

Public Land Auction

Berrien, Cass, Van Buren

August 24th, 2021

Berrien, Berrien (Dnr), Cass, and Van Buren Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Berrien
- Cass
- Van Buren

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Berrien DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Berrien

Lot #	Lot Information	Address	Min. Bid
6300	Parcel ID: 01-0018-0026-01-1; Legal Description: COM AT W1/4 PST FRL SEC 18 T4S R17W TH N 112.6'TO C/L HWY TH N52DEG02'E 80.22'TH S23DEG32'E 180.89'TH W 131.6'TO POB Comments: The house sits on approximately 0.22 acres of land. Dirt driveway leads to an attached one car garage. Small chain link fenced in back yard. Furnace and water heater still present. Two bedroom one bathroom. Large open basement. 200 amp break box. Sump pump. Vinyl siding in fair shape. Shingle roof looks ok. Block foundation looks solid. Overall the house isn't in the best shape but its not in bad shape. There are a lot of small repairs and renovations that would be needed. It would be a great fixer upper for a renovation company or handy man looking for a new project. A few large trees. Summer Tax Due: \$900.38	4904 NORTH BRANCH RD BENTON HARBOR	\$4,657.20
6301	Parcel ID: 01-4890-0033-00-4; Legal Description: LOT 33 MILLBURG HEIGHTS NO.2. Comments: This house sits on approximately 0.21 acres of land. Modular style home built on block foundation. The house is completely filled with old tires. Shingled roof looks ok but there is a few areas where it is sloping. Metal siding in fair shape. Gas meter has been removed. Electric meter still hooked up. Block foundation is in good shape. Its hard to tell what kind of condition the house is in due to all of the tires. Screened in front porch. Cement driveway. Nice grassy front lawn. Summer Tax Due: \$169.40	438 MILLBURG DR BENTON HARBOR	\$1,672.96
6302	Parcel ID: 03-0033-0113-04-8; Legal Description: COM 389.8'E & 1080'N OF SW COR OF SE1/4 OF SE1/4 OF SEC 33 T4S R18W TH N 174'TH E 120'TH S 61'TH E 126.16'TH S 61'TH W 126.16'TH S 52'TH W 120'TO BEG LOTS 158 159 & 161 Comments: This vacant lot is approximately 0.68 acres of land. Forested. The property appears to be landlocked but it doe's in fact have legal road frontage. It is on a road that was never fully developed when the subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$29.50	CORA ST BENTON HARBOR	\$644.97
6303	Parcel ID: 03-0034-0009-03-6; Legal Description: COM 661.74'N0DEG31'29"W OF E1/4 PST SEC 34 T4S R18W TH N0DEG31'29" W 196.65'TH N89DEG57'35"W 221.5'TH S0DEG31'29"E 196.65'TH S89DEG57' 35"E 221.5'TO POB SURVEY 1221/1333 Comments: The house sits on approximately 1.15 acres of land. Large grassy yard surrounds the home. Multiple large older trees. Block foundation appears to be in good shape. Large cement slab front porch looks good. The Shingle roof looks to be in good shape. The siding on the home however is in a poor state. It looks like they never got around to installing a permanent siding. The waterproof membrane has all fallen off exposing the walls. Metal chimney fir a wood burning stove on the side of the home. Electric meter still present. There is debris all around the property and appears the house is full as well. This house will no doubt need some work but it has potential. Good fixer upper. Summer Tax Due: \$1,140.21	1982 S BENTON CTR RD BENTON HARBOR	\$7,050.97
6304	Parcel ID: 03-0036-0012-01-7; Legal Description: COM AT SW COR OF SE1/4 OF SW1/4 OF SEC 36 T4S R18W TH E 330'TH N0DEG 36'W 270.56'TH W 38.56'TH N0DEG24'W 1043.35'TH N89DEG56'W 290.5'TH S0DEG24'E 1314.25'TO POB Comments: The house sits on approximately 9.00 acres of land. Shingled roof looks good. Block foundation is solid. Mix of brick and vinyl siding. Open style storage building behind home. Cement driveway leads to an attached two car garage. Unfortunately the house has a great deal of black mold throughout. The basement has flooded at one time and there is still a small amount of standing water. The basement walls are saturated and falling apart. Some of the walls on the main floor have been brought down to studs. One bathroom two bedroom. Spot for propane tank behind home. Electric meter still present. The house has personal property and debris. The storage building behind the home is full of car parts and other items. The house needs a lot of work but the real value here is the 9 acres. After fixing up this house the property would be a great spot to live. Open grassy areas around the house with a large forested area on the North portion of the property. Additional Disclosures: 50; 32 (see key for full text) Summer Tax Due: \$1,037.58	4309 TOWNLINE RD BENTON HARBOR	\$10,794.19
6305	Parcel ID: 03-0495-0005-00-3; Legal Description: LOT 5 ALTI CRYSTAL EMPIRE SUB Comments: The house sits on approximately 0.28 acres of land. Block foundation for the most part looks ok. A tree has fallen over and partially landed on the home. There is a shed in the backyard but it has been covered by the fallen tree. The shingled roof is peeling and needs repairs. Some broken windows. Wood panel siding is warping and coming loose from the block foundation. Gas and electric meter have been removed. There was a car parked behind the home on last visit. Grassy open back yard. Handful of trees on the property. The house will no doubt need repairs. Summer Tax Due: \$395.09	978 S CRYSTAL AVE BENTON HARBOR	\$5,094.12

6306	Parcel ID: 03-0520-0010-00-1; Legal Description: LOT 10 ANTES SUB Comments: This vacant lot is approximately 0.19 acres of land. Open grassy lot with trees along the North and East boundary. Ready for a new build. There was some old truck debris in the woods. Nothing major to clean. Please do your research with the local unit assessor/zoning to confirm your plan! Summer Tax Due: \$21.21	2463 IRVING DR BENTON HARBOR	\$952.19
6308	Parcel ID: 03-0930-0133-00-9; Legal Description: LOT 133 & THE N1/2 OF LOT 132 BUTLER EAST EUCLID SUB Comments: The house sits on approximately 0.30 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Metal siding in decent shape. Gravel driveway runs along side of home and leads to a detached two car garage. The garage door is broken. There was a vehicle still on the property. Underground well. Shingled roof in fair shape. Wooden porch on back of home. Oil tank on side of house for older oil burning furnace. Did not see a natural gas hook up. Electric meter still hooked up and active. Nice sized grassy yard with a couple trees. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$275.99	364 VERNON RD BENTON HARBOR	\$3,306.73
6309	Parcel ID: 03-1020-0137-01-3; Legal Description: LOTS 137 & 138 BUTLER VILLA NO 2 Comments: The house sits on approximately 0.29 acres of land. Unfortunately the home has suffered from a fire. There is major damage on the rear of the home. Visible damage from the exterior. Building open to elements. The house is full of debris. The house will need a major cleaning and repairs before its back in living condition. Chain link fence surrounds the property. Small shed in the back. Dirt/gravel driveway on side of home. Foundation looks good still. Nice sized AC unit. Underground well. There is debris around the home as well as a small burn pile. Additional Disclosures: 5; 66; 11 (see key for full text) Summer Tax Due: \$208.80	1968 HATCH ST BENTON HARBOR	\$4,120.03
6310	Parcel ID: 03-1020-0208-00-0; Legal Description: LOT 208 BUTLER VILLA NO 2 Comments: This vacant lot is approximately 0.15 acres of land. There is a man hole cover and a drain along the road. Mostly young trees. Some vegetation n the borders. Mostly open and grassy. In a small neighbor near a commercial building. There was a garbage bag and a few glass bottles here and there but no other debris. Summer Tax Due: \$26.39	1932 TAUBE AVE BENTON HARBOR	\$1,008.62
6311	Parcel ID: 03-1030-0040-00-9; Legal Description: LOT 40 BYRITE MANOR Comments: The remains of a house sit on approximately 0.54 acres of land. Unfortunately this house has suffered from a major fire. Half of the building is gone and the side that still stands in very poor shape. I believe this house is a total loss and a new building will have to be started in its place. Repairing the current building would take a great deal of work. Starting fresh would be less difficult. Nice sized lot. Large grassy back yard. There are a handful of trees. Small shed that's not in the best shape in the back corner. This would be a great spot to build. Additional Disclosures: 5; 22; 36; 42; 11 (see key for full text) Summer Tax Due: \$83.31	2234 BEVERLY CT BENTON HARBOR	\$9,940.78
6312	Parcel ID: 03-1490-0028-00-8; Legal Description: LOTS 5 & 6 BLK 2 DATER HOLLISTER & OWENS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.29 acres of land. Open lot with some nice large old large trees. In between a mobile home park and a house. There was some debris on the property as well as a burn pile. Wouldn't be too difficult to clear out. Would be a good purchase for one of the adjacent property owners. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$70.14	440 CRIBBS AVE BENTON HARBOR	\$1,238.39
6313	Parcel ID: 03-1880-0057-01-4; Legal Description: THE N 186'OF THE W 63'OF LOT 2 BLK E EAST LAND SUB OF PRT OF NW1/4 OF SEC 21 T4S R18W Comments: This vacant lot is approximately 0.28 acres of land. Mostly a grassy open lot. Partially forested on the South portion. Ready for a new build. Please do your research with the local unit assessor/zoning to make sure your plan works! Summer Tax Due: \$27.39	1884 PLYMPTON AVE BENTON HARBOR	\$1,098.12
6314	Parcel ID: 03-1880-0063-00-6; Legal Description: THE N1/2 OF E1/2 OF LOT 8 BLK E EAST LAND SUB OF PT OF NW1/4 OF SEC 21 T4S R18W Comments: This vacant lot is approximately 0.24 acres of land. Mostly open with short vegetation. There are a handful of trees. Small burn pile in the middle of property but other than that not much debris. Ready for a new build. Please do your research with the local unit assessor/zoning to make sure your plan works! Summer Tax Due: \$21.21	1786 PLYMPTON AVE BENTON HARBOR	\$1,063.00

6315	Parcel ID: 03-1950-0024-00-5; Legal Description: LOT 24 EAST LAWN Comments: This vacant lot is approximately 0.46 acres of land. Driveway entrance at road. It looks like there was previously a building on this property but has since been removed. There is a small slab of concrete in the back. The North half of the property is forested. The South half is grassy and open. Ready for a new build. Please do your research with the local unit assessor/going to make sure your plan works! Summer Tax Due: \$51.64	1635 HIGHLAND AVE BENTON HARBOR	\$1,997.52
6316	Parcel ID: 03-2080-0011-01-9; Legal Description: LOTS 11 & 12 EMERSON WOODS Comments: The house sits on approximately 0.59 acres of land. One bathroom two bedroom. Large tree has fallen onto the driveway and clipped part of the home damaging the edge of the roof. Paved driveway leads to an attached two car garage. The garage still has a car parked on the inside. The inside if the garage does not have an entrance into the home. Shingled roof looks ok no major damage seen although the ceilings inside the home are collapsing. Wood siding is peeling. There is garbage and other debris dumped around the back side of the home. The inside of the home is dirty and has debris. Small grassy front yard. Many trees thought-out the property. The doors on the back side of the house were boarded shut but had been ripped down. The house no doubt needs repairs but there is potential here. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$1,092.32	2000 E EMPIRE AVE BENTON HARBOR	\$6,795.44
6317	Parcel ID: 03-2450-0092-00-4; Legal Description: LOT 8 BLK N FOREST PARK ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.15 acres of land. Forested. Thick vegetation. Young and old trees. There was some signs of dumping but it was minor. Summer Tax Due: \$26.39	540 FOREST AVE BENTON HARBOR	\$711.00
6318	Parcel ID: 03-4530-0009-00-2; Legal Description: LOT 9 BLK A LEESIDE 1ST ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot near road. The East portion off the property is forested. Ready for a new build. Nice location for a business. Please do your research with the local unit assessor/going to make sure your plan works! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$47.04	113 N FAIR AVE BENTON HARBOR	\$847.59
6319	Parcel ID: 03-4530-0054-00-8; Legal Description: LOT 12 BLK C LEESIDE 1ST ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. Mostly open and grassy. Some trees along the West and North boundary's. Some debris strewn about the property. Nothing difficult to remove. Summer Tax Due: \$26.39	1011 HIGHLAND AVE BENTON HARBOR	\$1,064.87
6320	Parcel ID: 03-4540-0097-00-6; Legal Description: LOTS 14 & 15 BLK 6 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.17 acres of land. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Leeside Second Addition" subdivision was being built. Its technically on Butternut St. To access this property you would have to traverse through some woods. There are utilities in the area. Next to "Holy Temple Church of God" Partially wooded. Summer Tax Due: \$52.89	1187 HIGHLAND AVE BENTON HARBOR	\$1,591.35
6321	Parcel ID: 03-4980-0062-00-2; Legal Description: THE E 10' OF LOTS 59 60 & 61 & ENTIRE LOT 62 ALTER OF ENTIRE LOTS 46 TO 89 INCL OF MICHICAGO VIEW SUB Comments: This vacant lot is approximately 0.15 acres of land. Thick vegetation throughout. Mix of old and young trees. A few tires were spotted in the vegetation. Some slight dumping but nothing too difficult to clean out. Plenty of space to build. Please do your research with the local unit assessor/going to make sure your plan works! Summer Tax Due: \$30.18	927 WAUCEDAH AVE BENTON HARBOR	\$933.61
6322	Parcel ID: 03-5020-0010-00-7; Legal Description: THE N1/2 OF LOT 10 TOWN OF MILLBURG Comments: The house sits on approximately 0.12 acres of land. The house is not in good shape. One side of the roof has caved in and there is a large hole leading into the home. Open to the elements. The other side of the roof is covered in moss and peeling. Thick vegetation is growing up around the house. Block foundation looks solid where it is visible. Gas meter removed. The electric meter has been completely removed including the main powerline that connects to the house. The house will no doubt need work. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$889.46	568 3RD ST BENTON HARBOR	\$5,599.31

