

Public Land Auction

Berrien, Cass, Van Buren

August 18th, 2022

Berrien, Berrien (Dnr), Cass, Van Buren, and Van Buren (Dnr)
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)
- Van Buren (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 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 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
6801	Parcel ID: 01-4800-0032-00-2; Legal Description: LOT 32 MEADOWBROOK PARK. Comments: This house sits on approximately 0.35 acres of land. Block foundation looks solid. Vinyl siding is in fair shape but there are spots that need repair. Shingled roof looks ok but there is evidence of leaking inside the home in a handful of areas. The inside of the home is very dirty. Lots of garbage, food, and debris throughout the home. Three bedroom two bathroom. The floors are dirty and sagging in a few spots. The bathroom is piled high with garbage bags and other debris. This house is in need of a major deep cleaning. The garage behind the home has two garage doors. Cement slab foundation looks good. The roof doesn't show and signs of leaking. Electric meter removed. Unable to locate furnace, water heater, breaker box, or propane tank. There is a large amount of debris in the rooms unable to traverse. I believe this is propane only. Two A/C units. Additional Disclosures: 5; 66; 16 (see key for full text) Summer Tax Due: \$573.23	5585 PARKWAY EAU CLAIRE MI	\$3,102.47
6802	Parcel ID: 03-0002-0012-00-4; Legal Description: COM 636.25'S88DEG09'E OF SW COR SEC 2 T4S R18W TH N 346.4'TH S88DEG 09'E 132'TH S 346.4'TH N88DEG09'W 132'TO POB Comments: This house sits on approximately 1.05 acres of land. Small two bedroom one bathroom home. It looks like the former residents cleaned the house but left many of their belongings and furniture. Unfortunately there are a few areas where the roof is leaking which has cause a bit of mold to form. It hasn't taken over the home completely yet. The roof is in overall decent shape but there are the few trouble spots showing damage. Electric and gas meter are both still present but not active. Dirt driveway runs along the side of the home and leads to partial cement foundation remains. Behind these remains is a shed sitting on a large poured cement foundation. Grassy yard with trees. Water heater and furnace still hooked up and look good. 100 amp breaker box is intact. The house is in nice shape but there are the roof issues. This house will need work but there is potential here. Additional Disclosures: 21; 32; 5 (see key for full text) Summer Tax Due: \$421.53	3401 HICKS AVE BENTON HARBOR MI	\$8,715.22
6804	Parcel ID: 03-0020-0034-32-4; Legal Description: COM 995.5'N & 167.54'W OF E1/4 PST SEC 20 T4S R18W TH W 134.54'TH N 150'TH E 134.54'TH S 150'TO POB Comments: This vacant lot is approximately 0.46 acres of land. We could not find access onto this property. It appears to be on an an unimproved road. Looks to be partially wooded. Power and gas in the area. Summer Tax Due: \$19.46	HAMILTON RD BENTON HARBOR MI	\$523.92
6805	Parcel ID: 03-0020-0043-00-5; Legal Description: COM 30 RDS S OF NE COR OF SEC 20 T4S R18W TH S 10 RDS TH W 8 RDS TH N 10 RDS TH E 8 RDS TO BEG Comments: This vacant lot is approximately 0.50 acres of land. Partially wooded lot. Mostly open and grassy. A bit of garbage here and there but nothing difficult to clean. Some areas with thick vegetation. Level ground. Decent sized lot to build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$24.05	170 S CRYSTAL AVE BENTON HARBOR MI	\$953.32
6806	Parcel ID: 03-0021-0020-00-3; Legal Description: THE W 143'OF S 118'OF SE1/4 OF SW 1/4 OF SW1/4 OF SEC 21 T4S R18W Comments: This vacant lot is approximately 0.41 acres of land. Wooded lot next to farm land. Lot of tall young trees. Thick vegetation throughout. Difficult to traverse. Appears to be level. Decent sized lot for a new build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$17.85	1831 E EMPIRE AVE BENTON HARBOR MI	\$511.84
6807	Parcel ID: 03-0030-0076-02-4; Legal Description: COM 504.5'N & 177'E OF SW COR SEC 30 T4S R18W TH E 60'TH N 75'TH W 60'TH S 75'TO POB Comments: This vacant lot is approximately 0.09 acres of land. We could not gain access onto this property without crossing over someone else's land. Its possible there is an easement onto the property but it is unknown. Please do your research before bidding on this property. Sits behind a group of houses. This would be a good purchase for one of the neighboring property owners. Summer Tax Due: \$42.90	COLFAX AVE BENTON HARBOR MI	\$575.14
6808	Parcel ID: 03-0030-0107-18-3; Legal Description: COM 330' S & 503.5' E OF W1/4 PST OF SEC 30 T4S R18W TH N 50' TO POB TH N 20' TH E 41.4' TH S 20' TH W 41.4' TO POB Comments: This vacant lot is approximately 0.02 acres of land. Small piece of land tucked in the middle of a group of houses. Unbuildable. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$23.31	NO ASSGN ADD BENTON HARBOR MI	\$474.66

6809	Parcel ID: 03-0720-0009-00-6; Legal Description: LOT 9 BLK 1 SADIE BADGLEY SUB Comments: This house sits on approximately 0.23 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a large dog on a leash in the front and back. Be very cautious. Cement driveway runs up to an attached one car garage but there is plywood where the door should be. Shingle roof looks ok. Block foundation runs up to the roof and looks to be in solid shape. Grassy backyard. Additional Disclosures: 6; 33; 45 (see key for full text) Summer Tax Due: \$668.15	2175 RUTH AVE BENTON HARBOR MI	\$10,466.79
6811	Parcel ID: 03-0810-0084-00-7; Legal Description: LOT 84 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Open grassy lot. Touches LOT# 6812. A few trees. Thick vegetation in the back East section of the lot. Level ground. There is an older car parked on the property. The registration sticker is worn away so I imagine its been sitting for awhile. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$23.31	371 BURTON ST BENTON HARBOR MI	\$504.31
6812	Parcel ID: 03-0810-0085-00-3; Legal Description: LOT 85 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Tall grassy lot. Some slight debris here and there but nothing difficult to clean out. Level ground. Handful of trees. Touches LOT# 6811. Partially paved parking area. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$23.31	379 BURTON ST BENTON HARBOR MI	\$595.42
6814	Parcel ID: 03-0810-0128-00-4; Legal Description: LOT 128 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.13 acres of land. Wooded lot with thick vegetation in areas. There is a small amount of debris/garbage inside the woods. An old tire, children's pool, and some toys. Level ground. Touches LOT# 6815 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$23.31	347 WALNUT ST BENTON HARBOR MI	\$536.62
6815	Parcel ID: 03-0810-0129-00-1; Legal Description: LOT 129 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Partially wooded lot. Thick vegetation and tall grass throughout. Some minor debris/garbage. Nothing difficult to clean. Level ground. Touches LOT# 6814 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$23.31	355 WALNUT ST BENTON HARBOR MI	\$536.62
6817	Parcel ID: 03-0870-0002-01-2; Legal Description: LOTS 234 & 5 BURY PLAT Comments: This house and garage sit on approximately 2.25 acres of land. Unfortunately the house is completely full of black mold. A neighbor claimed that the former residents left and that the well pump continued to run for months flooding the home. The floors are wavy and warped. The ceilings are collapsing and the walls are covered in mold. The house doesn't look bad from the exterior but the interior is dangerous to be inside. Large chain link fenced in yard. 200 amp breaker box. Submersed well as well as an above ground well with pressure tank. The shingled roof looks ok as well as the vinyl siding. The Garage is in much better shape then the home. Poured concrete foundation looks good with no visible cracking. Two garage doors so you can drive straight through. The Garage is full of debris and personal belongings. Tall Grass surrounds the garage and home. Additional Disclosures: 66; 21; 32 (see key for full text) Summer Tax Due: \$1,032.98	1250 N BENTON CTR RD BENTON HARBOR MI	\$8,844.33
6818	Parcel ID: 03-0960-0039-00-4; Legal Description: LOT 39 BUTLER HIGHLAND ADD Comments: This vacant lot is approximately 0.15 acres of land. Tall grassy lot with a few large trees. Partially wooded on the far East portion. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$26.16	181 CHARLES ST BENTON HARBOR MI	\$509.30
6819	Parcel ID: 03-1020-0205-01-9; Legal Description: LOTS 205 & 206 BUTLER VILLA NO 2 Comments: This house sits on approximately 0.30 acres of land. This is a small house one bathroom one bedroom. The flooring is sort of odd. Mixture of wood and vinyl. Some of the wood portions are bowed and popping. Water heater and furnace still present and look fine. 100 amp breaker is intact. Everything is on the main floor. No basement found. Gravel/dirt driveway. There are multiple sheds and animal enclosures in the back yard. Grassy lawn wraps around the home and there are a handful of large trees. Gas meter removed. Electric meter still hooked up. There is some slight debris in the home. Mattresses in the kitchen. This would be a good project home for some one looking to renovate something small. Summer Tax Due: \$474.68	1920 TAUBE AVE BENTON HARBOR MI	\$7,124.21

