the right price. There is a detached two car garage that has a sagging roof as well. Nice big grassy yard. The lot is nice. Could be a good place to rebuild a new home. <b>Additional Disclosures:</b> 5; 32 (see key for full text) <b>Summer Tax Due:</b> \$713.30</p>	1212 GREENHOUSE RD BANGOR	\$17,750.00
10023	<p><b>Parcel ID:</b> 80-54-506-006-00; <b>Legal Description:</b> LOTS 6 &amp; 7. EXCEPT N 74 FT THEREOF. BLOCK 6 ORIGINAL PLAT OF BANGOR. <b>Comments:</b> A one story home that sits on approximately 0.20 acres of land in Bangor. This house had a posting stating there had been some drugs and hazardous chemicals removed from the home. Possibly a meth house but you should do your own homework. A tree had fallen on the house at some point and damaged the roof. The inside of the home looks water damaged with some mold starting to grow. The house could need a lot of work overall. Note: This property does not have 2020 summer taxes due. <b>Additional Disclosures:</b> 36; 5 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	207 BANGOR ST BANGOR	\$10,000.00

9999874	<b>Parcel ID:</b> 80-07-004-018-00; <b>Legal Description:</b> . 100-A 4-2-17 W 1/2 SE 1/4 SW 1/4 EX N 660' THEREOF. <b>Comments:</b> This vacant lot is approximately 9.97 acres of land off 28th avenue in Covert. There is a trail entrance. Neighbor to a electrical power station. A stream was located on the lot. <b>Summer Tax Due:</b> TBA	77346 28TH AVE COVERT	\$9,500.00
9999958	<b>Parcel ID:</b> 80-17-015-118-00; <b>Legal Description:</b> 15-1-17 BEG AT PT 209.1' N & 33' W OF CEN OF NE 1/4, TH W 162.8', TH S 66.9', TH E 162.8', TH N 66.9' TO BEG. <b>Comments:</b> This house sits on approximately 0.23 acres of land. The house is in overall poor condition. The brick on the front of the building is crumbling to a point you can see into the house. The roof is leaking causing damage to the ceiling. There is about two feet of standing water in the basement. This could be due to the roof or other reasons. There is debris throughout the house and outside the house. Five bedroom three bathroom. Gravel driveway leads to a detached garage. This building will need major repairs before its back into living condition. <b>Additional Disclosures:</b> 22; 66; 5; 21 (see key for full text) <b>Summer Tax Due:</b> TBA	8846 M 140 HWY SOUTH HAVEN	\$29,500.00
99910022	<b>Parcel ID:</b> 80-54-801-028-35; <b>Legal Description:</b> 1-2-16 BEG ON N & S 1/4 L 694.17 FT S OF CEN OF SEC, TH N 89 DEG 59'45"E 260 FT, TH S 0 DEG 00'13"W 116.32 FT, TH S 89 DEG 41'36"W 260 FT TO N & S 1/4 L, TH N ON SAME 117.69 FT TO BEG. EXCEPT W 33 FT THEREOF. <b>Comments:</b> This house sits on approximately 1.27 acres of land. This home looks to be in poor shape overall. The floors are sagging, The roof is showing signs of leaking. There is mold starting to form on the walls and ceiling due to the moisture from the roof leaks. This house will need a lot of work. Could be a good project for a hand man for the right price. There is a detached two car garage that has a sagging roof as well. Nice big grassy yard. The lot is nice. Could be a good place to rebuild a new home. <b>Additional Disclosures:</b> 5; 32 (see key for full text) <b>Summer Tax Due:</b> TBA	1212 GREENHOUSE RD BANGOR	\$17,750.00

## Additional Disclosures Key

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

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

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

**8:** The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

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

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

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

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

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

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

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

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



this property.

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

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

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

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

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

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

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

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

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

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

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

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

**65:** A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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

and be prepared to mitigate the situation immediately upon purchase.

**76:**

#### **IRS Limited Redemption Right**

This property is **subject to redemption by the Internal Revenue Service through October 27, 2020** due to a lien possessed by the IRS prior to foreclosure. Pursuant to federal law, the Internal Revenue Service is granted an additional 120 days to redeem tax foreclosed property on which they possessed a lien. Normally, this extended redemption right has expired by the time tax foreclosed property is offered for sale. However, due to COVID-19, normal foreclosure timelines have been altered in 2020. As such, **the IRS retains a right to redeem this property until October 27, 2020**. As a result, the sale of this parcel remains subject to cancellation with a full refund to the buyer if the IRS chooses to exercise its right of redemption. A deed issued following the sale of this property will thus **contain the following reverter clause**:

“This conveyance is made subject to a right of redemption possessed by the Internal Revenue Service which must be exercised no later than October 27, 2020. In the event that the Internal Revenue Service exercises its right of redemption, title shall automatically revert to Grantor and Grantee shall be awarded a full refund. This possibility of reverter expires after October 27, 2020.”