6326	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 07-0030-0051-02-0; Legal Description: COM 4'W OF SE COR OF NE QTR OF SW QTR OF SEC 30 T7S R20W TH N 128.8' TH W 172.6'TH SRLY TO A POINT DUE W OF BEG TH E TO BEG Comments: This house sits on approximately 0.55 acres of land. Gravel dirt driveway. Somewhat deep in the woods. Nice privacy. A "Dangerous" building notice was posted on the front of the house. The house is in state of renovation. All new drywall on walls and ceiling. New tile in the kitchen. Someone was putting a lot of effort into this house. The house has personal property still inside such as tools. The shingled roof looks ok, we did not see any leaking on the inside and the house was dry but the roof has some sagging here and there. Detached two car garage with two garage doors. There is a decent amount of construction debris next to the garage as well as inside the garage. Poured concrete foundation for the garage and part of the home. The rest of the homes foundation is block and looks solid. The siding could use some repairs. Cement pad located to the West of the house. Two bedroom one bathroom. This house has a ton of potential. Quiet area. Great starter home. See below for descriptions of the 2 adjoining vacant lots also included in this sale Additional Disclosures: 21; 50 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 07-0030-0051-03-8; Legal Description: COM 4'W & 260.8'N OF SE COR OF NE QTR OF SW QTR OF SEC 30 T7S R20W TH N 132'TH W 165.3'TH SRLY ON C/L OF A HWY TO A POINT DUE W OF BEG TH E TO BEG Comments: This vacant lot in approximately 0.53 acres of land. Mostly marsh land. Deep in the woods. Small amount of dumping. Cool property. I'm not positive you would be able to build due to the wet land. In a new development area. Lots of nice houses being built around the area. On a dirt road that hasn't been fully developed. Gas, Electric, and phone are in the area.</p> <p><i>(3 of 3)</i> Parcel ID: 07-0030-0083-00-2; Legal Description: COM 1056.3'S & 4'W OF CENTER OF SEC 30 T7S R20W TH S 132'TH W 172.6'TH NELY TO A POINT 165.2'W OF BEG TH E 165.2'TO BEG Comments: This vacant lot in approximately 0.48 acres of land. This vacant lot in approximately 0.53 acres of land. Mostly marsh land. Deep in the woods. Small amount of dumping. Cool property. In a new development area. Not positive you would be able to build due to the amount of wet land. Lots of nice houses being built around the area. On a dirt road that hasn't been fully developed. Gas, Electric, and phone are in the area.</p> <p>Summer Tax Due: \$1,993.74</p>	9325 MATTHEWS RD UNION PIER; LOCKE RD UNION PIER; MATTHEWS RD UNION PIER	\$11,239.20
6329	<p>Parcel ID: 08-0032-0006-00-9; Legal Description: THAT PART OF OLD R/R R/W IN W HAF OF SEC 32 T3S R17W DES AS FOLLOWS COM AT SE COR OF N HAF OF NW QTR OF SW QTR TH W 29'TH N 660' TH E4' TH N 660'TH E 50'TH S 660'TH E 4' TH S 660'TH W 29' TO BEG Comments: This vacant lot is approximately 1.88 acres of land. This property appears to be landlocked. We were unable to access the property without traversing through private property. Do your research on this one. Forested. This would be a good purchase for one of the adjacent property owners that would allow legal access to the property.</p> <p>Summer Tax Due: \$11.22</p>	<NOT SET> COLOMA	\$729.87
6330	<p>Parcel ID: 08-4890-0017-00-1; Legal Description: LOTS 17 & 18 MC FARLIN'S SUBDIVISION. Comments: This vacant lot is approximately 0.23 acres of land. Forested. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Farlins" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area.</p> <p>Summer Tax Due: \$7.82</p>	GENCO ST COLOMA	\$1,007.85
6331	<p>Parcel ID: 10-0036-0016-09-8; Legal Description: COM 576'W OF S1/4 PST SEC 36 T3S R18W TH W 93.34'TH N16DEG58'05"W 398.1'TH N60 DEG 04'08"E 100.08' TH S15DEG54'42"E 447.87'TO POB UNRE SUR Comments: This vacant lot is approximately 0.88 acres of land. It appears there was previously a structure on this property but it has since been removed. The SEV may not accurately represent the current value of the property. There is a paved round about driveway still on the property. Open grassy lot with many trees. Nice location close to Lake Michigan. Ready for a new build. Would be a nice purchase for one of the adjacent property owners looking for more parking space.</p> <p>Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$143.55</p>	4386 RED ARROW HWY COLOMA	\$8,091.30
6332	<p>Parcel ID: 10-4540-1542-00-3; Legal Description: LOTS 1542 THRU 1546 INCL LAKE MICHIGAN BEACH Comments: This vacant lot is approximately 0.22 acres of land. Nice forested area. Mix of tall old trees and younger trees. Vegetation isn't very thick. You can walk through this property fairly easy. Nice spot to build. Quiet area. Always check with the Local Unit Assessor/Zoning about your plan!</p> <p>Summer Tax Due: \$15.40</p>	5912 MADISON ST COLOMA	\$708.64

6333	Parcel ID: 10-4540-2165-00-9; Legal Description: LOTS 2165 & 2166 LAKE MICHIGAN BEACH. Comments: This vacant lot is approximately 0.09 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Double Lot Summer Tax Due: \$18.74	6149 LINCOLN ST COLOMA	\$789.16
6334	Parcel ID: 10-4550-3902-00-4; Legal Description: LOT 3902 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.05 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 1" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$7.14	6161 JACKSON ST COLOMA	\$629.60
6335	Parcel ID: 10-4550-3981-00-1; Legal Description: LOT 3981 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.05 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 1" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$5.50	6160 MC KINLEY ST COLOMA	\$652.57
6336	Parcel ID: 10-4550-4279-00-9; Legal Description: LOTS 4279 & 4280 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. Forested. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 1" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$10.05	6215 MC KINLEY ST COLOMA	\$686.36
6337	Parcel ID: 10-4550-4281-00-3; Legal Description: LOTS 4281 & 4282 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. Forested. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 1" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$15.87	6223 MC KINLEY ST COLOMA	\$768.22
6338	Parcel ID: 10-4550-4283-00-6; Legal Description: LOTS 4283 & 4284 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. Forested. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 1" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$19.53	6227 MC KINLEY ST COLOMA	\$819.89
6339	Parcel ID: 10-4560-5481-00-3; Legal Description: LOT 5481 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.06 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 2" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$6.90	5700 WILSON ST COLOMA	\$574.19
6340	Parcel ID: 10-4560-6138-00-1; Legal Description: THAT PT LOTS 6138 & 6139 LAKE MICHIGAN BEACH NO 2 THAT LIES SELY OF HWY I-96 R/W Comments: This vacant lot is approximately 0.01 acres of land. Forested. At the very end of Adams St in Coloma. Small triangular piece of land. Forested. Next to I-96 Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.21	6428 ADAMS ST COLOMA	\$502.68
6341	Parcel ID: 10-4560-6643-00-7; Legal Description: LOTS 6643 TO 6647 INCLUSIVE LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.23 acres of land. Forested. Thick vegetation throughout difficult to traverse. Quiet road. Summer Tax Due: \$22.03	5982 HARRISON ST COLOMA	\$831.59
6342	Parcel ID: 10-4560-7231-00-4; Legal Description: LOT 7231 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.05 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$5.50	6430 GARFIELD ST COLOMA	\$622.25

6343	Parcel ID: 10-4560-7468-00-4; Legal Description: LOTS 7468 & 7469 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.09 acres of land. Forested. Double lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 2" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$23.14	6265 GARFIELD ST COLOMA	\$958.92
6344	Parcel ID: 10-4560-7595-00-6; Legal Description: LOT 7595 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.06 acres of land. Forested. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 2" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$14.32	4089 NUNICA PL COLOMA	\$798.88
6345	Parcel ID: 10-4570-9664-00-2; Legal Description: LOTS 9664 9665 & 9666 LAKE MICHIGAN BEACH NO. 3. Comments: This vacant lot is approximately 0.14 acres of land. Forested. Triple lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 3" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$17.63	5290 PLUM ST COLOMA	\$813.88
6346	Parcel ID: 10-4570-9667-00-1; Legal Description: LOTS 9667 9668 & 9669 LAKE MICHIGAN BEACH NO 3 Comments: This vacant lot is approximately 0.14 acres of land. Forested. Triple lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 3" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$7.23	5278 PLUM ST COLOMA	\$602.56
6347	Parcel ID: 10-4570-9775-00-9; Legal Description: LOTS 9775 9776 & 9777 LAKE MICHIGAN BEACH NO. 3. Comments: This vacant lot is approximately 0.14 acres of land. Forested. Triple lot. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Lake Michigan Beach NO. 3" subdivision was being built. The road is currently forested. To access this property you would have to traverse through the woods. There is power in the area. Summer Tax Due: \$38.59	5605 ONTARIO ST	\$1,189.11
6348	Parcel ID: 13-2720-0028-00-5; Legal Description: LOT 28 ALTERATION OF BLK 3 GOLF VIEW GARDENS Comments: This vacant lot in approximately 0.17 acres of land. In a new development area. Wet land indicators all around the area. There is a pile of construction debris. Large bricks/chunks of concrete. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$5.68	13636 CORINNE SNYDER MEMORIAL CT NEW BUFFALO	\$679.85
6349	Parcel ID: 13-2720-0029-00-1; Legal Description: LOT 29 ALTERATION OF BLK 3 GOLF VIEW GARDENS Comments: This vacant lot in approximately 0.18 acres of land. In a new development area. Wet land indicators all around the property. Pile of bricks from construction left on the property. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$2.43	13640 CORINNE SNYDER MEMORIAL CT NEW BUFFALO	\$667.49
6350	Parcel ID: 13-2720-0031-00-6; Legal Description: LOT 31 ALTERATION OF BLK 3 GOLF VIEW GARDENS Comments: This vacant lot in approximately 0.19 acres of land. This land has standing water. Wet land indicators. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Golf View Gardens" subdivision was being built. The road is currently forested and wet. To access this property you would have to traverse through the woods. There is power in the area. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$4.90	19285 MICHIGAN ST NEW BUFFALO	\$786.12
6351	Parcel ID: 13-2720-0032-00-2; Legal Description: LOT 32 ALTERATION OF BLK 3 GOLF VIEW GARDENS Comments: This vacant lot in approximately 0.17 acres of land. This land has standing water. Wet land indicators. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the "Golf View Gardens" subdivision was being built. The road is currently forested and wet. To access this property you would have to traverse through the woods. There is power in the area Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	19279 MICHIGAN ST NEW BUFFALO	\$1,285.84