6820	Parcel ID: 03-1020-0211-01-9; Legal Description: LOTS 211 & 212 BUTLER VILLA NO 2 Comments: This vacant lot is approximately 0.30 acres of land. Level ground. Grassy lot with a handful of trees along the perimeter. There is a large pile of tree debris and ground up wood in the middle West portion of the land. It appears the neighbors are using a portion of the property. There is debris and other outdoor furniture. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$72.44	1956 TAUBE AVE BENTON HARBOR MI	\$1,242.49
6821	Parcel ID: 03-1360-0034-00-0; Legal Description: LOT 34 SUPERV PLAT OF COOK & SHURN SUB NO 1 Comments: This vacant lot is approximately 0.17 acres of land. Level ground. Driveway entrance at road. Close to I-94 Business. Open grassy lot. Some thick vegetation and a handful of trees. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$31.14	160 FREDERICK ST BENTON HARBOR MI	\$842.05
6822	Parcel ID: 03-1880-0038-00-1; Legal Description: LOT 3 BLK D EAST LAND SUB OF PRT OF NW1/4 SEC 21 T4S R18W Comments: This vacant lot is approximately 0.49 acres of land. Wooded lot with thick vegetation throughout. Level ground. Decent sized lot for a new build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$48.61	1850 EASTLAND AVE BENTON HARBOR MI	\$707.61
6823	Parcel ID: 03-1880-0059-01-7; Legal Description: THE S 150'OF W 75' OF LOT 4 BLK E EAST LAND SUB OF PT OF NW1/4 SEC 21 T4S R18W Comments: This vacant lot is approximately 0.25 acres of land. Wooded lot with thick vegetation throughout. Difficult to traverse. Level ground. There is a tree that has fallen over near the road side. The neighboring property East of this lot is using their property to dump tree debris. There may be some tree debris on this property as well. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$42.90	1839 ROBERTS AVE BENTON HARBOR MI	\$569.47
6824	Parcel ID: 03-1950-0057-00-1; Legal Description: LOT 57 EAST LAWN EXC THE N 50' THEREOF Comments: This vacant lot is approximately 0.21 acres of land. Partial gravel driveway. small pile of tree debris. Open grassy lot with a few trees in the front and in the back of the property. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$4.12	152 FELTON ST BENTON HARBOR MI	\$828.60
6825	Parcel ID: 03-2050-0002-00-0; Legal Description: LOT 2 ELLIS SUB Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot. A handful of trees along the perimeter. Level ground. Road access on both Highland Ave and Bridgman Ave. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$26.92	1453 HIGHLAND AVE BENTON HARBOR MI	\$795.09
6826	Parcel ID: 03-4530-0003-01-2; Legal Description: PART OF LOT 5 BLK A LEESIDE 1ST ADD TO CITY OF BENTON HARBOR DESC AS: BEG AT NW COR SD LOT 5 TH E 10' TH SWLY TO PT 10' S OF BEG TH N 10' TO POB Comments: This vacant lot is approximately < 0.01 acres of land. Very small triangular shaped property. Up close to the road and sidewalks. 10 feet wide. Additional Disclosures: 9; 23 (see key for full text) Summer Tax Due: \$3.54	E MAIN ST BENTON HARBOR MI	\$676.70
6827	Parcel ID: 03-4540-0011-01-2; Legal Description: COM AT SW COR LOT 11 BLK 1 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR TH N 19.6' TH E 48' TH N 3.4' TH E 14.5' TH N 1.6' TH E 22.5' TH S 1.6' TH E 40' TH S 23' TH W 125' TO POB Comments: This vacant lot is approximately 0.08 acres of land. Thick vegetation throughout the property. There is a large pile of debris on the back portion of this lot. Runs very close to the neighboring houses property. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$8.57	227 WALNUT - 1/2 ST BENTON HARBOR MI	\$526.67
6828	Parcel ID: 03-4540-0014-00-3; Legal Description: LOT 14 BLK 1 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.15 acres of land. Partially wooded lot. Tall grass and thick vegetation throughout Level ground. Across the street from Pilgrim Rest Baptist Church. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.23	257 WALNUT ST BENTON HARBOR MI	\$680.07
6830	Parcel ID: 03-4540-0078-00-1; Legal Description: LOT 15 BLK 5 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.16 acres of land. Open grassy lot. Road access on both Highland Avenue and Walnut St. Partially wooded around the perimeter. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$41.11	1135 HIGHLAND AVE BENTON HARBOR MI	\$1,114.55
6831	Parcel ID: 03-4540-0094-01-5; Legal Description: LOT 11 & THE W 37'OF LOT 12 BLK 6 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.25 acres of land. Nice sized lot. Clear grassy. Some trees along the perimeter. A small amount of debris but nothing difficult to clean up. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$46.77	1169 HIGHLAND AVE BENTON HARBOR MI	\$1,104.36

6832	Parcel ID: 03-4810-0010-00-5; Legal Description: LOT 10 BLK 1 MAPLE GROVE ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.15 acres of land. Unfortunately the house has suffered from a major fire. The inside of the home is trashed. Large hole in the floor. Walls missing. Everything is covered in burns and soot. The roof is bowing in and looks like it will collapse in the near future. Back yard is fenced in and its full of vegetation unable to traverse the back yard. The front of the home is covered in vegetation as well. Small grassy front lawn. This house will need major work or it should be demoed. Be prepared. Additional Disclosures: 36; 11 (see key for full text) Summer Tax Due: \$15.70	922 PAW PAW AVE BENTON HARBOR MI	\$1,885.39
6833	Parcel ID: 03-4970-0017-01-8; Legal Description: LOTS 17 & 18 ALSO THE W 32.1'OF LOTS 35 & 36 LYING S OF THE CREEK MICHICAGO VIEW SUB Comments: This vacant lot is approximately 0.30 acres of land. This lot is wooded with thick vegetation throughout. Behind a commercial building. Level ground. Very small amount of debris. Nothing difficult to clean. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$96.52	1039 DOUGLAS AVE BENTON HARBOR MI	\$980.54
6835	Parcel ID: 03-6730-0017-00-9; Legal Description: LOT 17 REEDER SUBDN Comments: This house sits on approximately 0.18 acres of land. The house is in poor shape. The inside of the home is full of garbage and debris. The interior has been gutted down to the studs. Water heater has been cut from the home. No furnace seen. The shingled roof is in poor shape and is leaking into the home. Floors are down to the subfloor. The ceilings have been removed and the roof joists are visible. The front mudroom has wood post foundation. The rest of the home is block foundation that looks generally solid. Carport built on the side of the home has a boat parked next to it. A couple small sheds in the backyard. They are both in poor shape and full of debris. Some of the windows have been broken and are now boarded. The house needs a lot of work. be prepared. Additional Disclosures: 46; 5; 21; 50; 48; 66 (see key for full text) Summer Tax Due: \$502.42	1557 REEDER AVE BENTON HARBOR MI	\$4,085.92
6836	Parcel ID: 03-6790-0024-01-7; Legal Description: LOTS 24 & 25 REIMERS SUBDN NO 1 Comments: This vacant lot is approximately 0.58 acres of land. Open grassy lot with a handful of large trees. Thick vegetation on the back West portion. Level ground. Nice neighborhood. Good spot to build. Please check with the local governmental unit about new builds. There was a work truck parked on the property. It appears to have been here for some time. Vegetation growing in the truck bed. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$118.21	1534 KAY DR BENTON HARBOR MI	\$2,701.58
6837	Parcel ID: 03-6900-0007-00-4; Legal Description: LOT 7 ROSELAND ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.15 acres of land. This house is in poor shape. Neighbors stated its been abandoned for over a decade and that kids have been vandalizing it. Unable to open the doors to enter the home due to the wood swelling them shut and the floors bowing and buckling. Nearly all of the windows have been broken. Large piles of debris behind the home. Overgrown vegetation around the home and in the backyard. This house will need a great deal of work or it should be demo'd and have a new building put in its place. Check with the local governmental unit about building. Additional Disclosures: 22; 5; 47 (see key for full text) Summer Tax Due: \$396.86	937 HALL ST BENTON HARBOR MI	\$8,784.49
6838	Parcel ID: 03-8380-0009-00-8; Legal Description: THE S 40' OF LOT 9 VINCENTS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Level ground. Open grassy lot. On the corner of Vincent Court and Butternut Street. A few small trees Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$41.87	251 BUTTERNUT ST BENTON HARBOR MI	\$1,319.09
6839	Parcel ID: 06-1180-0248-00-5; Legal Description: LOT 13 BLK 7 CLEAR LAKE WOODS Comments: This vacant lot is approximately 0.07 acres of land. Mostly an open grassy lot with a few trees. Land slopes up from the road but is mostly level. In a private neighborhood. Possible association fees. Please do your research before bidding. Summer Tax Due: \$11.67	WALNUT ST BUCHANAN MI	\$471.07
6840	Parcel ID: 07-0022-0002-01-0; Legal Description: THAT PT OF E1/2 OF NW1/4 SEC 22 T7S R20W LYING NWLY OF A LN 150'NWLY OF MEAS AT RT ANGLES & PAR TO THE FOL LN COM 879.39'N89DEG20'22.5"W OF N1/4 PST SEC 22 TH S53DEG25'07.5"W 100'TO POE PER UNREC STATE DEED 7/415/OC PARCEL C/206 Comments: This vacant lot is approximately 0.37 acres of land. We could not gain access onto this property without crossing over someone else's land. Its possible there is an easement onto the property but it is unknown. Please do your research before bidding on this property. Sits just North of I-94. Summer Tax Due: TBA	THREE OAKS MI	\$771.82
6841	Parcel ID: 07-4670-0167-00-1; Legal Description: LOT 167 LINWOOD Comments: This vacant lot is approximately 0.08 acres of land. Summer Tax Due: \$4,583.44	OAK DR THREE OAKS MI	\$22,766.83