6354	<p>Parcel ID: 14-0023-0038-01-2; Legal Description: COM 526.45'E & 438.2'N16DEG W OF SW COR SEC 23 T7S R17W TH N16DEG W 16.37'TH N86DEG19'E 247'TH N3DEG41' W 151'TH N86DEG19'E 256.2'TH S8DEG 45'E ON RR R/W 167.65'TH S86DEG19'W 514.5'TO POB Comments: These buildings sit on approximately 1.28 acres of land. Poured concrete foundations look good. Metal siding and metal roofs on both. They are in decent shape but could use some repairs. Great place for storing large machinery. The grey building's insulation is starting to fall apart. Small office area in the back. Multiple breaker boxes ranging in amperage. Large property. The red building has a tarp on a section of its roof. There is a large amount of breaker boxes in the red building. Very large sliding door on the red building. There is a bathroom in this building as well. The buildings are very similar. Overall they are both in fair shape but need some repairs.</p> <p>Summer Tax Due: \$408.10</p>	1511 FRONT ST NILES	\$11,532.96
6355	<p>Parcel ID: 14-0024-0026-02-1; Legal Description: COM 528'S OF NW COR OF E1/2 OF SE 1/4 SEC 24 T7S R17W TH E 367.6'TH S 241.9'TH W 367.6'TH N 241.9'TO BEG Comments: This house sits on approximately 1.87 acres of land. Wide cement driveway leads to an attached two car garage. The interior of the home looks like it was in the process of being renovated. There is a large amount of debris and personal belonging in the home. Ceiling is peeling. Some of the floors are bare and looks like tiles have been removed. Large grassy yard surrounds the homes. Many tall older trees. Across the street from "Spartan Tool" Shingled roof looks good but there is a large build up of leaves and other debris on it. Siding is in fair shape but could use a few repairs. A few windows are broken. There is an old shed/garage on the back of the property but it is in poor shape compared to the house. Gas meter removed. Electric meter still present. This would be a great purchase for a renovation company or someone looking for there next project.</p> <p>Additional Disclosures: 50 (see key for full text)</p> <p>Summer Tax Due: \$503.51</p>	1611 TERMINAL RD NILES	\$6,603.74
6356	<p>Parcel ID: 14-0112-0026-02-3; Legal Description: THE E 99'OF THE SW1/4 OF SE1/4 SEC 12 T8S R17W Comments: This vacant lot in approximately 3.01 acres of land. Forested. Thick vegetation. Long strip of land. 99 feet wide.</p> <p>Summer Tax Due: \$154.27</p>	1817 FULKERSON RD NILES	\$1,031.24
6357	<p>Parcel ID: 14-0123-0033-09-2; Legal Description: COM 330'W OF NE COR OF N1/2 OF S1/2 OF NW1/4 FRL SEC 23 T8S R17W TH W 105'TH S 166.54'TH E 105'TH N 166.58' TO POB ALSO COM 380'W OF A POINT 165'S OF NE COR OF SE 1/4 OF NW1/4 SEC 23 TH W 30' TH S 66'TH E 30'TH N 66'TO POB Comments: This house sits on approximately 0.46 acre of land. The house is full of personal belongings and debris. Could not traverse the house due to the amount of debris. Hoarder. Block foundation looks solid. Gas meter removed. Electric meter still hooked up. Nice grassy back yard with some large older trees. Wood siding needs a fresh paint job. Shingled roof is covered in moss. There was a hole in the ceiling that looked like it was caused by an animal. Possible animal damage. This house has looks like it has a lot potential. All of the debris needs to be removed and the house needs a good cleaning. Good fixer upper. Has road access on Mark St as well as Roberts St. Detached one car garage with an awning that connects the two. Additional Disclosures: 66 (see key for full text)</p> <p>Summer Tax Due: \$690.67</p>	248 MARK ST NILES	\$6,082.18
6358	<p>Parcel ID: 14-0124-0025-00-0; Legal Description: THE W 1 RD OF THE S 87.94 A OF E FRL 1/2 OF SEC 24 T8S R17W ALSO TH E 66' OF THE S 97.24 AC OF W FRL 1/2 OF SD SEC 24 Comments: This vacant lot in approximately 2.65 acres of land. Locked gate at road. Forested. Across the street from farmland. Thick vegetation. Nice spot to build.</p> <p>Summer Tax Due: \$496.64</p>	STATE LINE RD NILES	\$2,870.05
6359	<p>Parcel ID: 15-0035-0003-01-2; Legal Description: COM 1461.1'E OF NW COR FRL SEC 35 T6S R18W TH S24DEG36'E 36.3'TH E 471.8'TO RR R/W TH NWLY ON R/W TO N LN SEC 35 TH W TO POB TO BE USED FOR ROAD PURPOSES Comments: This vacant lot in approximately 0.36 acres of land. Partially forested partially paved road. It states in the legal description that it is to be used for road purposes. Interesting property. Not sure you would be able to build anything here. Do your research. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$11.09</p>	RED BUD TR BERRIEN SPRINGS	\$540.80
6360	<p>Parcel ID: 17-0007-0021-09-0; Legal Description: COM AT W1/4 PST SEC 7 T7S R18W TH S89DEG47'14"E 996.7' TH N0DEG10' 24"E 993.89' TH S43DEG23'E 280' TH S43DEG23'E 125' TO POB TH N45DEG50' 37"E 219.58' TH S1DEG53'21"E 8.55' TH S2DEG09'W 178.35' TH S46 DEG37'W 100.74' TH N41DEG18'W 110' TH N43DEG23'W 15' TO POB Comments: This vacant lot is approximately 0.43 acres of land. Mostly forested. Across the street from "Church of Christ" Large older trees and thick vegetation. Nice spot to build. There was a two track drive in the middle of the property.</p> <p>Summer Tax Due: \$617.32</p>	M 63 ST. JOSEPH	\$3,043.73

6361	<p>Parcel ID: 17-0032-0015-04-0; Legal Description: COM 194.88'E OF NW COR SEC 32 T5S R18W TH S 221.75' TH E 136' TH N 221.75'TH W 136'TO POB Comments: This house sits on approximately 0.69 acres of land. Smaller home out in the country. Dirt driveway. Block foundation looks solid. Mix of brick/vinyl/wood siding in fair shape. Electric meter still hooked up. Appears to be propane only. There is access to the crawl space basement from the outside of the house as well as a small entryway inside the house. There is an old storage building that is falling apart on the property. Open grassy yard with some trees. Shingled roof looks decent. We did not see any leaking inside. There is standing water in the crawlspace basemen. It looks like it is from the exterior entrance to the basement only having a piece of plywood covering it allowing rain water to enter. Quiet area in the country. Floors felt a bit uneven in a few places. This house needs some work. Some personal property and other debris have been left behind.</p> <p>Summer Tax Due: \$1,602.04</p>	938 E ROCKEY WEED RD BERRIEN SPRINGS	\$7,706.94
6362	<p>Parcel ID: 19-0026-0016-01-6; Legal Description: PART OF SECS 26 & 27 T5S R18W COM 691.7'W OF E QTR POST OF SEC 27 TH MEASUR S26 DEG 10'E ON HWY 499.7' TH S21 DEG 40'E ON HWY 1178.7' TH S35 DEG 10'E ON HWY 229.7'FOR A BEG POINT TH S35 DEG 10'E ON HWY 100' TH S57 DEG W 268' TO ST.JOSEPH RIVER TH NW'LY ALONG RIVER TO A POINT WHICH IS S57 DEG W FROM THE BEG POINT TH N57 DEG E 277'TO BEG Comments: This house sits on approximately 0.59 acres of land. Unfortunately this house is condemned. The poured concrete foundation has begun to collapse. The floor in the basement has a major fracture. A large portion of the wall has collapsed do to the foundation sinking. Most of the windows have been broken in. This house will require a great deal of work . 200 amp breaker. Great location but the house is in very poor shape due to the crumbling foundation. Additional Disclosures: 34; 31; 36 (see key for full text)</p> <p>Summer Tax Due: \$472.43</p>	6380 RIVER RD SODUS	\$7,465.49
6363	<p>Parcel ID: 19-7500-0050-00-8; Legal Description: LOT 50 TOWN LINE SUBDIVISION Comments: This vacant lot is approximately 0.18 acres of land. Thick vegetation. Mostly forested.</p> <p>Summer Tax Due: \$20.68</p>	2410 MOORE ST BENTON HARBOR	\$615.43
6364	<p>Parcel ID: 19-7500-0052-00-1; Legal Description: LOT 52 TOWN LINE SUBDIVISION Comments: This vacant lot is approximately 0.18 acres of land. Thick vegetation and forested.</p> <p>Summer Tax Due: \$20.68</p>	2378 MOORE ST BENTON HARBOR	\$613.64
6365	<p>Parcel ID: 21-7250-0026-00-4; Legal Description: OUT LOT A IN SHIMER'S SUBDIVISION Comments: This vacant lot is approximately 0.45 acres of land. Forested. Sits between two houses. Thick vegetation throughout.</p> <p>Summer Tax Due: \$202.57</p>	JOHN GOFF RD WATERVLIET	\$1,537.15
6367	<p>Parcel ID: 41-5050-0211-00-0; Legal Description: LOT 34 BLK 6 MICHIGAN SHORES SUB Comments: This vacant lot is approximately 0.18 acres of land. There is legal road access to this property but over the years the lake has eaten away at the land. Lake Shore Dr was never fully developed to reach the property. You can easily access the property form a walk way that is built at the end of Avalon Trail. Beautiful beach. Great area. This would be a good purchase for one of the adjacent property owners. There is gas, electric, water, and phone in the area.</p> <p>Summer Tax Due: \$810.80</p>	LAKE SHORE DR NEW BUFFALO	\$6,615.75
6368	<p>Parcel ID: 41-5050-0212-00-6; Legal Description: LOT 35 BLK 6 MICHIGAN SHORES SUB Comments: This vacant lot is approximately 0.18 acres of land. There is legal road access to this property but over the years the lake has eaten away at the land. Lake Shore Dr was never fully developed to reach the property. You can easily access the property form a walk way that is built at the end of Avalon Trail. Beautiful beach. Great area. This would be a good purchase for one of the adjacent property owners. There is gas, electric, water, and phone in the area.</p> <p>Summer Tax Due: \$980.85</p>	LAKE SHORE DR NEW BUFFALO	\$7,714.35
6369	<p>Parcel ID: 51-0801-0007-00-2; Legal Description: LOT 7 ASS'ORS PLAT NO 1 CITY OF BENTON HARBOR EXCEPT W 5' THEREOF Comments: This vacant lot is approximately 0.09 acres of land. Driveway entrance at road. Mostly dirt with a few trees. There was a car parked on the property on last visit. Next to LOT#6370 which is a two story house.</p> <p>Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$30.12</p>	666 PAVONE ST BENTON HARBOR	\$1,050.05
6370	<p>Parcel ID: 51-0801-0008-00-9; Legal Description: LOT 8 ASS'ORS PLAT NO 1 CITY OF BENTON HARBOR EXCEPT W 5' THEREOF Comments: The house sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Wood Siding needs a new paint job. Block foundation looks decent. Shingled roof looks like it needs repairs. There are renters still in the house. They stated the house was in bad shape. This house is next to LOT#6370 which is a vacant lot. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$600.20</p>	658 PAVONE ST BENTON HARBOR	\$3,152.12

6371	Parcel ID: 51-0801-0013-00-2; Legal Description: LOT 13 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.18 acres of land. Open grassy lot with a few trees. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$54.26	614 PAVONE ST BENTON HARBOR	\$1,260.26
6372	Parcel ID: 51-0801-0075-00-8; Legal Description: LOT 75 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.1 acres of land. Open grassy lot. Cement driveway entrance at road. There was a vehicle parked on the property on last visit. A couple large trees. Partial cement sidewalk leads into the property. Ready for a new build. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$30.12	1233 APPLE AVE BENTON HARBOR	\$930.03
6373	Parcel ID: 51-0801-0090-00-7; Legal Description: LOT 90 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.17 acres of land. Open grassy lot. Brick work along the road. Couple large trees. Alley in the back. Ready for a new build. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$48.22	609 COLFAX AVE BENTON HARBOR	\$1,115.50
6376	Parcel ID: 51-5000-0062-00-1; Legal Description: LOT 62 MC ALISTER ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot with one tree on the East portion. Driveway entrance on Lavette. There is an ally at the back of the property. Some slight debris but nothing big. Ready for a new build. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$132.73	957 LAVETTE ST BENTON HARBOR	\$2,075.17
6378	This lot is a "bundle" comprised of 4 parcels (1 of 4) Parcel ID: 51-5110-0007-00-4; Legal Description: UNIT 7 NEW HARBOR CONDOMINIUMS BLDG A LIBER 41 PAGE 1 Comments: This lot is 4 units combined. Unfortunately these buildings have been condemned. Please contact the Berrien County Treasurers office for more information on the condemnation. Most of the units have been boarded shut. Flat roofs. Large parking area. Across the street from the Saint Joseph River. The buildings do not look to be in good shape. Staircases are rusted and the walk ways are starting to fall apart. Do your research on this one Additional Disclosures: 46; 31; 15 (see key for full text) (2 of 4) Parcel ID: 51-5110-0013-00-4; Legal Description: UNIT 13 NEW HARBOR CONDOMINIUMS BLDG A LIBER 41 PAGE 1 Comments: UNOCCUPIED STRUCTURE (3 of 4) Parcel ID: 51-5110-0023-00-0; Legal Description: UNIT 23 NEW HARBOR CONDOMINIUMS BLDG A LIBER 41 PAGE 1 Comments: UNOCCUPIED STRUCTURE (4 of 4) Parcel ID: 51-5110-0088-00-4; Legal Description: UNIT 88 NEW HARBOR CONDOMINIUMS BLDG C LIBER 41 PAGE 1 Comments: UNOCCUPIED STRUCTURE Summer Tax Due: \$1,067.22	655 RIVERVIEW DR 7 BENTON HARBOR; 655 RIVERVIEW DR 13 BENTON HARBOR; 655 RIVERVIEW DR 23 BENTON HARBOR; 655 RIVERVIEW DR 88 BENTON HARBOR	\$17,063.64
6379	Parcel ID: 51-5250-0013-00-0; Legal Description: LOT 1 BLK 2 NEWLAND ADD TO CITY OF BENTON HARBOR Comments: The house sits on approximately 0.14 acres of land. Paved driveway leads to a detached two car garage. Chain link fence borders the property enclosing the house and yard. The house has been boarded shut but some of the ply wood has been broken off. Debris inside and around the home. Furnace and water heater still present. 100 amp breaker box. Four bedroom, one and a half bathroom. The house is full of debris. Vinyl siding in fair shape. Mix of block and stone foundation looks solid. Shingled roof on the home for the most part looks good. Needs some repairs here and there. The shingled roof on the garage has a hole in the center. Some broken windows. Gas meter removed. Electric meter still attached. House appears to be full of debris. This is a large house that has potential. Summer Tax Due: \$890.43	708 PAVONE ST BENTON HARBOR	\$5,964.75
6381	Parcel ID: 51-8600-0019-00-3; Legal Description: LOT 7 BLK B WEBBS ADD TO CITY OF BENTON HARBOR Comments: The house sits on approximately 0.14 acres of land. Cement driveway runs along the side of the home and leads the back yard where a garage once existed. The cement pad where the garage was is still visible. Alley way behind the home. The house has been boarded shut. Block foundation looks solid. A small amount of crumbling here and there but nothing major. Large amount vegetation debris in the backyard. Remains of a fallen tree. Shingled roof looks ok. Electric meter still hooked up. Gas meter has been removed. Wood siding is cracking a bit but nothing major. House has potential. Additional Disclosures: 46 (see key for full text) Summer Tax Due: \$779.39	830 MC ALISTER AVE BENTON HARBOR	\$4,048.41

6382	Parcel ID: 52-0019-0048-02-3; Legal Description: THE SLY 50'OF ELY 160'OF FOL COM 325'S & 33'N89DEG24'W OF NE COR OF SE1/4 OF SE1/4 SEC 19 T4S R18W TH N89DEG24'W 250'TH S 150'TH S89DEG 24'E 250'TH N 150'TO POB Comments: This vacant lot is approximately 0.22 acres of land. Open grassy lot. Across the street from an Auto repair business. There are multiple vehicles parked on the property. I imagine its just the business taking advantage of the empty lot. Some debris/garbage on the lot. Nothing difficult to clear out. Would be a great purchase for the business across the street or someone looking to build a small building. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$54.26	720 S FAIR AVE BENTON HARBOR	\$1,032.16
6384	Parcel ID: 52-0821-0052-00-7; Legal Description: LOT 52 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.21 acres of land. Cement driveway entrance at road. Partial cement driveway. It looks like there was previously a building on this property but has since been removed. There is now a sandy/grassy area where the building was. Some slight debris here and there but nothing major. Handful of trees. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$78.39	531 BROADWAY AVE BENTON HARBOR	\$2,756.61
6385	Parcel ID: 52-1250-0007-00-2; Legal Description: LOT 7 BLK A COOKE & RIFORD'S SUB OF PT OF THE SW1/4 OF SEC 19 T4S R18W CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. Drive way entrance at road. There is road access on Broadway as well as Pearl. Open Grassy lot with a handful of large old trees. Some slight debris at the back of the property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$42.20	675 BROADWAY AVE BENTON HARBOR	\$997.89
6386	Parcel ID: 52-2400-0022-00-3; Legal Description: THE E 32' OF LOTS 22 & 23 FOSTER'S ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.07 acres of land. Tall grass with a few younger trees. An alley runs along the side off the property. Small amount of debris strewn about. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$24.07	460 FOSTER AVE BENTON HARBOR	\$1,273.75
6387	Parcel ID: 52-6800-0006-00-5; Legal Description: LOT 6 A B RIFORDS ADD TO CITY OF BENTON HARBOR EXC COM AT NW COR OF LOT 6 TH E 38.5'TH SWLY 37.2'TO PT ON ELY LN OF PIPESTONE ST 25'SELY OF BEG TH N35DEG45'W 25'TO BEG ALSO THAT PT OF LOT 5 COM 57'W OF SE COR OF SD LOT TH E 57'TH N 10'TH W 32' TH SWLY TO BEG Comments: This vacant lot is approximately 0.37 acres of land. Irregular shaped (see aerial) Grassy lot with a handful of large trees. Partial sidewalk leads into the property. Across the street from commercial buildings. There was new road construction on last visit. Nice sized lot. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$114.62	389 MAPLE BENTON HARBOR	\$1,463.96
6388	Parcel ID: 52-7150-0005-01-4; Legal Description: THE E 35'OF LOT 5 BLK 46 SHENEMAN'S ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.08 acres of land. Partial cement driveway. Debris strewn about the property. Nothing difficult to clean up. open lot. Tall grass. Couple Trees in the back. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$24.07	431 LINCOLN AVE BENTON HARBOR	\$1,616.90
6390	Parcel ID: 53-2000-0054-00-1; Legal Description: LOT 5 BLK 3 EMPIRE ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot. A few small trees. In between two homes. Possible encroachment from neighbors cement driveway. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$42.20	1043 MONROE ST BENTON HARBOR	\$1,091.66
6392	Parcel ID: 53-6150-0059-00-8; Legal Description: LOT 11 BLK C POTES ADD TO THE CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.15 acres of land. This property has road access on both Pearl St and Broadway. There is a large pile of debris on the property near Broadway. Open grassy lot with a handful of trees. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$48.22	1252 PEARL ST BENTON HARBOR	\$1,185.83
6393	Parcel ID: 53-8200-0019-00-7; Legal Description: LOT 19 BLK A VAN DEVORT BROS ADD TO THE CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. There is road access on Broadway as well as Pearl St. Open dirt lot. Driveway entrance at road. A tree has fallen on the property and still remains. Ready for a new build. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$42.20	861 BROADWAY AVE BENTON HARBOR	\$975.74

6394	Parcel ID: 53-8600-0075-00-0; Legal Description: THE S 50'OF LOT 3 BLK G WEBBS ADD TO THE CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot with some young trees on the boundary. Chain link fence surrounds the property. A tree has fallen onto the property and still remains. The tree has damaged the fence. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$45.45	812 BROADWAY AVE BENTON HARBOR	\$858.48
6395	Parcel ID: 54-0901-0026-01-5; Legal Description: LOTS 26 & 27 & THE S 10'OF LOT 28 BLK 4 BENTON HARBOR IMPROVEMENT ASSOC 1ST ADD TO CITY OF BENTON HARBOR ALSO THE E1/2 OF VAC ALLEY LYING W OF SD PROPERTY Comments: This vacant lot is approximately 0.19 acres of land. Partially fenced in with the neighboring house. Grassy open lot with a handful of tall older trees. Some debris from the neighboring property such as old couches. Ready for a new build. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$60.30	486 N MC CORD ST BENTON HARBOR	\$1,134.77
6396	Parcel ID: 54-0903-0112-00-7; Legal Description: LOT 19 BLK 13 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. It looks like there was previously a building on this property but it has since been removed. There is a partial cement driveway. You can see the remains of the old concrete foundation. There is a children's inflatable pool in the middle of the property and a bit of debris here and there but for the most part is clean. Open grassy lot. There are some nice tall trees. ready for a new build. Please do your research with the local unit assessor/zoing to make sure your plan works! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$48.22	140 ODEN ST BENTON HARBOR	\$1,130.11
6397	Parcel ID: 54-2300-0074-00-6; Legal Description: LOT 8 BLK 5 FAIR GROUND ADD TO CITY OF BENTON HARBOR Comments: The house sits on approximately 0.16 acres of land. Shingled roof looks fair. Vinyl siding looks ok. Vegetation starting to grow up around the home. Alley behind home. Multiple small shed in back yard. Partial chain link fence. Cement sidewalk leads to front door. Unfortunately the house has a major mold issue. The main living room was covered in black mold. Gas meter removed. Electric meter still present. Additional Disclosures: 32 (see key for full text) Summer Tax Due: \$519.12	838 MINERAL AVE BENTON HARBOR	\$1,784.12
6398	Parcel ID: 54-7150-0019-01-4; Legal Description: LOT 4 BLK 49 SHENEMAN'S ADD TO CITY OF BENTON HARBOR EXC THE N 35'OF W 100'THEREOF ALSO THAT PT OF LOT 1 COM AT NE COR SD LOT 4 TH E 16'TH S 244'TO N LN OF WASHINGTON ST TH W 16'TH N 244'TO BEG MAP 483B Comments: This vacant lot is approximately 0.18 acres of land. Irregular shape (see aerial) Grassy lot partially forested in the back. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$54.26	269 ROSS ST BENTON HARBOR	\$1,322.78
6399	Parcel ID: 58-0340-0020-00-0; Legal Description: THE W 99' OF LOTS 1920 & 21 22 EXC THE N 60' THEREOF ORIG PLAT OF CITY OF BUCHANAN Comments: This house sits on approximately 0.22 acres of land. Unfortunately the property has suffered from a major fire that has destroyed a great deal of the home. There are multiple condemned notices posted on the house. Brick foundation. Small grassy yard. Most of the roof has collapsed in on itself. The house will need a great deal of work. Additional Disclosures: 46; 18; 11; 31 (see key for full text) Summer Tax Due: \$942.15	302 N MAIN ST BUCHANAN	\$8,403.07
6400	Parcel ID: 58-2000-0339-00-9; Legal Description: LOT 14 BLK 14 ENGLISH & HOLMES ADD TO CITY OF BUCHANAN Comments: This vacant lot in approximately 0.15 acres of land. Partially forested. Half of the lot is grassy and open. It looks like the neighbor has stacked a pile of firewood on the property. Would be a good purchase for the adjacent property owner looking to increase their property size. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$93.36	406 FULTON ST BUCHANAN	\$1,227.28
6401	Parcel ID: 58-2000-0345-00-9; Legal Description: THE W 10' OF LOT 19 & ENTIRE LOT 20 BLK 14 ENGLISH & HOLMES ADD TO CITY OF BUCHANAN . Comments: This vacant lot in approximately 0.17 acres of land. Open grassy lot with a handful of large older trees that provide ample shade. Nice spot to build. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$99.24	316 FULTON ST BENTON HARBOR	\$1,813.16
6402	Parcel ID: 58-4850-0001-01-4; Legal Description: LOTS 1 & 15 BLK A MRS MAHALA MANSFIELDS ADD TO CITY OF BUCHANAN Comments: This building sits on approximately 0.40 acres of land. Large paved parking lot. One bathroom. Poured concrete foundation. Mix of vinyl and metal siding. Flat roof didn't show and signs of leaking. Large glass window storefront. Water heater, furnace and roof AC all still present. 200 amp breaker box. Great location for a business. Tiled floor a bit wavy. Overall the building is in fair/good shape. Summer Tax Due: \$2,360.21	411 N RED BUD TR BUCHANAN	\$7,681.39

6403	Parcel ID: 58-6900-0011-00-2; Legal Description: LOT 11 RYNEARSONS ADD TO CITY OF BUCHANAN Comments: This house sits on approximately 0.19 acres of land. Unfortunately the property had multiple condemned notices posted on the house. Please contact the Berrien County Treasurers office for more information on the condemnation. Front door boarded. Block foundation looked solid. Metal siding looks ok. Shingled roof looked ok too. Cement driveway leads to a small one car garage. Garage is full of debris. Garage had a breaker box. An alley runs along the side of the property. There is a shed/storage building on the property as well. Electric meter still hooked up. Gas meter has been removed. Could be a nice fixer upper depending on the reason it was condemned. Additional Disclosures: 46; 31 (see key for full text) Summer Tax Due: \$1,309.72	508 BERRIEN ST BUCHANAN	\$5,342.91
6405	Parcel ID: 62-7405-0363-00-7; Legal Description: UNIT 363 THE MOORINGS REPLAT NO 5 PENINSULA E LIBER 7 PAGE 92 Comments: This boat slip belongs to "the Moorings" on Lake Michigan. Slip 363 on Peninsula E. Large boat slip. The walk out dock was lifted up higher then most of the surrounding docks. Sturdy. There is a white bench and chest for storage. Beautiful location. Possible association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$3.07	363 PENINSULA E NEW BUFFALO	\$1,589.44
6406	Parcel ID: 72-3050-0120-04-1; Legal Description: THE S1/2 OF LOT 120 H B HOFFMANS ADD TO NILES Comments: Please note: The City of Niles states that once the utilities are turned on for this property, occupancy will be granted! This house sits on approximately 0.11 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Shingled roof looks ok. Gravel/dirt driveway leads to a detached two car garage. The garage door has been removed. Poured concrete foundation. Grassy backyard with some thick vegetation. Handful of large trees. Mix of wood and vinyl siding is in fair shape. Overall the house doesn't look to bad. Would be a good starter home. Across the street from a church. Gas meter has been removed. Electric meter still hooked up. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$911.69	314 N 6TH ST NILES	\$15,073.78
6407	Parcel ID: 73-8200-0025-04-7; Legal Description: THE E 55' OF N 130' OF LOT 25 VERNON HGTS ACRES ADD TO CITY OF NILES Comments: This house sits on approximately 0.16 acres of land. Paved driveway leads to a detached one car garage. Vehicle still parked in the driveway. Chain link fenced in back yard. Poured concrete foundation has a couple cracks but looks solid overall. Shingled roof is ok but the back of the house looks like it will need repairs. Has some areas that are slouching. Vinyl siding looks ok could use a few repairs and a power wash. One bathroom two bedroom. Furnace and water heater still in basement. 100 amp breaker box on main floor. Nice area. Across the street from a cemetery and a park. Please note: The city of Niles Fire Department has posted an order for the garage and garage roof to be repaired or demolished due to the unsafe current condition of the structure. The buyer of this property will need to remediate the issue after purchase. Contact the City of Niles at 269-683-2374 for more information. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$784.53	1408 SILVERBROOK AVE NILES	\$7,502.72
6408	Parcel ID: 74-0990-0095-00-3; Legal Description: LOT 4 BLK 15 J BROOKFIELD ADD CITY OF NILES Comments: This vacant lot in approximately 0.18 acres of land. Across the street from a church. Grassy open lot with a few large trees. Large driveway entrance on State St side. Ready for a new build. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$147.04	124 S STATE ST NILES	\$4,436.22
6409	Parcel ID: 74-4670-0019-00-3; Legal Description: LOT 19 LINCOLN MEADOWS NO 1 Comments: This house sits on approximately 0.40 acres of land. Unfortunately the house has suffered from a major fire. The damage is visible from the exterior of the home. There is a "dangerous" building "uninhabitable" notice posted on the home. The windows and doors have all been boarded shut. Vegetation has started to take back the home, growing up over the sides. There is debris around the home. Its a shame because this is a nice neighborhood. A lot of work will be needed to get this home back into living condition. Block foundation. Cement driveway leads to a one car garage. Additional Disclosures: 11; 46; 36 (see key for full text) Summer Tax Due: \$174.64	537 GETTYSBURG DR NILES	\$9,005.97
6410	Parcel ID: 76-0026-0139-02-7; Legal Description: PT OF UNIV LOT 13 IN SEC 26 T4S R19W COM 132.5'N & 165'E OF SW COR SD LOT 13 TH S 125 FT TH E 15'TH N 125'TH W 15' TO POB Comments: This vacant lot is approximately 0.04 acres of land. Small strip of land in between two homes. It looks like it is an alley way/driveway that connects Michigan Ave to another Alley. Interesting piece of land. This would be a good purchase for one of the adjacent property owners. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$184.26	VAC-MICHIGAN AVE ST. JOSEPH	\$1,492.04