6842	<p>Parcel ID: 07-5620-0075-00-8; Legal Description: PT OF LOTS 74 & 75 SUPERVISOR'S PLAT OF ORCHARD BEACH COM 124.15' S43DEG10'W OF NE COR LOT 73 TH S43 DEG10'W 62.22'TH N45DEG W 82.83'TH N45DEG30'E 59.95'TH S46DEG36'E 80.35'TO POB</p> <p>Comments: This house sits on approximately 0.12 acres of land. This is an interesting little house. Its built up off the ground by some stacks of cinder blocks. Surrounded by wet lands. There are wetland plants growing up right next to the exterior walls. Small home. Three bedroom one bathroom home. Individual electric heaters built onto a few rooms in the house. Looks like it was used at a summer cottage. Basically cleaned out but still has some of the house furniture. Some of the floors felt slightly bowed. The shingled roof was in fair shape. No leaks seen. The wood siding could use a good sanding and new paint job. The house is in overall fair shape. It wouldn't take much to get this place in good shape. It has a lot of potential but the wet lands is a little concerning. There are other homes next to this house that don't appear to be on wetlands. The ground may be quite sound.</p> <p>Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$1,514.87</p>	15155 LAKESIDE AVE LAKESIDE MI	\$6,689.22
6843	<p>Parcel ID: 08-0021-0010-03-5; Legal Description: COM 870.7'S OF NW COR OF SEC 21 T3S R17W TH S 75' TH E 235.83' TH N 75' TH W 235.83' TO BEG</p> <p>Comments: This house sits on approximately 0.44 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Dirt/gravel driveway leads in to a decent sized grassy back yard. There are remains of a large fallen tree in the back yard. Overgrown grass. Vehicle parked in the driveway and another parked in the back yard. Shingled roof looked ok but there are a few spots that look like they need attention. Gas meter have been removed. The electric meter is still hooked up and active. The siding on the home needs repairs. A portion of the back side has been removed. Grassy front lawn. Debris on the side and back yard. Some tires and a pile of recyclables</p> <p>Additional Disclosures: 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$340.62</p>	4759 NORTH COLOMA RD COLOMA MI	\$6,678.17
6844	<p>Parcel ID: 08-0028-0001-15-7; Legal Description: FROM NW COR SEC 28 T3S R17W RUN S 637.1'TH N60DEG22'E 184'TH N13DEG12'W 163.8'TH N 58DEG17'E 72'TH N58DEG28'E 34.6'TH N60DEG33'E 108.1'TH ON A 1860.08'RAD CUR RT A CHORD DIS OF N63DEG20'E 70.13'TH ON A 1860.08'RAD CUR RT A CHORD DIS OF N66DEG 19'30"E 124.11'TO POB TH S 0DEG17'30"E 181.82'TH N88 DEG43'30"W 139.29'TH S21DEG 18'45"E 72.66'TH S 0 DEG13' 30"E 163.84'TH E 289.84'TH N 0 DEG15'W 218.65'TH N89DEG 39'30"W 110.62'TH N 0 DEG 17'30"W 215.81'TO SLY HWY LN TH SWLY ON SD LN TO POB SURVEY 1158/1315</p> <p>Comments: This building sits on approximately 1.49 acres of land. Unfortunately the building is in overall poor shape. There are large chunks of the roof that are failing and have allowed rain and other weather to enter the building. This has cause the floors to bow, sag, and collapse in spots. The building has been gutted down to the studs and the wiring in the walls has been harvested. All of the toilets have been removed. There are four electric meters on the side of the building. Three of them are still present but are disconnected. Unable to find gas meters but there is heavy vegetation growing around the building. A good portion of this property is wooded. Long driveway runs from the road and leads behind the building where there is a decent sized paved parking lot. The building will need a great deal of work to get it back in working condition. Be prepared.</p> <p>Additional Disclosures: 5; 36 (see key for full text)</p> <p>Summer Tax Due: \$307.92</p>	6576 RED ARROW HWY COLOMA MI	\$6,207.50
6845	<p>Parcel ID: 10-0022-0006-08-4; Legal Description: COM 547.04'N OF SE COR SEC 22 T3S R18W TH N 65.02'TH W TO C/L OF HWY TH SW ON C/L OF HWY TO A POINT W OF BEG TH E TO BEG EXC THAT PT TAKEN FOR HWY</p> <p>Comments: This shed sits on approximately 0.35 acres of land. There are the remains of a cement mobile home pad. There were two vehicles parked on the property on the last visit. One looks like its been sitting for awhile the other looks the neighbor using the extra space. The shed is in poor shape. Cement slab foundation. A few large trees. Thick vegetation in the middle of the property.</p> <p>Summer Tax Due: \$63.07</p>	4179 RIVERSIDE RD BENTON HARBOR MI	\$1,263.36
6846	<p>Parcel ID: 10-0022-0006-14-9; Legal Description: COM 612.06'N OF SE COR SEC 22 T3S R18W TH N 32.51'TH W TO ELY LN OF ST JOSEPH RD TH S19DEG15'W ON SD R/W 34.44'TH E TO POB EXC HWY R/W</p> <p>Comments: This vacant lot is approximately 0.27 acres of land. Small pump shed in the middle of the property. The remains of a foundation are piled up on the property. It looks like the neighbors are mowing a portion of the property. Old chain link fence has been taken down and rolled up. Row of pine trees. Tall grass and thick vegetation in spots. A few piles of debris.</p> <p>Summer Tax Due: \$11.25</p>	4201 RIVERSIDE RD BENTON HARBOR MI	\$734.50
6849	<p>Parcel ID: 10-4540-0918-00-0; Legal Description: LOTS 918 919 & 920 LAKE MICHIGAN BEACH.</p> <p>Comments: This vacant lot is approximately 0.14 acres of land. We could not find access onto this property. It appears to be on an unimproved road. Looks to be partially wooded. Power in the area.</p> <p>Summer Tax Due: \$36.43</p>	5818 HURON ST COLOMA MI	\$815.75

6850	Parcel ID: 10-4550-3784-00-1; Legal Description: LOTS 3784 & 3785 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. Wooded. Thick vegetation throughout. Neighbor stated you need 5 lots in order to build. Please check with the local unit assessor/zoning to verify what is needed if you were planning on building. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$16.83	5765 JACKSON ST COLOMA MI	\$620.84
6851	Parcel ID: 10-4550-3818-00-3; Legal Description: LOTS 3818 TO 3822 INCL. LAKE MICHIGAN BEACH NO. 1 WHICH INC THE S1/2 OF VAC INDIANA ST ADJ TO SD LOT 3822 PER 1218/1238 Comments: This vacant lot is approximately 0.29 acres of land. We could not find access onto this property. Sits behind a home on Mckinley St. It appears to be on an unimproved road. Looks to be wooded. Power and gas in the area. Summer Tax Due: \$15.89	5881 JACKSON ST COLOMA MI	\$572.24
6852	Parcel ID: 10-4550-3943-00-2; Legal Description: LOT 3943 LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.05 acres of land. Small strip of land. Most likely unbuildable. Wooded with thick vegetation throughout. Difficult to traverse. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.70	6288 MC KINLEY ST COLOMA MI	\$428.06
6853	Parcel ID: 10-4560-4985-00-8; Legal Description: LOTS 4985 & 4986 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.09 acres of land. We could not find access onto this property. It appears to be on an unimproved road. Looks to be wooded. East of I-196 but you cannot get access from the highway. Power in the area. Summer Tax Due: \$35.88	5709 VAN BUREN ST COLOMA MI	\$438.08
6855	Parcel ID: 10-4560-5576-00-4; Legal Description: LOTS 5576557755785579 & 5580. LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.24 acres of land. Thick vegetation. Wooded. Ground slopes down from the road but appears to level out. Next to I-196 Summer Tax Due: \$60.35	5981 WILSON ST COLOMA MI	\$1,208.83
6856	Parcel ID: 10-4560-6473-00-4; Legal Description: LOTS 6473 & 6474 LAKE MICHIGAN BEACH NO. 2. EXC.THAT PART TAKEN FOR HWY. Comments: This vacant lot is approximately 0.03 acres of land. We could not gain access onto this property without crossing over someone else's land. Its possible there is an easement onto the property but it is unknown. It may also be on an unimproved road. Please do your research before bidding on this property. Sits behind a group of houses. It is also just East of I-196. This would be a good purchase for one of the neighboring property owners. Summer Tax Due: \$1.08	6459 ADAMS ST COLOMA MI	\$401.59
6857	Parcel ID: 10-4560-6475-00-7; Legal Description: LOTS 6475 TO 6478 INCLUSIVE LAKE MICHIGAN BEACH NO. 2.EXC.THAT PART TAKEN FOR HWY. Comments: This vacant lot is approximately 0.02 acres of land. We could not gain access onto this property without crossing over someone else's land. Its possible there is an easement onto the property but it is unknown. It may also be on an unimproved road. Please do your research before bidding on this property. Sits behind a group of houses. It is also just East of I-196. This would be a good purchase for one of the neighboring property owners. Summer Tax Due: \$1.48	6465 ADAMS ST COLOMA MI	\$403.28
6858	Parcel ID: 10-4560-6943-00-1; Legal Description: LOTS 6943 & 6944 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.09 acres of land. Sits just East of Harrison St. We could not find access onto this property. It appears to be on an unimproved road. Looks to be wooded. Power in the area. Summer Tax Due: \$7.37	6210 TAYLOR ST COLOMA MI	\$495.04
6859	Parcel ID: 10-4560-7085-00-8; Legal Description: LOTS 7085 & 7086 LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.09 acres of land. Partially wooded lot. Some thick vegetation but its not difficult to traverse through. Land slopes down from the road. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$29.19	6047 TAYLOR ST COLOMA MI	\$789.15
6860	Parcel ID: 10-4570-8959-00-9; Legal Description: LOTS 8959 TO 8963 INCL. LAKE MICHIGAN BEACH NO. 3. Comments: This vacant lot is approximately 0.24 acres of land. Wet land indicators. There is a drainage ditch along the road and a small creek runs through the middle of the property. Wooded. Thick vegetation throughout. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$11.30	5516 CEDAR AVE COLOMA MI	\$445.49
6861	Parcel ID: 10-4570-9348-00-3; Legal Description: LOTS 9348 TO 9352 INCL. LAKE MICHIGAN BEACH NO. 3. Comments: This vacant lot is approximately 0.23 acres of land. We could not find access onto this property. It appears to be on an unimproved road. Looks to be wooded. Power and gas in the area. Summer Tax Due: \$11.30	5436 HICKORY ST COLOMA MI	\$511.53