6411	Parcel ID: 76-0034-0082-03-4; Legal Description: THAT PT OF S1/2 OF N 44.6 A OF S FRL1/2 OF NE FRL1/4 SEC 34 T4S R19W LYING W OF HWY US 12 Comments: This vacant lot is approximately 2.60 acres of land. Runs along Lake Michigan. Terrain challenged. Beautiful views. Appears to have a small beach at the bottom. Across the street from Holiday Inn Express. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$89.06	3006 LAKE SHORE DR ST. JOSEPH	\$1,173.41
6412	Parcel ID: 76-3060-0063-00-1; Legal Description: LOT 63 HIGHCLIFFE TERRACE NO 1 PRT OF UNIV LOTS 67 68 77 & 78 SEC 26 T4S R19W Comments: The house sits on approximately 0.13 acres of land. Smaller home. Block foundation is solid. Basement window was broken and is now open to the elements. The front of the home has been boarded including the siding. Some of the other windows have been boarded as well. Shingled roof looks ok. Some of the metal siding is falling off not including the plywood section. Cement driveway leads to a small shed behind the home. Small grassy yard. Electric meter has been completely removed including the main electric cable. Gas meter still present. Nice neighborhood. There is potential at this property. Additional Disclosures: 46 (see key for full text) Summer Tax Due: \$1,304.74	851 KINGSLEY AVE ST. JOSEPH	\$8,377.97
6413	Parcel ID: 76-8550-0030-00-7; Legal Description: LOT 30 & E 1/2 OF LOT 31 WILKINSON & BURKHARDS ADD TO CITY OF ST JOSEPH Comments: This house sits on approximately 0.14 acres of land. Nice house in a nice neighborhood. Three bedrooms and one bathroom. Block foundation is nice and solid. Shingled roof in good shape. Metal siding in good shape as well. Alley way behind the home. Hot tub on cement slab. Two car garage behind the home. Basement was wet but that could be due to the freezer that was left open. Had a slight smell in the basement as well but that could also be attributed to the freezer. Water heater and furnace still present. 200 amp breaker. Gas meter was still present but the electric meter was removed. Small side yard with bench and a few trees. Overall this house is in good shape and in a nice neighborhood. Don't miss out on this great opportunity. Summer Tax Due: \$1,958.62	425 LA SALLE AVE ST. JOSEPH	\$6,251.89
6414	Parcel ID: 04-0018-0008-00-8; Legal Description: COM 1046.6'W & 1394.6'N28DEG W OF SE COR SEC 18 T6S R17W TH N65DEG30' E 230.5'TH N67DEG W 260'TH S33DEG 13'W 68.4'TH S28DEG E 150.5'TO POB UNRE SURVEY Comments: ~1.25 Acre triangular property with a vacant commercial structure. Pictures coming soon! Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$1,416.07	9549 OLD 31 BERRIEN SPRINGS	\$6,739.39

9996326	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 07-0030-0051-02-0; Legal Description: COM 4'W OF SE COR OF NE QTR OF SW QTR OF SEC 30 T7S R20W TH N 128.8' TH W 172.6'TH SRLY TO A POINT DUE W OF BEG TH E TO BEG Comments: This house sits on approximately 0.55 acres of land. Gravel dirt driveway. Somewhat deep in the woods. Nice privacy. A "Dangerous" building notice was posted on the front of the house. The house is in state of renovation. All new drywall on walls and ceiling. New tile in the kitchen. Someone was putting a lot of effort into this house. The house has personal property still inside such as tools. The shingled roof looks ok, we did not see any leaking on the inside and the house was dry but the roof has some sagging here and there. Detached two car garage with two garage doors. There is a decent amount of construction debris next to the garage as well as inside the garage. Poured concrete foundation for the garage and part of the home. The rest of the homes foundation is block and looks solid. The siding could use some repairs. Cement pad located to the West of the house. Two bedroom one bathroom. This house has a ton of potential. Quiet area. Great starter home. See below for descriptions of the 2 adjoined vacant lots also included in this sale Additional Disclosures: 21; 50 (see key for full text)</p> <p>(2 of 3) Parcel ID: 07-0030-0051-03-8; Legal Description: COM 4'W & 260.8'N OF SE COR OF NE QTR OF SW QTR OF SEC 30 T7S R20W TH N 132'TH W 165.3'TH SRLY ON C/L OF A HWY TO A POINT DUE W OF BEG TH E TO BEG Comments: This vacant lot in approximately 0.53 acres of land. Mostly marsh land. Deep in the woods. Small amount of dumping. Cool property. I'm not positive you would be able to build due to the wet land. In a new development area. Lots of nice houses being built around the area. On a dirt road that hasn't been fully developed. Gas, Electric, and phone are in the area.</p> <p>(3 of 3) Parcel ID: 07-0030-0083-00-2; Legal Description: COM 1056.3'S & 4'W OF CENTER OF SEC 30 T7S R20W TH S 132'TH W 172.6'TH NELY TO A POINT 165.2'W OF BEG TH E 165.2'TO BEG Comments: This vacant lot in approximately 0.48 acres of land. This vacant lot in approximately 0.53 acres of land. Mostly marsh land. Deep in the woods. Small amount of dumping. Cool property. In a new development area. Not positive you would be able to build due to the amount of wet land. Lots of nice houses being built around the area. On a dirt road that hasn't been fully developed. Gas, Electric, and phone are in the area.</p> <p>Summer Tax Due: TBA</p>	<p>9325 MATTHEWS RD UNION PIER;</p> <p>LOCKE RD UNION PIER;</p> <p>MATTHEWS RD UNION PIER</p>	\$11,239.20
9996353	<p>Parcel ID: 13-8500-0022-00-2; Legal Description: UNIT 22 WHITTAKER WOODS LIBER 147 PAGE 1 Comments: This vacant lot in approximately 0.52 acres of land. Possible association fees. The road was blocked off but we were able to access the property by driving around the blockade. Gas and electric hook ups in the area. This is a vacant lot in a subdivision that doesn't have any houses built on it. The roads are paved but you can tell it hasn't had any traffic in a long time. Thick vegetation with young trees. In the middle of a golf course the "Woodlands Course at Whittaker". Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	<p>19515 WHITTAKER WD CT NEW BUFFALO</p>	\$961.25
9996411	<p>Parcel ID: 76-0034-0082-03-4; Legal Description: THAT PT OF S1/2 OF N 44.6 A OF S FRL1/2 OF NE FRL1/4 SEC 34 T4S R19W LYING W OF HWY US 12 Comments: This vacant lot is approximately 2.60 acres of land. Runs along Lake Michigan. Terrain challenged. Beautiful views. Appears to have a small beach at the bottom. Across the street from Holiday Inn Express. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	<p>3006 LAKE SHORE DR ST. JOSEPH</p>	\$1,173.41

Berrien DNR

Lot #	Lot Information	Address	Min. Bid
10003	Parcel ID: 11-10-5030-0018-00-5; Legal Description: MIZPAH PARK SUBDIVISION LOTS 18 19 Comments: FRONTAGE ON LAKE MICHIGAN AND MIZPAH PARK ROAD CRITICAL DUNE AREA NEAR LAKE MICHIGAN CAN STILL BE USED FOR RECREATIONAL PURPOSES PROPERTY DIMENSIONS ARE 50' X 360' SOME OF THE PROPERTY HAS BEEN ERODED BY LAKE MICHIGAN R1 LAKE MICHIGAN BEACH RESIDENTIAL ZONING REQUIRES 10000 SQ. FEET (0.23 ACRES) AND A 100 FT WIDTH (I.E. 4 LOTS) TO BE APPROVED TO BUILD. THE SUBJECT DOES NOT MEET LOCAL ZONING TO BUILD UNLESS A VARIANCE IS APPROVED Approximatly 0.41 acres of land. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA	2812 Mizpah Park Dr Benton Harbor	\$34,120.00

Cass

Lot #	Lot Information	Address	Min. Bid
1400	Parcel ID: 14-010-023-410-10; Legal Description: COM AT NE COR S 1/2 SE 1/4 TH W 8 RDS S 10 RDS E 8 RDS N 10 RDS TO PL OF BEG. SEC 23 Comments: This vacant lot is approximately 0.60 acres of land. This is a wooded lot. There is a large mound near the corner of the lot but it is mostly flat land. Thick vegetation with old and young trees. Out in the country. Quiet area. We have been told that is parcel is not buildable, so if that is your plan you may want to check with the local building authority. Summer Tax Due: \$66.53	17027 MT ZION ST CASSOPOLIS	\$1,536.98
1401	Parcel ID: 14-010-035-600-00; Legal Description: COM NE COR NE 1/4 SEC TH W 14 RDS S 14 RDS E 14 RDS N 14 RDS TO BEG. SEC 35. 1.22 A Comments: This vacant lot is approximately 1.23 acres of land. There was once a building on this property but it has since been removed. The SEV may not accurately represent the value of the property now that there is no building. Mostly grassy with some large trees along the perimeter. There is an electric meter still hooked up but it has been disconnected. The area where the building used to be is now a large sandy spot. Good spot to build. Quiet country setting surrounded by farmland. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$100.13	17033 KESSINGTON RD JONES	\$2,103.43
1403	Parcel ID: 14-041-160-003-00; Legal Description: LOTS 3 & 4 VILLA ANDERSONVILLE VIL CASSOPOLIS. Comments: This vacant lot is approximately 0.33 acres of land. The property is home to a very large electrical pole. Some thick vegetation and a few young trees along the property line. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$51.83	S O'KEEFE ST CASSOPOLIS	\$1,852.62
1404	Parcel ID: 14-041-194-016-00; Legal Description: LOT 16 B1S-7E. ALSO N 1/2 VACATED ALLEY LYING S OF SD LOT. E B SHERMAN'S ADD VIL CASSOPOLIS. Comments: This vacant lot is approximately 0.33 acres of land. It is mostly wooded with a few grassy areas. This property is accessible through an unbuilt road. This was part of a subdivision that was never fully built. It looks like it is landlocked but there is access. Would be a great purchase for an adjacent property owner looking to increase their property size. Summer Tax Due: \$29.29	S DEPOT ST CASSOPOLIS	\$1,393.72
1405	Parcel ID: 14-070-015-034-00; Legal Description: BEG ON N & S 1/4 LINE 394.80 FT N OF S 1/4 POST, TH N 0 DEG 33' W ALG 1/4 LINE & CEN FIR RD 264 FT, E 661.30 FT, S 0 DEG 35' E 264 FT, W 661.46 FT TO BEG SEC 15 APPROX 4 A. Comments: This house sits on approximately 3.98 acres of land. Large grassy front and back yard. Many trees throughout. Nice looking property. Unfortunately the house has suffered from a fire. The ceiling has fallen in on most of the second floor. Fire damage visible on the ceiling rafters. Three bedroom two bathroom. 200 amp breaker box. Water heater still present. The chimney is showing some damage. Loose rock. The porch above the garage is falling apart as well. Long paved driveway leads to a built in garage on the ground floor. Two garage doors. There is a separate large storage garage next to the home. It is in decent shape and has previous owners property in it. There is also another barn type building in the back of the property. It is not in good shape. Car parked on property. There is also black mold forming. This house will need a lot of work before it is back in living condition. The land is beautiful however. Would be a great spot to rebuild. Additional Disclosures: 32; 11; 21 (see key for full text) Summer Tax Due: \$623.29	70905 FIR RD NILES	\$7,485.16
1406	Parcel ID: 14-101-150-025-00; Legal Description: LOTS 25-26-27-28-29-30 SUE BOGUE'S ADD VIL VANDALIA. Comments: This vacant lot is approximately 0.19 acres of land. This is a wooded lot. Thick vegetation. Lots of old and young trees. Could be a nice spot for a storage building or small home. Small amount of debris near the road. Summer Tax Due: \$11.15	MULBERRY ST VANDALIA	\$1,133.41
1407	Parcel ID: 14-130-115-068-00; Legal Description: LOT 68 BEECHWOOD. Comments: This one story home sits on approximately 0.06 acres of land. Small grassy back yard with a couple trees. Cement driveway runs along the side of the home. Unfortunately there was a condemnation notice posted on the home. Chimney has fallen over. Upon entering the home we found that the floor was caving in and large portions of the ceiling were collapsing. The roof has damage and is letting rain into the home. This house will need a lot of work. Could be a good purchase for a handy man looking for a small challenge. LOT#1408 is just behind the home and could be purchased together to make a larger lot. Additional Disclosures: 22; 32; 5; 34 (see key for full text) Summer Tax Due: \$135.48	54533 BEECHWOOD AVE DOWAGIAC	\$4,901.32

1408	Parcel ID: 14-130-115-075-00; Legal Description: LOT 75 BEECHWOOD. Comments: This shed sits on approximately 0.07 acres of land. Small lot with a few large trees. Close to a lake. Could be a nice spot to build a garage for your boat, kayaks, etc. LOT#1407 is just behind this and could be purchased together to build a larger property line. Summer Tax Due: \$22.52	54533 BEECHWOOD AVE DOWAGIAC	\$1,071.57
1409	Parcel ID: 14-130-320-014-01; Legal Description: LOTS 14 & 15 WILSON'S SUBDIVISION. Comments: This garage sits on approximately 0.65 acres of land. There was once a house on this property but it has since been removed. The SEV may not reflect the current value of the property since the house is no longer there. There is debris and garbage all throughout the property. Small shed in the back. Mostly tall grass with a handful of old large trees. Dirt/gravel driveway leads into the property. Nice sized lot. Could be a good spot to rebuild. The garage has been broken into a few times. The roof is in fair shape and the poured concrete is in good shape as well but overall the garage is in poor shape. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$182.84	28622 WILSON DR DOWAGIAC	\$4,444.58
1410	Parcel ID: 14-140-012-029-00; Legal Description: COM AT INTERSEC OF 2 HWYS 97.92 RDS S OF 1/4 POST BTWN SEC 11 & 12, TH E ALG CEN HWY ABOUT 13 RDS TO LAND OF RELIHAN, TH N 12 RDS, TH W TO N & S HWY, TH S TO BEG SEC 12. Comments: This house sits on approximately 0.80 acres of land. The house is in overall bad shape. It was in the process of being rehabbed. Down to the rafters and studs. House is gutted. The roof has visible holes. The foundation is cracking and there is visible holes into the basement from the exterior of the home. The land is quite pretty though. Grassy with some flower beds. Nice older trees providing ample shade. The house was under construction. There are tools and a lot of lumber inside the home. Large trailer parked in the back of the property. Detached one car garage by the road with its own chimney. This is a cool property and someone with the skills could most likely continue the rehab but it would take a lot of effort. Additional Disclosures: 32; 22; 34; 50; 21 (see key for full text) Summer Tax Due: \$382.08	51767 LAWRENCE RD MARCELLUS	\$6,164.86
1411	Parcel ID: 14-140-100-012-00; Legal Description: LOT 24 VILLAGE OF WAKELEE. Comments: This vacant lot is approximately 0.20 acres of land. Thick vegetation throughout. Handful of large older trees. There are the remains of a large tree that has fallen over. Summer Tax Due: \$35.98	HIGGINS ST MARCELLUS	\$524.23
1412	Parcel ID: 14-150-011-003-00; Legal Description: COM 714.5 FT N OF SE COR W 1/2 NE 1/4 OF SEC TH W 105 FT, TH N 223.5 FT, TH E 105 FT, TH S 223.5 FT TO BEG. SEC 11. Comments: This building sits on approximately 0.58 acres of land. There was once a house on this property but has since been mostly removed. There is a lot of debris left over from the foundation of the building. Large chunks of cement throughout the area. Grassy open area with a lot of large older trees along the road. The storage building is an older building that has seen better days but is still quite usable. Nice spot to build. Quiet area out in the country. Summer Tax Due: \$39.21	51334 O'KEEFE RD DOWAGIAC	\$877.41
1413	Parcel ID: 14-150-181-013-00; Legal Description: LOTS 13 & 14, 23 & 24 BLK 31 TWIN LAKE WOODS. Comments: This vacant lot is approximately 0.22 acres of land. Thick vegetation and some large older trees. This property has access from Oak St and Maple St. There is some vegetation debris such as leaves being dumped on the property. Would be a good purchase for one of the adjacent property owners looking to increase their property size. Summer Tax Due: \$11.74	MAPLE ST DOWAGIAC	\$837.70
1414	Parcel ID: 14-150-183-028-00; Legal Description: LOT 28 BLK 33 TWIN LAKE WOODS. Comments: This vacant lot is approximately 0.06 acres of land. It looks like this property is landlocked but it has access from a road that has not been built yet. Forested. Across the street from Twin Lakes. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.14	WOODLAWN ST DOWAGIAC	\$664.02
1415	Parcel ID: 14-160-100-060-00; Legal Description: COM NELY COR LOT 98, NWLY ALONG NELY LINE 49 1/2 FT, SWLY PARALLEL WITH SELY LINE 66 FT TO SWLY LINE SELY ALONG SWLY LINE 49 1/2 FT TO SELY COR, NELY ALONG SELY LINE 66 FT TO PL OF BEG. ORIGINAL PLAT CITY OF DOWAGIAC. Comments: This house sits on approximately 0.07 acres of land. This is an old house but it is in pretty good shape. There is a small leak from the "un-shingled" portion of the roof but no major damage has occurred yet. Newer water heater and furnace in the basement. It was cleaned out before the last owners left. Siding is in good shape. The floors feel a bit uneven here and there but its an old house. Two bedroom two bathroom. Street parking. This would be a great home for a handy man looking to live in the project they are working on. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$474.25	204 W HIGH ST DOWAGIAC	\$4,023.80

1416	Parcel ID: 14-160-100-118-00; Legal Description: COM 16 RDS W OF NW COR LOT 56, B. MC CONNELL'S ADD S 8 RDS, W 4 RDS, N 8 RDS E 4 RDS TO PL OF BEG UNPLATTED - POKAGON SEC 1 CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.20 acres of land. Grassy lot with a handful of large trees along the boundary of the property. Partial paved driveway entrance at road. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.59	311 GROVE ST DOWAGIAC	\$1,880.79
1418	Parcel ID: 14-160-100-307-00; Legal Description: LOT 16 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.20 acres of land. Mostly an open and grassy lot with a handful of large trees throughout. This was "The Stepping Stone Park" at one point. There is a large sign at the road as well as a children's jungle gym and picnic table. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$13.36	200 MILLER ST(BLOCK) DOWAGIAC	\$927.23
1419	Parcel ID: 14-160-100-327-00; Legal Description: LOT 38 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.41 acres of land total. Mostly grassy lot with a hand full of large trees and some thicker vegetation. Good spot to build. Partial fence on the back of the property. Adjacent to lot 1420, buy one or both! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.59	104 ALLEN ST DOWAGIAC	\$1,140.90
1420	Parcel ID: 14-160-100-328-00; Legal Description: LOT 39 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.41 acres of land total. Mostly grassy lot with a hand full of large trees and some thicker vegetation. Good spot to build. Partial fence on the back of the property. Adjacent to lot 1419, buy one or both! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.59	104 ALLEN ST DOWAGIAC	\$1,244.15
1421	Parcel ID: 14-160-100-429-00; Legal Description: LOT 65 FORBES ADD CITY OF DOWAGIAC. Comments: This house sits on approximately 0.13 acres of land. The house is in poor shape overall. The chimney has fallen apart. It looks like the house has suffered from a fire. Black mold is starting to form in areas. There is a car parked behind the home that is covered in a tarp. It looks like the house was used a short time ago judging from some food left behind. The house is full of garbage and debris. It needs a major cleaning and repairs are needed. Some elbow grease is required for this one. Additional Disclosures: 66; 11; 32 (see key for full text) Summer Tax Due: \$233.23	202 GRAND BLVD DOWAGIAC	\$6,131.56
1422	Parcel ID: 14-160-100-476-00; Legal Description: LOT 8 EVA HEDDON'S ADD CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.19 acres of land. Nice open grassy lot in between two homes. A few large pine trees run along the front of the property by the road. Driveway entrance at road. Would be a nice spot to build or for one of the adjacent property owners looking to increase their property lines. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.59	416 MAPLE ST DOWAGIAC	\$1,185.10
1423	Parcel ID: 14-160-300-414-00; Legal Description: LOT 21 LYLE ADD CITY OF DOWAGIAC. Comments: This house sits on approximately 0.17 acres of land. The house is full of garbage and debris as well as the back yard and garage. Attached two car garage. There is a small shed in the back that is full of garbage. Poured concrete foundation is in good shape. The roof is sagging a bit in a few spots but there is no major damage seen. The house needs to be emptied out and cleaned to really know what's going on. Water heater still present. Unable to locate breaker box or furnace. Could be a good purchase for a handy man looking for their next project. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$501.74	215 SHERWOOD ST DOWAGIAC	\$5,397.22
1424	Parcel ID: 14-160-300-557-00; Legal Description: COM AT NELY COR LOT 59, NWLY ON NELY LINE 70 FT, SWLY PARA WITH SELY LINE TO SWLY LINE SD LOT, SELY ALONG SWLY LINE 70 FT TO SELY COR THEREOF. NELY ALONG SELY LINE TO PL OF BEG. JAY W. MCOMBER'S ADD CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.10 acres of land. Open grassy lot. With a tree and bush in the corner nearest the road. Nice little spot to build or for an adjacent property owner to pick up and increase their current property size. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$30.68	211 W RAILROAD ST DOWAGIAC	\$1,304.04

1425	Parcel ID: 14-160-300-631-00; Legal Description: LOT 138 ALSO THAT PART OF VACATED ALLEY RUNNING ALONG NELY SIDE OF LOT 138 MEAS 8.25' BY 132'. SUBJECT TO UTILITY EASEMENT. MC OMBER'S 3RD ADDN. CITY OF DOWAGIAC Comments: This house sits on approximately 0.22 acres of land. This house was occupied in last visit. Please use caution and be respectful if visiting this property in person. The house is in overall good shape. Utilities are active. Stone foundation looks decent a few areas are cracking. Vinyl siding in good shape. Shingled roof looks decent. Large Cement driveway runs along side of home and leads to a three car garage that is connected to the house via a wooden back porch. Multiple cars parked in the driveway. Two electric meters one on garage and one on the house. This is a nice property don't miss your chance. Please note: this parcel only contains one side (8.25 feet) of the alleyway that is shared with the neighboring parcel. Additional Disclosures: 6; 45 (see key for full text) Summer Tax Due: \$1,038.33	507 W RAILROAD ST DOWAGIAC	\$5,930.59
1426	Parcel ID: 14-101-200-005-00; Legal Description: LOTS 5 & 8 HAINS ADDITION VIL VANDALIA. Comments: Vacant strip of land between Walnut and Maple Street in Vandalia. Summer Tax Due: TBA	WALNUT ST VANDALIA	\$500.00
9991404	Parcel ID: 14-041-194-016-00; Legal Description: LOT 16 B1S-7E. ALSO N 1/2 VACATED ALLEY LYING S OF SD LOT. E B SHERMAN'S ADD VIL CASSOPOLIS. Comments: This vacant lot is approximately 0.33 acres of land. It is mostly wooded with a few grassy areas. This property is accessible through an unbuilt road. This was part of a subdivision that was never fully built. It looks like it is landlocked but there is access. Would be a great purchase for an adjacent property owner looking to increase their property size. Summer Tax Due: TBA	S DEPOT ST CASSOPOLIS	\$1,393.72

Van Buren

Lot #	Lot Information	Address	Min. Bid
5900	<p>Parcel ID: 80-01-016-005-02; Legal Description: COM AT SE COR OF SEC, TH N 0 DEG 19'44"E ALG E SEC L 778.38' TO BEG, TH CON N 0 DEG 19'44"E ALG E SEC L 150.47', TH S 89 DEG 44'W PAR WITH N L OF S1/2 OF SE1/4 OF SEC 1935.9' TO CEN L OF CR 653, TH SELY ALG SD CEN L TO A PT S 89 DEG 44'W OF BEG, TH N 89 DEG 44'E 1897.09' TO BEG. Comments: This vacant lot is approximately 9.61 acres of land. There is an old boat and the remains of an car on the property. Two track grass drive runs into the property and leads to thick vegetation and forest. There is a partial fence still standing on the property as well. Quiet country area. Ready for a new build.</p> <p>Summer Tax Due: \$38.60</p>	35343 CR 653 PAW PAW	\$2,538.64
5901	<p>Parcel ID: 80-01-016-005-20; Legal Description: COM AT SE COR OF SEC, TH N 0 DEG 19'44"E ALG E SEC L 928.85' TO BEG, TH CON N 0 DEG 19'44"E ALG E SEC L 212.75', TH S 89 DEG 44'W PAR WITH N L OF S 1/2 OF SE 1/4 OF SEC 1990.10' TO CEN L OF CR 653 TH S 14 DEG 00'07"E ALG SAID CEN L 219' TH N 89 DEG 44'E 1935.90' TO BEG. Comments: The house sits on approximately 6.62 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Gravel driveway leads to a detached one car garage. The garage is full of debris and personal property. There is also a small shed across from the garage. The modular home looks to be in good shape. There was a dog inside but no one came to the door. Propane tank in front lawn. Small swimming hole in back yard. Shingled roof looks good on both garage and modular. Vinyl siding is in good shape too. Some minor repairs are need but over all looks alright. Large open grassy field behind the home. The East portion of the property is forested. Lots of potential here. Nice piece of land. Additional Disclosures: 6; 17 (see key for full text)</p> <p>Summer Tax Due: \$487.13</p>	35209 CR 653 PAW PAW	\$17,612.56
5902	<p>Parcel ID: 80-01-029-030-10; Legal Description: COM AT NW COR OF SEC, TH S ALG W SEC L 660.0 FT TO BEG, TH S 89 DEG 41'12"E PAR WITH N SEC L 1311.19 FT TO E L OF W 1/2 OF NW 1/4, TH S 0 DEG 04'02"E ALG SAID E L 330.0 FT, TH N 89 DEG 41'12"W 1311.58 FT TO W SEC L, TH N ON SAME 330.0 FT TO BEG. Comments: The house sits on approximately 9.92 acres of land. This property was occupied on last visit. please use caution and be respectful if visiting this property in person. The house looks to be in overall good shape. Poured concrete foundation looks solid. No damage seen. The vinyl siding is in good shape but could use a good power wash. Roofed wood deck on the front and side entrance. Shingled roof looks to be fairly new. Dirt two track driveway leads to a large barn with two cement silos. The barn is in fair shape. Block foundation looks good. The metal roof looks good but there is some rust on the addition that built onto the side of the barn. This is a nice property. Lots of value especially with nearly ~10 acres.</p> <p>Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$568.04</p>	40589 32ND ST PAW PAW	\$16,097.45
5903	<p>Parcel ID: 80-01-029-030-15; Legal Description: COM AT NW COR OF SEC, TH S ALG W SEC L 330.0 FT TO BEG, TH S 89 DEG 41'12"E PAR WITH N SEC L 1310.81 FT TO E L OF W 1/2 OF NW 1/4, TH S 0 DEG 04'02"E ALG SAID E L 330.0 FT, TH N 89 DEG 41'12"W 1311.19 TO W SEC L, TH N ON SAME 330.0 FT TO BEG. Comments: This vacant lot is approximately 9.92 acres of land. Thick vegetation through out. The East portion of the property is forested. There is some debris left over from an old tree that was cut down in the middle of the property. Nice quiet area in the country perfect for a farm house. Build a nice home stead here.</p> <p>Summer Tax Due: \$206.62</p>	32ND ST PAW PAW	\$3,271.62
5904	<p>Parcel ID: 80-02-022-014-40; Legal Description: COM AT NW COR OF SEC, TH S ALG W SEC L 1273.92' TO BEG, TH N 89 DEG 43'45"E 380.0', TH S 190.0', TH S 89 DEG 43'45"W 380.0' TO W SEC L, TH N ALG W SEC L 190.0' TO BEG. Comments: Please Note: The Township plans to demolish the structures on this property prior to the auction. This should be considered a vacant lot. The township will be placing a lien on the property in the amount of \$15,100.00 for the cost of the demo, however any liens for demolition due on the property will be cancelled effective December 31, 2021 pursuant to MCL 211.78m(12).. Approximately 1.66 acres of land. Additional Disclosures: 6 4 (see key for full text)</p> <p>Summer Tax Due: \$545.81</p>	61023 CR 657 LAWTON	\$10,240.39