6862	Parcel ID: 12-6080-0010-00-5; Legal Description: LOT 10 PONDEROSA HEIGHTS Comments: This vacant lot is approximately 0.28 acres of land. Possible encroachment from the neighbors fence. It appears the shed is on this property but the neighbors chain link fence surrounds it. Fire pit with lawn furniture. Raised garden beds. Flat grassy open lot with shrubs along the road. Nice neighborhood. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$315.41	5857 PONDEROSA DR STEVENSVILLE MI	\$2,007.43
6864	Parcel ID: 13-5600-0047-00-5; Legal Description: LOTS 13 & 14 BLK 3 OAK HILL SPRINGS HOME SITES Comments: This vacant lot is approximately 0.16 acres of land. Corner lot on Fedde Avenue and Wilton Avenue. This is a wooded lot with thick vegetation along the road. A few piles of debris on the middle of the property. Nothing to difficult to clean. Summer Tax Due: \$76.21	NEW BUFFALO MI	\$1,125.96
6865	Parcel ID: 14-0123-0122-09-5; Legal Description: COM 503'E OF NW COR SEC 23 T8S R17W TH E 150'TH S 344' TH W 75'TH N 221.9'TH W 75' TH N 122'TO POB Comments: This house sits on approximately 0.91 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. This property is covered in debris and personal property. Multiple vehicles parked on the property. The trailer/house looks to be in poor condition as well as the shed. This property will major work. Be prepared. Additional Disclosures: 6; 17 (see key for full text) Summer Tax Due: \$637.44	114 ONTARIO RD NILES MI	\$5,771.87
6867	Parcel ID: 14-0890-0040-01-4; Legal Description: PT OF LOT 40 BRANDYWINE ACRES NO 1 COM AT NE COR LOT 40 TH S0DEG08'30"E 165.5'TO SE COR SD LOT TH N85DEG57'W 156.7'TH N0DEG08'30"W 154.45'TH E 156.3'TO POB Comments: This vacant lot is approximately 0.66 acres of land. Wooded lot across the street from Pawating Village. Thick vegetation the farther you traverse South on the property. Nice sized lot for a new build. Please contact the local governmental unit about building. Please do your research. There was an electric box near the road side. Summer Tax Due: \$345.07	100 FORT ST NILES MI	\$1,725.27
6868	Parcel ID: 14-5590-0189-01-6; Legal Description: THE WEST 50' OF LOT 189 OAK MANOR NO. 2. Comments: This vacant lot is approximately 0.07 acres of land. This lot is fence in with the neighboring house. Side yard parcel. Encroachment. It is open and grassy. A few large trees. Some of the neighbors personal property is on the lot. Additional Disclosures: 21; 39 (see key for full text) Summer Tax Due: \$66.73	NILES MI	\$1,505.98
6869	Parcel ID: 19-7500-0068-00-4; Legal Description: THE W 50'OF E 100'OF LOTS 68 & 69 TOWN LINE SUBDIVISION Comments: This vacant lot is approximately 0.15 acres of land. Partially wooded lot. Thick vegetation throughout. Difficult to traverse. Appears to be level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$49.26	2290 MOORE ST BENTON HARBOR MI	\$580.16
6873	Parcel ID: 51-0801-0102-00-5; Legal Description: LOT 102 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. Grassy lot with a few small trees. Level ground. There are a few piles of debris/garbage on the back of the property. There is additional road access through an alley on the South perimeter of the property. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$24.07	160 CATALPA AVE BENTON HARBOR MI	\$770.72
6874	Parcel ID: 51-5000-0045-00-0; Legal Description: LOT 45 MC ALISTER ADD TO CITY OF BENTON HARBOR Comments: Please note: This home was recently damaged in a fire. We'll update with more details as they become available. This house sits on approximately 0.14 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Debris on the back side of the home. Gas meter and electric meter both still hooked up. A few of the windows are broken and have not been repaired or boarded. The house has furniture and food in the inside. Shingled roof looks to be in fair condition. The siding could use some repairs. This house will need work but there is potential. Additional Disclosures: 47; 6; 11 (see key for full text) Summer Tax Due: \$497.24	1040 LAVETTE ST BENTON HARBOR MI	\$2,614.79
6876	Parcel ID: 51-5110-0030-00-6; Legal Description: UNIT 30 NEW HARBOR CONDOMINIUMS BLDG A LIBER 41 PAGE 1 Comments: This one unit in an old apartment building just off the canal. The building is boarded up. Some of the rooms have been broken into. Overall this place is in very poor shape. Please do your research before bidding on the property. Additional Disclosures: 31; 15 (see key for full text) Summer Tax Due: \$336.58	655 RIVERVIEW DR 30 BENTON HARBOR MI	\$3,274.88

6877	Parcel ID: 51-5110-0075-00-0; Legal Description: UNIT 75 NEW HARBOR CONDOMINIUMS BLDG C LIBER 41 PAGE 1 Comments: This one unit in an old apartment building just off the canal. The building is boarded up. Some of the rooms have been broken into. Overall this place is in very poor shape. Please do your research before bidding on the property. Additional Disclosures: 31; 15 (see key for full text) Summer Tax Due: \$340.56	655 RIVERVIEW DR 75 BENTON HARBOR MI	\$3,279.88
6890	Parcel ID: 52-3160-0031-01-1; Legal Description: THE W 50' OF LOT 11 BLK 2 HUNTER'S ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.07 acres of land. Partial cement sidewalk leads into the property. Large cement parking lot on the West portion of the property that runs alongside the alley. Part of the property is grassy with some thick vegetation. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$12.02	369 CLAY ST BENTON HARBOR MI	\$678.01
6892	Parcel ID: 52-7300-0018-00-7; Legal Description: LOT 18 BLK E SORTER & RACKLIFF'S ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.14 acres of land. Unfortunately this house has suffered from a major fire. The house is in overall poor shape. Visible fire damage in all of the rooms. Most of the windows and doors have been broken. Some of them have been boarded. Garbage and debris surround the entire house. There access to the property on Maple street as well as an alleyway behind the home. Dual electric meters have been removed. The gas meter has been removed as well. The roof on the back of the home is collapsing. Furnace and water heater have been removed. There is a groundhog living in the basement and has tunneled around the house. The house is in poor shape and will need a great deal of work to get it back into living condition. Be prepared. Additional Disclosures: 36; 11; 5; 46; 31 (see key for full text) Summer Tax Due: \$265.49	452 MAPLE ST BENTON HARBOR MI	\$10,178.14
6896	Parcel ID: 53-6120-0004-00-7; Legal Description: LOT 4 PLUMMERS 2 ND ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.15 acres of land. unfortunately this house has suffered from a fire. There was a condemnation posted to the front of the building. The exterior of the home looks to be in fair shape but the inside of the home has major damage. Block foundation looks solid. Shingled roof looks ok. Gas meter is still present. The electric meter has been removed. There is a car port on the side of the home that has a travel trailer parked underneath. Cement driveway on May Street leads to an attached one car garage. There is a large cement slab foundation on the West portion of the property. There is a alley way that runs along the West boundary. Chain link fenced in yard however the large grass portion to the North is not part of this property. Possible encroachment. Do your homework before bidding. This house will no doubt need repairs due to the fire. Additional Disclosures: 31; 46 (see key for full text) Summer Tax Due: \$731.99	1096 AGARD AVE BENTON HARBOR MI	\$3,816.00
6897	Parcel ID: 53-6120-0006-00-0; Legal Description: LOT 6 PLUMMERS 2 ND ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.14 acres of land. Unfortunately the house has suffered from a major fire. Condemnation notice posted n the front of the home. All of the windows and doors have been broken and are not boarded. Chain link fenced in yard. Block foundation looks ok. This house will need a considerable amount of work done to it before its back in living condition due to the condemnation notice and the amount of damage done by the fire. It may be best to demo and rebuild. Please contact your local governmental unit about building. Additional Disclosures: 11; 36 (see key for full text) Summer Tax Due: \$229.28	1101 UNION ST BENTON HARBOR MI	\$3,735.72
6899	Parcel ID: 53-8600-0077-00-2; Legal Description: LOT 5 BLK G WEBBS ADD TO THE CITY OF BENTON HARBOR Comments: This house sits on approximately 0.14 acres of land. Unfortunately this house has suffered from a major fire. Many of the windows have broken due to the fire. Large piles of debris in the driveway. Paved driveway runs along the side of the house and leads to a detached one car garage. There is a neighborhood garden next to the home. You can tell the damage is quite severe from the exterior of the home. This house will need a great deal of work before its back in living condition. It might be better off to demo it and build something in its place. Please contact your local governmental unit to ask about building. Block foundation looks ok. There is a cement slab foundation on the back of the home. The siding on the home is damaged. There's damage to the shingled roof as well. Building is open to the elements. Gas and electric meter have been removed. It appears the fire was on the second floor but it is difficult to determine. Heavy vegetation in the backyard. Additional Disclosures: 46; 36; 22; 11 (see key for full text) Summer Tax Due: \$1,001.77	820 BROADWAY AVE BENTON HARBOR MI	\$3,758.51

6901	Parcel ID: 54-0901-0074-00-1; Legal Description: LOT 14 BLK 6 BENTON HARBOR IMPROVEMENT ASSOC 1ST ADD TO CITY OF BENTON HARBBOR Comments: This vacant lot is approximately 0.07 acres of land. Small wooded lot. Someone has been dumping garbage and other house debris on this lot. Thick vegetation. Low traffic road. Touches LOT# 6902 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$12.02	MADISON AVE BENTON HARBOR MI	\$416.20
6902	Parcel ID: 54-0901-0075-00-8; Legal Description: LOT 15 BLK 6 BENTON HARBOR IMPROVEMENT ASSOC 1ST ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.07 acres of land. Wooded lot on the corner of Nowlen Street and Madison Avenue. Level ground. Touches LOT#6901 that has been used as a dumping site. Thick vegetation throughout. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$12.02	MADISON AVE BENTON HARBOR MI	\$422.81
6907	Parcel ID: 54-5060-0026-00-2; Legal Description: LOT 6 BLK 2 MC CORD 2ND ADD TO CITY OF BENTON HARBOR EXC THE N 12' THEREOF Comments: This house sits on approximately 0.13 acres of land. Unfortunately this house has suffered from a major fire. All of the windows and doors have been broken and are no longer there. Brick and paved driveway on the side of the home. There was a condemnation notice posted to the front of the building. Block foundation runs all the way up to the roof. Its possible this is why the house didn't completely succumb to the fire. This house will need a great deal of work before the house is back in living condition. There is an alley on the back of the home. Gas meter removed. Hard to see the building through all of the vegetation growing up over the home. Additional Disclosures: 11; 5; 31; 36 (see key for full text) Summer Tax Due: \$450.78	770 WAUKONDA AVE BENTON HARBOR MI	\$2,393.36
6909	Parcel ID: 54-5070-0024-00-7; Legal Description: LOT 24 MC DONALD & PACKARDS ADD TO CITY OF BENTON HARBOR Comments: This house sits on approximately 0.14 acres of land. The house was in the middle of being renovated. There is fresh construction work all over the house. The basement is clean and dry. The furnace, water heater, electric breaker box, and wires have all been harvested. It looks like they removed them to put new appliances in but never got that far. There is a 100 amp breaker on the second floor. Block foundation looks solid. Vinyl siding in fair shape a few spots that need repair. Mix of wood and carpet floors. Three bedroom one bathroom on the second floor. Two bedroom one bathroom on the main floor. Dual electric meters and dual gas meters both removed. Some of the windows and doors have been boarded shut. This house has a lot of potential. There wasn't much damage to the home. A small amount of mold in one of the bathrooms. This would be a great purchase for someone looking to renovate. House is for the most part cleaned out other than some construction debris. Enclosed side porch area. Additional Disclosures: 18; 48; 32; 50 (see key for full text) Summer Tax Due: \$626.75	693 MAIDEN LN BENTON HARBOR MI	\$3,341.21
6918	Parcel ID: 58-0036-0264-00-9; Legal Description: THAT PT OF RR R/W KNOWN AS CLARK EQUIP LEAD TRACK & IDENTIFIED AS A TRACK CONNECTING TO N LN OF LN CODE 5304 COM ON ELY LN OF DAYS ST & EXT NLY TO SLY LN OF RIVER ST ALL INDICATED BY 'PS' ON GRANTOR CASE PLAN NO 68710 EXC E1/2 OF LOTS 5 & 6 BLK I DAYS ADD EXC ANY LAND WHICH MAY ALREADY BE IN GRANTEE'S NAME SUBJ TO PUBLIC RIGHTS & ANY EASEMENTS OR AGREEMENTS OF RECORD OR OTHERWISE AFFECTING LAND CONVEYED ALSO EXC THAT PT OF RR R/W LYING S OF JORDAN ST PER 1288/738 ALSO EXC FROM NW COR SEC 36 T7S R18 W MEAS S89DEG50'E ON N LN SEC 586.81' TO POB TH S33DEG23'W TO NLY LN RYNEARSON ST TH N63DEG35'W ON NLY R/W LN 44.02' TO WLY R/W LN FORMER MCRR TH N33DEG17'E 24' TH N27DEG45'E 62.10' TH N33DEG17'E 117.5' ALL ON WLY R/W LN TO N LN SEC TH S89DEG50'E ON N SEC LN 59.81 FT TO POB SECS 35 & 36 T7S R18W Comments: This vacant lot is approximately 1.11 acres of land. This is an odd strip of land. It lies in between two rows of houses. It looks like it may have been platted to be a road at one point but was never built. There is road access on Red Bud Trail as well as Rynearson. Mostly forested. There is an open grassy section on the South portion of the property. Terrain challenged in some areas. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$348.49	301 S RED BUD BUCHANAN MI	\$1,277.59
6920	Parcel ID: 58-2000-0053-00-8; Legal Description: LOT 15 BLK 3 ENGLISH & HOLMES ADD TO CITY OF BUCHANAN INCL S1/2 OF VAC ALLEY N OF SD LOT PER 1176/86 Comments: This vacant lot is approximately 0.16 acres of land. Mostly open grassy lot. There are a few trees. Some thick vegetation here and there but for the most part open. Level ground. Low traffic area. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$37.38	403 ELIZABETH ST BUCHANAN MI	\$880.28

6921	<p>Parcel ID: 58-2000-0167-00-3; Legal Description: LOT 22 BLK 7 ENGLISH & HOLMES ADD TO CITY OF BUCHANAN Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house has suffered from a major fire. There is visible fire damage on the exterior of the home. The fire stayed mostly in the main part of the home but there is soot throughout the entire building including the garage. Lots of debris, garbage, and furniture left behind. A handful of the windows have been broken and are now boarded up. Gas and electric meter have been removed. Cement driveway leads to an attached one car garage. Chain link fenced in yard. Vegetation is growing up onto the house. Could not find entrance to a basement. Felt like cement slab foundation on the inside. Cracking to the foundation in the hall way connecting the house to the garage. This house will no doubt need a great deal of work to get it back into living condition. Be prepared. Additional Disclosures: 36; 5; 11; 34 (see key for full text) Summer Tax Due: \$588.86</p>	325 ARCTIC ST BUCHANAN MI	\$3,217.74
6922	<p>Parcel ID: 58-6900-0007-00-5; Legal Description: LOTS 7 & 8 RYNEARSONS ADD TO CITY OF BUCHANAN ALSO THE E1/2 OF VAC ALLEY LYING W OF SD LOTS PER 946 1135 ALSO THE W1/2 OF VAC BERRIEN ST ADJ TO SD LOTS Comments: This vacant lot is approximately 0.51 acres of land. Wooded lot. Thick vegetation throughout. Difficult to traverse. The land slopes down from the road. It looks like a tree has been cut down and the remaining debris has been stacked up next to the property. There is a small amount of road frontage on Jordan St and Berrien St. There is more legal road frontage but it is on unimproved roads. Additional Disclosures: 49; 23 (see key for full text) Summer Tax Due: \$131.54</p>	606 BERRIEN ST BUCHANAN MI	\$732.77
6923	<p>Parcel ID: 71-1050-0004-00-3; Legal Description: LOT 4 W N BURNS ADD CITY OF NILES Comments: This garage sits on approximately 0.12 acres of land. The garage is fenced in with the neighboring house. Its likely that they are still using it. Unknown if the neighboring house is occupied. Cement driveway runs through most of the property and leads to the garage. Metal siding is in fair fair. The shingled roof looks fair as well no major damage seen from the exterior. There was evidence of animals borrowing under the garage. Couple holes and piles of dirt. Summer Tax Due: \$141.59</p>	BURNS ST NILES MI	\$1,089.51
6924	<p>Parcel ID: 72-3050-0048-01-4; Legal Description: THE S1/2 OF LOT 48 H B HOFFMANS ADD TO NILES Comments: This vacant lot is approximately 0.10 acres of land. Terrain challenged. Ground slopes up from the road pretty drastically in some parts. There is a neighbors privacy fence falling apart on the North side of the property. Thick vegetation and wooded. Additional Disclosures: 49; 23 (see key for full text) Summer Tax Due: \$65.88</p>	301 CASS ST NILES MI	\$843.28
6925	<p>Parcel ID: 72-3050-0120-03-3; Legal Description: LOT 121 H B HOFFMANS ADD TO NILES Comments: This vacant lot is approximately 0.21 acres of land. Level ground. Next to the Mount Calvary Baptist Church. There is a small amount of tree debris in the back of the property. Handful of large trees scattered around. Ample shade. The neighbors garage had its roof replaced recently and some of the previous shingles have been thrown on the property. Open and grassy. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$62.90</p>	520 FERRY ST NILES MI	\$1,034.42
6926	<p>Parcel ID: 72-3050-0175-01-6; Legal Description: THE S1/2 OF W 16'OF LOT 174 & THE S1/2 OF LOT 175 H B HOFFMANS ADD TO NILES Comments: This vacant lot is approximately 0.13 acres of land. Level ground. Open grassy lot. Partial driveway with a basketball hooped cemented into the back portion. Some small vegetation and trees on the back East portion. There was a BBQ on the property. Most likely the neighbors. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$62.90</p>	515 N 6TH ST NILES MI	\$766.91
6927	<p>Parcel ID: 72-3050-0211-00-4; Legal Description: THE S1/2 OF LOT 211 H B HOFFMANS ADD TO NILES Comments: This house sits on approximately 0.10 acres of land. Two bedroom one bathroom. Block foundation looks solid but there was some evidence that an animal had been burrowing into the basement. There was some dirt piling up next to the furnace. It doesn't appear to have damaged the foundation though. Furnace and water heater still present. The water heater is large and looks fairly new. The interior is not in great shape. Peeling paint, dirty floors that need some repairs. 100 amp breaker box still intact. Gas and electric meter have been removed. The basement was slightly damp. Small amount of mold forming in the bathroom but nothing to difficult to clean. Shingled roof looks to be in fair shape. Metal siding is in decent shape but needs a couple repairs. This house would be a good fixer upper project. Summer Tax Due: \$698.83</p>	723 SYCAMORE ST NILES MI	\$3,838.51