5905	<p>Parcel ID: 80-03-003-016-10; Legal Description: COM AT NW COR OF SEC, TH E ON N SEC L 1843.99 FT TO BEG, TH CON E ALG N SEC L 530.63 FT, TH S 236.57 FT, TH W 26.35 FT, TH S 664.68 FT, TH W 715.0 FT, TH N 301.25 FT, TH E 210.72 FT, TH N 600 FT TO BEG. Comments: These buildings sit on approximately 12.02 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in good condition. Block foundation looks solid. Shingled roof looks good. Siding is in good shape. Dirt driveway runs along the side of the home and leads to a detached two car garage that is in good shape. Slab on grade looks good. Vinyl siding on garage needs a few minor repairs. The Barn near the home looks to be in fair/good shape as well. Metal siding looks good. Shingle roof looks good except for a few trouble spots above the garage door section that has some pine tree limbs growing above it. Gas pump located on property. Possible underground tanks used for filling farm equipment. There is another garage North of the home that is in decent shape. Slab on grade. Wood siding looks decent could use a fresh coat of paint. Shingle roof looks fine. There are also two very large metal barns on the East portion of the property. The largest metal barn has severe roof leakage and truss damage. There is a lot of farm equipment back there as well. Large machinery. This is a very large property with a lot going on. Down your homework. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$371.57</p>	51273 24TH AVE GRAND JUNCTION	\$7,567.55
5906	<p>Parcel ID: 80-03-005-024-00; Legal Description: BEG AT SW COR OF NE 1/4 OF SW 1/4, TH N 224' ALG 1/8 L, TH E 318' PAR WITH E & W 1/4 L, TH S 224' PAR WITH N & S 1/4 L, TH W 318' TO BEG. Comments: The house and barn sit on approximately 1.65 acres of land. The modular sits on a cement slab the looks solid. The modular itself is in very poor shape. There are multiple large holes in the roof letting animals and rain inside. Black mold is forming where water is getting in. The floors feel wavy. It is posted as winterized. The barn is in decent shape. You can see some holes in the roof when inside the building. 100 amp breaker box inside the barn. Dirt floor. There is another structure behind the barn that is in terrible shape. There is a tree growing through one of the door frames. The roof is collapsing. It is very old. The property itself is nice. Tall grass throughout. Many young and old trees. There is potential here. Additional Disclosures: 63; 5; 32 (see key for full text) Summer Tax Due: \$298.87</p>	27225 55 1/2 ST BANGOR	\$5,139.82
5907	<p>Parcel ID: 80-03-401-030-00; Legal Description: LOT 30 BLK 1 SCOTT SHORES. Comments: This vacant lot is approximately 0.19 acres of land. Forested. Summer Tax Due: \$13.72</p>	FLAGLER AVE BLOOMINGDALE	\$920.99
5913	<p>Parcel ID: 80-06-034-011-00; Legal Description: W 375' OF THAT PT OF SW 1/4 LY S OF CONSUMERS POWER PROPERTY. Comments: The house sits on approximately 8.14 acres of land. This property was occupied (It is currently unoccupied) when our inspector made their visit, but since then the former owner has provided us with additional information and interior photos. Details from the former owner: House is 2300 sq ft. Improvements made: 200 amp electrical service including house rewiring circa 1990, House replumbed circa 1990, Anderson window replacements circa 1990, All walls updated with drywall and insulation, 4 inch well, First floor sanded completely solid oak floors ready for finish, Newly painted inside walls/ceilings/woodwork and doors, Solid oak Bertch brand kitchen cabinets, New light gray carpet on stairs and into upstairs bedrooms, Bathrooms have new floor tiles and sink top. Downstairs: Dining room, large farmhouse style kitchen, living room, laundry room, full bath, bedroom, office. Upstairs: 2 bedrooms and master bedroom, full bath. Property has wildlife habitat. Garage: 32x48x12 feet high. Circa 2011. Mix of block, stone, and poured concrete foundation looks solid. Large cement driveway leads to a detached garage with both a standard garage door and a taller one. Vinyl siding is in good shape on both the home and garage. Shingled roof looks good as well. These two buildings are in great shape. There is also an old barn in the back yard. It not in terrible shape for its age. Chimney still standing. Shingled roof is ok. Wood siding showing its age. This is a large property. It become more forested the farther North you go into the property. Great lot we don't get many like this. (Notified by the county that the barn encroaches on neighbors property. The former owner states the following: "Neighbor will adjust the garage property encroachment for payment of \$1500.00. Survey has already been completed"). Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$314.57</p>	51910 24TH AVE GRAND JUNCTION	\$4,205.38
5914	<p>Parcel ID: 80-06-280-111-01; Legal Description: LOTS 11 THRU 16 INCLUSIVE. BLOCK 1 LITTLE BEAR LAKE PARK. COMBINATION OF: 80-06-280-111-00 AND 80-06-280-115-00 Comments: The home sits on approximately 0.45 acres of land. The property is full of debris. Large amounts of metal waste. The property was occupied on last visit. Please use caution and be respectful if visiting the property in person. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$78.25</p>	50957 5TH AVE GRAND JUNCTION	\$1,626.34

5915	Parcel ID: 80-06-280-932-00; Legal Description: LOT 32 BLOCK 9 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.08 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Eighth St in the Little Bear Lake Park Subdivision. (See plat map) There is access but you have to traverse vegetation and trees. There is power in the area. Summer Tax Due: \$3.97	CR 388 GRAND JUNCTION	\$728.77
5916	Parcel ID: 80-06-420-705-00; Legal Description: LOTS 5&6 BLOCK 7 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.14 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Lake Avenue in the Saddle Lake Subdivision. (See plat map) There is access but you have to traverse vegetation and trees. There is power in the area. Summer Tax Due: \$7.46	SADDLE LAKE SUB GRAND JUNCTION	\$794.27
5917	Parcel ID: 80-06-420-709-00; Legal Description: LOTS 9-10-11 BLOCK 7 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.23 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Hemlock St in the Saddle Lake Subdivision. (See plat map) There is access but you have to traverse vegetation and trees. There is power in the area. Summer Tax Due: \$10.36	SADDLE LAKE SUB GRAND JUNCTION	\$844.84
5918	Parcel ID: 80-07-001-030-01; Legal Description: BEG ON S SEC L 997.46' E OF S 1/4 POST OF SEC, TH E ON S SEC L 92.0', TH N 0 DEG 29'W 33.0', TH N 42 DEG 17'34"E 176.94', TH N 0 DEG 28'30"W 493.03' TO N L OF S 1/2 OF S 1/2 OF SE 1/4 OF SEC, TH S 89 DEG 59'59"W ON SAME 212.24', TH S 0 DEG 29'E 656.92' TO BEG. Comments: Update: The trailer that once stood here has been removed by the former owner. We're unsure of what debris of personal belongings remain on the property, but the structure is now gone. We are told the former owner may still be occupying the land so please use caution and be respectful if visiting this property in person. There are apparently downed power wires on the ground and the utility company has been informed. The township will be expecting this property to be cleaned up as soon as possible after purchase, so please be prepared. Approximately 3.14 acres of land. Additional Disclosures: 6; 21 (see key for full text) Summer Tax Due: \$1,244.81	70538 28TH AVE COVERT	\$14,884.84
5919	Parcel ID: 80-07-002-034-00; Legal Description: E 10 A OF E 1/2 NE FR 1/4 NW FR 1/4 EX E 2 R THEREOF. Comments: This house sits on approximately 8.91 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Vinyl siding in fair shape. Shingled roof in fair shape as well. No major damage seen. Most of the property is forested. Grassy yard with basketball hoop. Foundation was covered over with wood unable to determine its condition or material. A couple small sheds behind the home. Gas and electric meters still hooked up and active. Additional Disclosures: 6; 21 (see key for full text) Summer Tax Due: \$729.35	73071 24TH AVE SOUTH HAVEN	\$4,829.60
5920	Parcel ID: 80-07-010-019-00; Legal Description: E 5 ACRES OF W 30 ACRES OF S 1/2 OF SW 1/4 OF SEC Comments: This vacant lot is approximately 4.86 acres of land. It has not been cleared and appears to be totally wooded. Summer Tax Due: \$229.65	75658 CR 378 COVERT	\$2,036.68
5921	Parcel ID: 80-07-015-061-00; Legal Description: W 133 FT OF E 166 FT OF S 183.75 FT OF N 717.75 FT OF NW 1/4 NE 1/4. Comments: This vacant lot is approximately 0.7 acres of land. Dirt driveway entrance at road. It looks like some new power lines were constructed next to this property. Mostly an open grassy lot. There are some trees along the West and North portion. Quiet area out in the country. Small amount of vegetation debris. Summer Tax Due: \$62.05	32490 ORCHARD ST COVERT	\$4,062.06

5922	<p>Parcel ID: 80-07-027-042-00; Legal Description: E 10 R OF W 40 R OF S 1/2 SE 1/4. 5 A WHEELER SUBDIVISION UNRECORDED. Comments: This house sits on approximately 5.0 acres of land. The property appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. A portion of the house has wood siding. It could you a fresh paint job. The shingled roof looks ok but there are a few spots that look like they need attention. Electric meter was still hooked up and active. Dirt driveway turns into a cement driveway and leads to a detached two car garage. Poured foundation looks solid. Vinyl siding on the garage looks good. The front lawn has some wet land indicators but it seems to be dry by the house. There appears to be a large amount of debris and personal belongings in the garage. Old oil tank near the back door most likely for an old oil burning furnace. Tall open grassy area around the home. As you enter farther into the property it becomes more forested. Wood deck on the side of the home. No propane tank or natural gas seen. Large burn pile behind the home. Debris throughout the area. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$1,088.97</p>	74760 CR 376 COVERT	\$6,980.23
5923	<p>Parcel ID: 80-07-033-028-02; Legal Description: S 1/8 OF N 1/2 OF SW 1/4 OF SEC. *** 80-07-033-028-01 & 80-07-033-028-10 COMBINED HERE. Comments: This house sits on approximately 10.08 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall good/fair shape. Shingled roof looks good. Vinyl siding in good shape other then a few spots that need cleaning. Some vegetation starting to grow up on the side of the house. Foundation wasn't visible because of vegetation but no major damage was seen. Undergrounds well pump. Small shed. There were multiple vehicles and a trailer parked on the property. Debris and other belongings all around the home. Electric meter still hooked up and active. Old oil drum on side of home. There are a lot of old telephone poles behind the house. Dirt driveway runs all the back into the property. Large grassy front lawn. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$226.74</p>	46879 CR 703 COLOMA	\$1,946.30
5924	<p>Parcel ID: 80-07-033-035-00; Legal Description: E 200 FT OF N 100 FT NW 1/4 SW 1/4 SW 1/4. Comments: This barn sits on approximately 0.45 acres of land. Possibly landlocked. There may be an easement of some sort but do your homework. We walked down a two track road on LOT#5923. Wood frame and metal siding barn. A portion of the siding is plywood. Dirt floor. There is electric running out to the barn but the meter has been removed. There is a truck and other belongings inside the barn. The barn is not in the best condition but its still fine to park things inside to get out of elements. No doors.</p> <p>Summer Tax Due: \$62.05</p>	46885 CR 703 COLOMA	\$934.51
5925	<p>Parcel ID: 80-08-031-009-10; Legal Description: BEG AT INTERSECTION OF W SEC L AND CEN L OF VALLEY RD, TH N ALG W SEC L 140.0', THE E 350.0', TH S TO CEN L OF VALLEY RD, THE WLY ALG SD CEN L TO BEG. SPLIT FROM: 80-08-031-009-00. Comments: This vacant lot is approximately 1.04 acres of land. There is a small pond on the West portion. Wet land indicators. A few trees. Quiet out in the country. Surrounded by farm land and forest.</p> <p>Summer Tax Due: \$39.06</p>	45706 VALLEY RD DECATUR	\$2,054.76
5926	<p>Parcel ID: 80-08-045-006-00; Legal Description: LOTS 20 & 21. EVERGREEN PARK. Comments: This house sits on approximately 1.24 acres of land. The house appeared occupied on last visit but no one answered the door. Electric and gas meters still hooked up and look to be active. Multiple vehicles on property including a semi trailer. Gravel/dirt driveway leads to an attached two car garage. Siding is in fair shape but there are spots that need repairing. There is a wood stove chimney pipe coming out of the house and there appears to be fire damage on it. Not sure if the damage stops there or not. There is a very large amount of debris and garbage around the home. There is a separate dirt driveway that goes around to the back of the house and leads to a detached two car garage. It is also full of debris. Foundation looks ok. The chimney on the home has some damage about half way up. Large lot in decent neighborhood. There is potential here. Additional Disclosures: 11; 6 (see key for full text)</p> <p>Summer Tax Due: \$361.36</p>	42660 EVERGREEN PARK DR DECATUR	\$6,987.41
5927	<p>Parcel ID: 80-11-018-016-00; Legal Description: COM AT NW COR OF SEC, TH SLY ALG W SEC L 690.2', TH S 89 DEG 43' E 385' TO BEG OF DES, TH CON S 89 DEG 43' E 85', TH N 186.87', TH W 85', TH S TO BEG. Comments: This vacant lot is approximately 0.36 acres of land. It sits behind a home. This property appears to be land locked. Could not find access to the property without going over private property. Do your research. This would be a good property for one of the adjacent property owners that would allow access.</p> <p>Summer Tax Due: \$20.27</p>	70TH ST WATERVLIT	\$1,487.13