6928	Parcel ID: 73-5450-0001-00-1; Legal Description: LOT 1 SUPERVISORS PLAT NO 6 CITY OF NILES Comments: This vacant lot is approximately 0.17 acres of land. Open grassy lot in front of a T intersection. Thick vegetation and trees along the perimeter except for the road side. Ground slopes a bit but is mostly level ground. Nice lot. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$119.90	702 S 3RD ST NILES MI	\$807.91
6929	Parcel ID: 73-6900-0039-00-9; Legal Description: LOT 39 RIVERVIEW ADD TO CITY OF NILES Comments: This vacant lot is approximately 0.14 acres of land. Odd strip of land. The ground slopes drastically down from Riverview drive down to Bond Street. Road access on both. Very terrain challenged. Wooded with thick vegetation. Additional Disclosures: 49; 23 (see key for full text) Summer Tax Due: \$23.52	RIVERVIEW DR NILES MI	\$555.47
6930	Parcel ID: 73-8790-0195-00-4; Legal Description: LOT 195 WOODWARDS 2ND ADD TO CITY OF NILES Comments: This vacant lot is approximately 0.14 acres of land. Driveway entrance at road. Open grassy lot. There are a few large trees. Level ground. there is a fire pit and a pop up canopy in the middle of the property. It may be the neighbor using the extra space. Neighbors have large dogs. Be careful if visiting the property in person. Additional road access through an alley to the North. Additional Disclosures: 23; 45 (see key for full text) Summer Tax Due: \$104.87	MICHIGAN ST NILES MI	\$646.82
6932	Parcel ID: 73-8790-0337-00-3; Legal Description: LOT 337 WOODWARDS 2ND ADD TO CITY OF NILES Comments: This vacant lot is approximately 0.16 acres of land. Open grassy lot on the corner of S17th Street and Silverbrook Ave. There is a pile of tree debris on the North section of the property. It is also partially wooded with some thick vegetation on the North side. Level ground. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$43.75	1645 SILVERBROOK AVE NILES MI	\$755.64
6933	Parcel ID: 74-1700-0048-00-2; Legal Description: LOT 48 DELAHUNT ADD CITY OF NILES Comments: This house sits on approximately 0.17 acres of land. The home is in overall poor shape. There was a "dangerous building do not occupy" notice posted on the front of the home. Two electric meters have been removed from the home. The gas meter was removed as well. It looks like they removed the breaker box near one of the electric meters and were setting up a new breaker box near the other electric meter. 200 amp breaker box. The main power lines have been disconnected. Water heater still present and looks good. The furnace is still present but is not hooked up. Mix of vinyl and fake brick siding is in poor shape. There are sections of the walls that are bare OSB sheeting. The roof is leaking in a few areas. The floors are down to the sub floors with some sections having holes. The walls and ceiling are drywall that has not been finished. Three bedroom one bathroom. A lot of incomplete construction. There was an animal living in the ceiling. This house will need a great deal of work to get it back into good living condition. Be prepared. Additional Disclosures: 22; 21; 5; 32; 50; 36 (see key for full text) Summer Tax Due: \$919.18	418 S BARRETT ST NILES MI	\$5,463.32
9996842	Parcel ID: 07-5620-0075-00-8; Legal Description: PT OF LOTS 74 & 75 SUPERVISOR'S PLAT OF ORCHARD BEACH COM 124.15' S43DEG10'W OF NE COR LOT 73 TH S43 DEG10'W 62.22'TH N45DEG W 82.83'TH N45DEG30'E 59.95'TH S46DEG36'E 80.35'TO POB Comments: This house sits on approximately 0.12 acres of land. This is an interesting little house. Its built up off the ground by some stacks of cinder blocks. Surrounded by wet lands. There are wetland plants growing up right next to the exterior walls. Small home. Three bedroom one bathroom home. Individual electric heaters built onto a few rooms in the house. Looks like it was used at a summer cottage. Basically cleaned out but still has some of the house furniture. Some of the floors felt slightly bowed. The shingled roof was in fair shape. No leaks seen. The wood siding could use a good sanding and new paint job. The house is in overall fair shape. It wouldn't take much to get this place in good shape. It has a lot of potential but the wet lands is a little concerning. There are other homes next to this house that don't appear to be on wetlands. The ground may be quite sound. Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	15155 LAKESIDE AVE LAKESIDE MI	\$6,689.22
9996874	Parcel ID: 51-5000-0045-00-0; Legal Description: LOT 45 MC ALISTER ADD TO CITY OF BENTON HARBOR Comments: Please note: This home was recently damaged in a fire. We'll update with more details as they become available. This house sits on approximately 0.14 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Debris on the back side of the home. Gas meter and electric meter both still hooked up. A few of the windows are broken and have not been repaired or boarded. The house has furniture and food in the inside. Shingled roof looks to be in fair condition. The siding could use some repairs. This house will need work but there is potential. Additional Disclosures: 11; 47; 6 (see key for full text) Summer Tax Due: TBA	1040 LAVETTE ST BENTON HARBOR MI	\$2,614.79

9996876	Parcel ID: 51-5110-0030-00-6; Legal Description: UNIT 30 NEW HARBOR CONDOMINIUMS BLDG A LIBER 41 PAGE 1 Comments: This one unit in an old apartment building just off the canal. The building is boarded up. Some of the rooms have been broken into. Overall this place is in very poor shape. Please do your research before bidding on the property. Additional Disclosures: 15; 31 (see key for full text) Summer Tax Due: TBA	655 RIVERVIEW DR 30 BENTON HARBOR MI	\$3,274.88
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Berrien (DNR)

Lot #	Lot Information	Address	Min. Bid
99016	<p>Parcel ID: 11-03-0006-0018-00-5; Legal Description: From Northeast corner Section 6 T4S R18W running West 896.9 feet thence South 25D 45M West 498.9 feet thence West 521.3 feet to POB thence West to Waters Edge of Lake Michigan thence Southwesterly on Waters Edge to a point West of Southwest corner Lot 9 Hishores thence East to said Southwest corner thence North 110 feet thence East 84.4 feet thence North 33D East 472.4 feet thence North 41D East 236.6 feet to POB property moved for 1981 to metes and bounds in Section 6 Comments: The subject property is zoned Vacant Residential and has about 830 feet of frontage on Lake Michigan. The property is located west of Hishore Subdivision west of the M63 and Bluff Avenue intersection about 3 miles north of Benton Harbor MI. The subject parcel does not have road access and is only accessible to the public via Lake Michigan. The topography of the subject consists of an eroded sandy bluff. The property is lake level dependent and parts of the legal description may be submerged (or non-existent) during periods of high-water levels. Due to the lake level fluctuations the eroded bluff and road access building on the subject would be unlikely. The highest and best use for the property would be for the adjacent landowners to use the parcel for lake access during times of low water levels. 2 Acres Additional Disclosures: 75; 14 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off Bluff Ave	\$28,000.00
99017	<p>Parcel ID: 11-06-0034-0025-01-9; Legal Description: That part of S. 50 A. of E. 60 A. of SW1/4 of Sec. 34 that lies E. of Creek except R.R.R/W Comments: The subject property is zoned AG 1/2 Agricultural and has road frontage on the west side of Bakertown Road. The property is located NW of the Bakertown Road and Chamberlain Road intersection about 2 miles southwest of Buchanan MI. The property's western border is the Bakertown Drainage ditch. The topography of the subject consists of flat forested land with ponded muck soils. The parcel does not meet local zoning to build regulations due to its small size (requires at least 2 acres). It is also likely that the parcel is too wet to be built on. As a result the main use of the property is likely for hunting and fishing or other recreational types of activities. 0.25 Acres. Swamp lot. Next to railroad. Additional Disclosures: 75; 10 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Bakertown Rd	\$300.00
99018	<p>Parcel ID: 51-0802-0004-00-1; Legal Description: Assessor's Plat No. 2 - W 135 ft of Lot 4 Comments: The remains of this house sit on approximately 0.65 acres of land. The house is almost completely gone. The block foundation is basically the only thing left. There is a lot of debris throughout the property. Be cautious and be careful if visiting this property in person. The subject property is zoned RS? Single Family Residential and consists of forested property SE of the Cross Street and Colfax Avenue intersection. The property has legal road access via a 20 ft. platted alley located at the northern part of the parcel. The subject is surrounded by residential private parcels within the southern part of the City of Benton Harbor MI. The parcel has flat relief with dry sandy-loam soils with muck soils located to the south along the ditch/creek. The subject does meet local zoning to build regulations which requires 7500 sq. feet (~0.17 acres) and a property width of 60 feet. The subject parcel is 135' (east-west) X 207.5' (north-south). There may be a blight structure located on the northern part of the property near the platted alley. Additional Disclosures: 75; 42; 36 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off Colfax Ave	\$4,800.00