5928	<p>Parcel ID: 80-11-019-003-00; Legal Description: BEG AT NE COR SEC, TH S 85.4' TO CEN L OF RED ARROW HWY, TH S 72 DEG 55' W ALG SD HWY 1070.87' W TO BEG OF DES, TH S 72 DEG 55' W ALG SD HWY 173.66', TH N 384.02', TH E 166', TH S 297' TO BEG.</p> <p>Comments: This house sits on approximately 1.37 acres of land. Partial paved driveway turns to grass and leads to a detached brick two car garage. The garage doors look old. Poured concrete foundation on garage looks good. Garage full of lumber and other property. The house has a major foundation problem. Large areas are crumbling and collapsing. It looks like there was a problem with animals burrowing on the side of the home which caused the foundation to lose stability. There are old animal traps set up near the crumbling foundation. Two bathroom three bedroom. The floors feel a bit wavy here and there. The brick siding is in great shape. The shingled roof looks ok but there is major slumping and waviness. Will need attention. Electrical meter still hooked up. No propane or gas found but there is a newer looking furnace in the basement. There is an old oil container in the basement for oil burning furnace. This house will no doubt need a lot of work but there is potential here. Additional Disclosures: 5; 34; 22; 21 (see key for full text)</p> <p>Summer Tax Due: \$359.89</p>	68424 RED ARROW HWY HARTFORD	\$7,112.46
5929	<p>Parcel ID: 80-14-430-069-00; Legal Description: LOTS 69,70 & 71. PALMER BEACH.</p> <p>Comments: This vacant lot is approximately 0.46 acres of land. Forested. Close to boat launch on Eagle Lake. Turn this into your personal boat storage area!</p> <p>Summer Tax Due: \$44.09</p>	PALMER DR PAW PAW	\$1,480.60
5930	<p>Parcel ID: 80-16-006-020-00; Legal Description: THAT PT E 329.4' OF W 1046.67' OF SE 1/4 LY NLY OF VALLEY RD. EX BEG CEN SD RD AT PT 898.77' E OF N & S 1/4 L, TH N 80 DEG-23' E 150' ALG CEN L TH N 237', TH N 78 DEG-44 1/2' W 150.8', TH S 291.5' TO BEG.</p> <p>Comments: This house sits on approximately 13.27 acres of land. This property is either still occupied or recently occupied. The house does not look livable but there is a RV parked next to the home with a water line and electric cord running to it. Notes tape to the garage dated 05/20/21 and the electric is still active. Small garden/crop on the South portion of the property. The house is in overall poor shape. Parts of the roof have caved in. Mold forming in the kitchen. There is a large amount of garbage and debris in the home. The back of the home is open to the elements. One section of the home is missing walls/roof and only a floor remains. The house needs a ton of work. The detached garage is in better shape. The shingled roof is covered in leaves and moss but otherwise looks to be in fair shape. Metal siding looks fairly new. A truck and RV are still on the property. There is a very large amount of debris and garbage on the property. Very large burn pit with barrels and other containers. Possible contamination. After clearing the property of garbage and debris this would be a great place to build. ~13.27 acres of forest. Quiet country area. This place has a ton of potential. Notified by County that there are possible encroachment issues. (house and pole barn may encroach on neighbors property) Do your research. Additional Disclosures: 21; 32; 66; 39; 13; 5 (see key for full text)</p> <p>Summer Tax Due: \$495.01</p>	32710 CR 669 LAWTON	\$21,149.73
5931	<p>Parcel ID: 80-17-001-010-10; Legal Description: COM AT CEN OF SEC, TH N 88 DEG 00'50"W ALG E & W 1/4 L 1310.50 FT TO SE COR OF SW 1/4 OF NW 1/4 OF SEC, TH N ALG E L OF SW 1/4 OF NW 1/4 720.0 FT TO BEG, TH CON N ALG SAID E L 165.0 FT, TH N 88 DEG 00'50"W PAR WITH E & E 1/4 L 379.5 FT, TH S PAR WITH SAID E L 165.0 FT, TH S 88 DEG 00'50"E 379.5 FT TO BEG. Comments: The house sits on approximately 1.43 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall great shape. Shingled roof looks fairly new. Big wood deck wraps around nearly half the house. Walk out basement. Poured concrete foundation looks nice and solid. Vinyl siding is clean. Long dirt gravel drive leads to a small wood shed. There are multiple vehicles and boats on the property. There is a semi trailer parked in the front yard. Underground well. Gas and electric meter are still hooked up and active. Large grassy front yard. There are many trees sprinkled throughout the property but it is mostly a well taken care of mowed lawn. We don't get many of these nice ones. Don't miss your opportunity. Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,260.80</p>	1694 71 1/2 ST SOUTH HAVEN	\$9,445.95

5932	<p>Parcel ID: 80-43-040-481-00; Legal Description: COM AT SLY COR OF LOT 10, TH NLY & ELY ON SLY L OF LOT 10 168', TH CON ON LOT L 79.5' TO PT 47.4' S OF S L OF LOT 26, TH N 87' TO N L OF SD LOT 26, TH W 88' TO NW COR OF LOT 26, TH SELY ON WLY EDGE OF SD LOT 26 TO N COR OF LOT 10, TH SWLY TO NWLY COR OF SD LOT 10, TH SELY ON SWLY L OF SD LOT 10 5 R TO BEG. BLOCK P ORIGINAL PLAT OF DECATUR Comments: This house sits on approximately 0.54 acres of land. The home was occupied on last visit. Please use caution and be respectful if visiting the property in person. Gravel two track driveway leads to a detached one car garage. Stone foundation looks ok. Gas meter and electric meter are still hooked up and active. The wood front porch is falling apart. Shingled roof looks to be in decent shape. Large grassy backyard with trees. Metal siding in decent shape. Could use a fresh paint job. Nice area. Additional Disclosures: 6 (see key for full text)</p> <p>Summer Tax Due: \$609.09</p>	302 N PHELPS ST DECATUR	\$3,913.69
5933	<p>Parcel ID: 80-43-045-021-50; Legal Description: LOT 15. BLOCK 2 DOUGLAS LEE ADDITION. Comments: This vacant lot is approximately 0.26 acres of land. Sits in between two houses. Close to Lake of the Woods. Nice little neighborhood. Ready for a new build. Could be a good opportunity for a neighbor to increase their property size.</p> <p>Summer Tax Due: \$96.20</p>	LEE AVE DECATUR	\$1,592.67
5934	<p>Parcel ID: 80-47-582-067-01; Legal Description: BEG ON S L OF MAPLE STREET AT A POINT 198' SELY FROM THE NE COR OF LOT 1 OF ASSESSOR'S PLAT OF BLOCK 63, TH S 64 DEG 20'E ALG SD S L 66', TH S 24 DEG W TO CEN OF SCOTSE DRAIN, TH NWLY ALG SD CEN L TO A POINT S 24 DEG W FROM BEG, TH N 24 DEG E TO BEG. UNPLATTED. Comments: This vacant lot is approximately 0.26 acres of land. Open grassy lot with trees on the South section. Sits between two houses in a small neighborhood. Close to Maple Lake. This would be a good purchase for an adjacent property owner looking to increase their property size. Small amount of vegetation debris. Ready for a new build. We are told the neighbor's driveway encroaches partially on this lot. Additional Disclosures: 39 (see key for full text)</p> <p>Summer Tax Due: \$116.28</p>	306 MAPLE ST PAW PAW	\$2,123.06
5935	<p>Parcel ID: 80-52-402-001-00; Legal Description: LOTS 1 & 2. BLOCK 2 M.F. PALMER'S SUB. OF LOTS 1-2-3 & 21 Comments: This vacant lot is approximately 0.09 acres of land. Sandy lot next to a commercial building in Downtown Hartford. Great spot for a new business or billboard. Great visible spot ready for a new building. Engineering review indicates that the subsurface condition of this parcel is endangering the structural integrity of the neighboring buildings. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure remediation sufficient to alleviate effect on and protect the structural integrity of the neighboring buildings and to provide for phase 1 and, if necessary, phase 2 environmental site assessment on the parcel. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business 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 remediation and environmental assessment activities including review and preparation by a licensed professional engineer. Such plan must be approved by seller at seller's sole discretion prior to the commencement of remediation and environmental assessment activities. Remediation and environmental assessment activities shall be completed within six months of the date of the auction. Remediation and environmental assessment activities shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of remediation and environmental assessment activities 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 remediation and environmental assessment 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 or unless specifically authorized in writing by seller prior to such time.</p> <p>Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$78.65</p>	1 W MAIN ST HARTFORD	\$70,230.63
5936	<p>Parcel ID: 80-52-602-003-20; Legal Description: N 1/2 OF LOTS 1 & 2. BLOCK 2 FREEMAN STOWE'S ADDITION Comments: This vacant lot is approximately 0.21 acres of land. Grassy lot with a handful of young trees and a couple older trees. Ready for a new build. Close to downtown Hartford. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$53.27</p>	215 FRANKLIN ST HARTFORD	\$2,827.17

5937	Parcel ID: 80-53-149-003-00; Legal Description: LOT 3 BLK 9 HOME ADD. Comments: This vacant lot is approximately 0.11 acres of land. There was a house preciously on this property but it has since been removed. The SEV may not accurately reflect the current value of the property. Do your research. Nice little nieghborhood. Grassy open lot with a few young trees along the perimeter. Drive way entrance at road. Side walk runs into the property from the road about 20 feet. Nice spot to build. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$407.68	416 HUMPHREY ST SOUTH HAVEN	\$7,894.71
5938	Parcel ID: 80-54-106-001-00; Legal Description: E 1/2 LOT 1 BLOCK 6 MONROE'S ADDITION. Comments: This house sits on approximately 0.10 acres of land. Nice little neighborhood. Cement driveway. Electric and gas meter still hooked up. No basement. Shingles on the main portion of the home look ok. Shingle siding is in fair shape but there are areas in the corners that need repairing. The roof above the garage looks like tarp. No signs of leaking but the roof looks rough. Two bedroom one bathroom home. Hard wood on the main floor. This house is overall fair/good shape. It was cleaned out by the last inhabitants. Small grassy yard around the home with a few large trees. Wheel chair accessible ramp on the side entrance. The garage has been renovated into another living area. The house doesn't need much. Summer Tax Due: \$783.79	11 E CASS ST BANGOR	\$6,812.50
5939	Parcel ID: 80-54-700-038-10; Legal Description: LOT 38 A. H. MORRISONS MAP OF THE CITY OF SOUTH BANGOR. Comments: This church sits on approximately 0.2 acres of land. The building is not in the best shape. The roof is leaking which has caused the ceiling to collapse in multiple areas. The water has also allowed mold to start forming in the basement and in parts of the main floor. Block foundation is in good shape. Two separate bathrooms set up for men and women. A few office areas. A main hall. The building is full of debris from the ceiling collapsing. Other property and personal belongings through out. Electric meter still hooked up but it is disconnected. Old oil burning drum on side of the building. There is an updated furnace but we were unable to locate a gas meter/line. The building will need some major work before its back in living condition. There is potential here. Additional Disclosures: 32; 5 (see key for full text) Summer Tax Due: \$444.61	420 W MONROE ST BANGOR	\$5,140.09
5940	Parcel ID: 80-54-700-134-00; Legal Description: LOT 134. EXCEPT W 1/3 THEREOF. A.H. MORRISONS MAP OF THE CITY OF SOUTH BANGOR. Comments: This house sits on approximately 0.13 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Partially paved driveway. Small grassy yard surrounds home. One large bush. Looks to have no trees. Large stump near Hamilton Ave. Gas and Electric meter still hooked up and active. Brick foundation looks solid. Vinyl siding is in good shape. Shingled roof looks good but there is a bit of moss/vegetation build up on one side and a slight slump at the top. The house looks to be in overall good/fair shape. Nice area. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$517.22	134 HAMILTON AVE BANGOR	\$4,241.66
9995936	Parcel ID: 80-52-602-003-20; Legal Description: N 1/2 OF LOTS 1 & 2. BLOCK 2 FREEMAN STOWE'S ADDITION Comments: This vacant lot is approximately 0.21 acres of land. Grassy lot with a handful of young trees and a couple older trees. Ready for a new build. Close to downtown Hartford. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	215 FRANKLIN ST HARTFORD	\$2,827.17

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.

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.

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

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

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

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

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

property.

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

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

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

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

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

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

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

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

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

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

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

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper

plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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.

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

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

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

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