Cass

Lot #	Lot Information	Address	Min. Bid
1300	Parcel ID: 14-010-008-144-01; Legal Description: SE 1/4 SW 1/4 & W 1/2 SW 1/4 SE 1/4 EX COM AT SW COR E 1/2 SW 1/4 SE 1/4 TH N TO CEN CROOKED CREEK RD S 34 DEG 19'W ALG CEN SD RD TO S LINE SEC E TO BEG. ALSO EX COM N 89 DEG 24'17"E 1353.28 FT, N 0 DEG 33'30"E 494.09 FT, N 50 DEG 32'35"E 824.64 FT, N 49 DEG 6'55"E 300.25 FT & N 34 DEG 11'49"E 1712.76 FT FRM W 1/4 COR SEC 17, TH N 34 DEG 11' 49"E 222 FT, N 4 DEG 48'11"W 224 FT, S 34 DEG 11' 49"W 396.08 FT, S 55 DEG 48'11"E 140.97 FT TO BEG. SEC 8 . Comments: This vacant lot is approximately 52.4 acres of land. We could not determine if there is road access onto this property. It appears that the property has a small piece that touches the road but there was no visible driveway or two track. Its possible there is an easement onto the property but it is unknown. Please do your research before bidding on this property. This would be a good purchase for one of the neighboring property owners. Summer Tax Due: \$515.35	CROOKED CREEK RD CASSOPOLIS	\$6,351.79
1301	Parcel ID: 14-020-023-034-00; Legal Description: SEC 23 T7S R16W THAT PART NE 1/4 SEC 23 BEG AT PT 579.3 FT E & 1226.3 FT N OF CEN POST SEC, SD PT BEING ON CEN LINE M-60, TH N 41 DEG 28'W 390.2 FT, S 41 DEG 44' W 88.7 FT, S 34 DEG 50'E 398.5 FT TO CEN LINE M-60, N 41 DEG 44'E ALONG CEN LINE HWY M-60 135.5 FT TO BEG. 1 A KNOWN AS LOT 4. Comments: This vacant lot is approximately 0.87 acres of land. Tall grassy lot with thick vegetation. Large trees throughout. There was an old RV parked in the back of the property that is not part of the sale. A tree has fallen on the RV and it appears to be abandoned. There appear to be some remains to an old shed but the vegetation has grown up all over it. It is in very poor condition. Additional Disclosures: 33; 69; 21 (see key for full text) Summer Tax Due: \$54.21	3117 DETROIT RD NILES	\$2,027.70
1302	Parcel ID: 14-040-015-015-00; Legal Description: COM N 19 DEG W 5.72 1/2 CHS FRM CEN SEC, W 2.27 CHS TO CEN HWY, N ON CEN HWY 2.49 CHS E 2.27 CHS, S 2.49 CHS TO PL OF BEG SEC 15. Comments: This vacant lot is approximately 0.45 acres of land. Wooded lot that sits in between two houses. Thick vegetation throughout but easily traversable. No driveway entrance. Level ground. Summer Tax Due: \$19.58	M 62 CASSOPOLIS	\$1,341.32
1303	Parcel ID: 14-041-135-055-01; Legal Description: COM S 767.13 FT & S 54 DEG 20'52"W 340.62 FT FRM E 1/4 COR, TH S 45 DEG 39'13"E 101.69 FT, WLY ALG S LN FORMER MCRR TO E LN M-60, N TO N LN FORMER MCRR, NELY ALG SD N LN TO BEG. SEC 35 UNPLATTED VILLAGE OF CASSOPOLIS Comments: This vacant lot is approximately 0.86 acres of land. Open grassy lot. Row of power lines runs through the middle of the property. The West half portion has level ground but it starts to slope up as you go farther East. A couple trees. There is a row of tree stumps. We are told this lot is unbuildable due to the power lines. Please confirm use restrictions with the local unit prior to bidding. Summer Tax Due: \$174.01	HILLTOP LN CASSOPOLIS	\$2,044.80
1305	Parcel ID: 14-101-120-033-00; Legal Description: BEG AT SW COR LOT 30, ORIG PLAT, TH S 80 FT, TH E 66 FT, TH N 80 FT TO SE COR SD LOT 30, TH W 66 FT TO PL OF BEG SEC 27 UNPLATTED VIL VANDALIA. Comments: This vacant lot is approximately 0.15 acres of land. It appears there was a building on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. Open sandy/grassy lot. Handful of trees. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$42.91	60661 WATER ST VANDALIA	\$16,730.46
1306	Parcel ID: 14-101-180-052-00; Legal Description: COM NE COR LOT 52, TH S 12 RDS, W 4 RDS, N 12 RDS, E 4 RDS TO BEG. ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION. Comments: This house sits on approximately 0.30 acres of land. Unfortunately this house has been condemned. The house is in overall poor shape. The roof has large holes and a tarp draped over it. There are portions of the walls that have holes in them as well. The floor in the home are sagging and feel wavy. The ceilings have collapsed in a few of the rooms. The bathroom is in shambles. There is black mold in multiple rooms. The furnace has been removed. The water heater and 100 amp breaker box are still present. Water pressure tank in a hole in the basement. There is some debris throughout the home and basement. Foundation is crumbling here and there. Wood siding needs repairs. The house will need a great deal of work before its back in good living condition. Grass driveway leads to a one car garage that is in poor shape. The garage door and the main door are both broken. Cement poured slab looks ok but it is covered in debris. Wood siding and metal roof look ok but the garage needs work. The other garage is in better shape but it is full of garbage. Poured cement slab looks ok. Open grassy lot with a couple trees. This is a project, be prepared. Additional Disclosures: 32; 22; 5; 48; 36; 31 (see key for full text) Summer Tax Due: \$375.73	17775 SOUTH ST VANDALIA	\$8,108.55

1307	Parcel ID: 14-101-220-006-00; Legal Description: LOT 6, EXCEPT THAT PART LOT 6 LYING SE LY OF LINE COM S 34' 51" E 743.20 FT FRM CEN SEC, TH S 64 DEG 04' 05" W 350 FT EDWARD A KENNER SUBDIV VIL VANDALIA. Comments: This vacant lot is approximately 0.25 acres of land. The lot looks to be partially wooded. Sits behind a house on White Temple Road. It appears there is road access on State Street but there isn't a driveway entrance or anything like that. This would be a good purchase for one of the neighboring property owners. There was a small shed in poor shape in the woods. Difficult to determine if it is on the neighboring houses property. Summer Tax Due: \$15.51	STATE ST VANDALIA	\$1,578.47
1308	Parcel ID: 14-120-030-039-00; Legal Description: COM AT AN IRON PIN AT SW COR OF SHAVEHEAD PLAT, TH S 1/4 DEG W 150 FT, TH S 14 DEG E 144 FT TO PT OF BEG OF THIS DESC. TH E 250 FT, TH S 80 FT, TH W TO PT S 14 DEG E FRM BEG N 14 DEG W TO BEG, EX N 15 FT THEREOF. ALSO EX ROAD AT W END OF AFORESAID PREMISES. SEC 30. Comments: This vacant lot is approximately 0.36 acres of land. Nice neighborhood. Unfortunately it appears most of this vacant lot has wet land indicators. Partially mowed grassy area but it quickly turns into thick vegetation and swamp plants. Cat tails. Very close to Shavehead Lake. However it does not have water frontage. Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$80.58	SOUTH DR CASSOPOLIS	\$2,036.81
1309	Parcel ID: 14-120-211-022-00; Legal Description: BEG AT PT ON S 1/8 LINE SEC 11 41 RDS W OF E LINE SD SEC, TH W 10 RDS, TH S PARA TO E LINE OF SEC TO RIVER RD, TH NELY ALONG RD TO PT S OF BEG. TH N TO BEG. SEC 11. Comments: This trailer sits on approximately 3.06 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The trailer looked to be in fair shape. Vinyl siding was ok needing a few small repairs. Shingled roof looked ok as well but needs some attention near the gutters. Chain link fenced in front yard. The backyard was open with tall grass. Electric meter still hooked up and active. Propane tank hooked up. There was a shed built behind the house. Vehicle parked in driveway. Some debris behind the trailer. Long dirt driveway. Far North portion of the property is wooded. Additional Disclosures: 17; 6; 33 (see key for full text) Summer Tax Due: \$349.48	69853 S RIVER RD WHITE PIGEON	\$4,690.23
1310	Parcel ID: 14-120-420-024-00; Legal Description: LOT 92 SOUTH SHORE NUMBER 2. Comments: This vacant lot is approximately 0.08 acres of land. We could not gain access onto this property without crossing over someone else's land. It looks like there may be a structure on the property. Its possible there is an easement onto the property but it is unknown. Please do your research before bidding on this property. Sits behind a group of houses. This would be a good purchase for one of the neighboring property owners. Gas and electric in the area. Summer Tax Due: \$34.30	SUNSET BLVD- LANDLOCK UNION	\$1,572.94
1311	Parcel ID: 14-130-185-081-60; Legal Description: PART OF LOT 81 AS FOLL BEG AT W PT OF LOT 81, TH E 31 FT 6 IN, TH S 3 FT 6 IN, TH WLY 32 FT TO BEG OAKLANDS. Comments: This vacant lot is approximately < 0.01 acres of land. Very small piece off land that sits in front if a house. This would be a good purchase for the neighboring property owners. Unbuildable. Very small triangular piece of land. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.70	KARL ST DOWAGIAC	\$1,060.23
1312	Parcel ID: 14-150-100-115-00; Legal Description: LOT 115 EX E 16 FT THEREOF VIL GLENWOOD. Comments: This vacant lot is approximately 0.20 acres of land. It appears to be on an unimproved road but we were able to access it from Main St. Train tracks run along the West portion of the land. Power lines run through the middle of the property. Open grass lot with a couple trees on the South East section. Summer Tax Due: \$9.67	MAIN ST DOWAGIAC	\$1,181.58
1313	Parcel ID: 14-160-100-326-00; Legal Description: LOT 37 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot with a handful of large trees. There is thick vegetation and trees along the perimeter. A small amount of garbage along the road side but nothing difficult to clean up. Could be a nice spot for a new build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$28.29	106 ALLEN ST DOWAGIAC	\$1,632.45
1314	Parcel ID: 14-160-100-355-00; Legal Description: LOT 70 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot with a few large trees. There is a travel trailer parked back on the North section of the property. Level ground. Could be a nice spot to build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$54.47	404 THICKSTUN ST DOWAGIAC	\$1,525.83

1315	Parcel ID: 14-160-100-356-00; Legal Description: LOT 71 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.20 acres of land. Sits on the corner of Thickstun Street and Budlow Street. It appears there was a building on this property at one point in time but has since been removed. The SEV has not been reassessed. it does not accurately reflect the current value of the property. Open grassy lot with a few large trees. There is a travel trailer parked back on the North section of the property. Level ground. Could be a nice spot to build. Please contact the local governmental unit about building. Please do your research. Additional Disclosures: 21; 42; 23 (see key for full text) Summer Tax Due: \$47.19	404 THICKSTUN ST DOWAGIAC	\$20,207.10
1316	Parcel ID: 14-160-100-383-00; Legal Description: LOT 5 FORBES ADD CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot. Across the street from and old church. A few large trees. Metal wire fence along the East and North perimeter. There is thick vegetation and some small trees along that perimeter as well. It appears there was a building on this property at one point in time but has since been removed. The SEV has not been reassessed. it does not accurately reflect the current value of the property. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$9.23	206 ASHLAND ST DOWAGIAC	\$8,499.64
1317	Parcel ID: 14-160-100-447-00; Legal Description: LOT 90 FORBES ADD CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.11 acres of land. Open grassy lot. Driveway entrance at the road. Third party stated the lot does not have enough road frontage to build a house. Unknown if this information is correct but the person seemed well informed and owned properties along the street. Do your own research before bidding. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$18.84	209 ANDREWS ST DOWAGIAC	\$1,749.50
1318	Parcel ID: 14-160-200-523-00; Legal Description: W 5 RDS LOT 248 & 1 ROD OFF E 7 RODS OF N SIDE LOT 248 PATRICK HAMILTON'S 4TH ADD CITY OF DOWAGIAC. Comments: The house that once stood here suffered a fire and was recently demolished. It is now a vacant lot. The parcel is approximately 0.13 acres of land. We were told by the neighbor that this property includes an easement for the driveway through the adjacent property, which requires half of the upkeep of the driveway. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$393.08	509.5 N FRONT ST DOWAGIAC	\$8,881.89
1320	Parcel ID: 14-160-300-552-00; Legal Description: COM AT NWLY COR LOT 54, SELY ALONG NELY LINE LOT 66 FT, SWLY PARA WITH NWLY LINE TO SWLY LINE SD LOT NWLY ALONG SWLY LINE 66 FT TO SWLY COR THEREOF, NELY ON NWLY LINE TO PL OF BEG. JAY W. MCOMBER'S ADD CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.10 acres of land. It appears there was a building on this property at one point in time but has since been removed. The SEV has not been reassessed. it does not accurately reflect the current value of the property. Open grassy lot. No trees but there is a large one on the other side of the sidewalk directly in front of the lot. Driveway entrance at the road. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$28.47	105 JAY ST DOWAGIAC	\$20,124.76
1321	Parcel ID: 14-160-300-554-00; Legal Description: LOT 56 J. W. MCOMBER'S ADD CITY OF DOWAGIAC. Comments: This house sits on approximately 0.18 acres of land. The house is in fair shape but it does need some repairs. Stone and brick foundation. The foundation on the back of the home has a decent amount of cracking and crumbling. That will need attention soon. I did not see any roof leaks inside the home but the kitchen ceiling has collapsed a bit. Carpet throughout the house. Three bedrooms on the second floor. Attic access on the second floor. One bathroom on the main floor has the washer and dryer still present. Mix of brick and vinyl siding is in fair shape. Electric and gas meter still hooked up but do not appear active. Small grassy back and front yard. Mud room front entrance. Nice poured cement sidewalk leads up to some cement steps on front entrance. Water heater and furnace still present. 100 amp breaker box still intact. There was a small bucket put under the water main to collect a dripping leak. The bucket is full and appears to be making the basement damp but we did not see any mold. Evidence of animals living in the house. Cat feces in some of the rooms. Litter boxes in a few of the rooms. This house has a lot of potential. It needs so repairs and renovations but there is a nice house here. Additional Disclosures: 63; 34 (see key for full text) Summer Tax Due: \$896.77	205 W RAILROAD ST DOWAGIAC	\$8,304.72

Van Buren

Lot #	Lot Information	Address	Min. Bid
6300	<p>Parcel ID: 80-01-029-030-25; Legal Description: 29-2-13 COM AT NW COR OF SEC, TH S ALG W SEC L 990.0 FT TO BEG, TH S 89 DEG 41'12"E PAR WITH N SEC L 1311.58 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 1311.97 TO W SEC L, TH N ON SAME 330.0 FT TO BEG. Comments: This vacant lot is approximately 9.92 acres. Many young trees on the West portion of the property. Older trees on the East section. Next to farmland. Many options with this land. Level ground to build. Did not see any signs of wet lands. Although there could be the farther you enter the property. Great opportunity for someone looking to build in a quiet country atmosphere with a lot of space to explore. Looks to be propane only but did see some natural gas signs close to the area. Don't miss your opportunity to pick up this nice sized property. Summer Tax Due: \$248.78</p>	40917 32ND ST PAW PAW	\$4,918.26
6301	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 80-02-029-017-00; Legal Description: 29-3-13 BEG AT PT 78 R E & 9.4872 R N OF SW COR N 1/2 SW 1/4 NE 1/4 TH N 10.5128 R TH W 78 R TO N & S 1/4 L TH S ON SAME 10 R TH E 16 R TH S 5128 R TH E 62 R TO BEG. Comments: This house sits on approximately 4.30 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were dogs inside the home. Foundation looks solid. Shingled roof was in fair shape but there was a lot of vegetational debris built up on it. Handicap accessible ramp on front of home. Cement porch wraps around half of the home. Long dirt drive way runs in front of the house and leads to a large one car metal garage. Poured cement foundation and a cement parking area in front of the garage. The garage looks to be in fair/good shape. Piles of debris around the home and garage. There was a car parked on the property. Mostly all of the property is wooded. Thick vegetation is growing around the house and the garage. Difficult to photograph the back sides of the buildings. There are multiple sheds that are in poor shape as well as a chicken coup or other animal enclosure. As you go farther back onto the property East you will find dilapidated sheds and other piles of debris. There is a large amount of debris throughout the property though it is consolidated into piles. The South portion of this property is part of this bundle sale as a vacant lot. Additional Disclosures: 6; 45 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 80-02-029-020-00; Legal Description: 29-3-13 COM 16 R E OF SW COR OF N 1/2 SW 1/4 NE 1/4 TH E 62 R TH N 9.4872 R TH W 62 R TH S 9.4872 R TO BEG. Comments: This vacant lot is approximately 3.74 acres of land. This is bundled with the adjacent parcel in order to maintain access. There is a travel trailer far back on the property. Random piles of debris. The North portion of this land touches the adjacent bundled lot. Summer Tax Due: \$446.55</p>	65133 M 40 HWY LAWTON; M 40 HWY LAWTON	\$9,410.27
6303	<p>Parcel ID: 80-03-411-002-00; Legal Description: 1-2-15 LOT 2 BLK 11 SCOTT SHORES SUB NO 1. Comments: This vacant lot is approximately 0.15 acres of land. Thick vegetation throughout. Mix of young and mature trees. Across the street from North Scott Lake. The ground has some small hills. Would probably need to be leveled before building. Nice spot for a small cottage or storage barn for boats. Sits in between two homes. Looks like there is road access on both Broadway St and Leedy Point Rd. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$9.59</p>	BROADWAY BLOOMINGDALE	\$1,463.28

6304	<p>Parcel ID: 80-04-019-002-30; Legal Description: 19-2-16 BEG AT W 1/4 POST OF SEC, TH N 0 DEG 53'30"E ALG W SEC L 720', TH S 89 DEG 19'55"E 544.5', TH S 0 DEG 53'30"W 720', TH N 89 DEG 19'55"W ALG E&W 1/4 L 544.5' TO BEG. Comments: This house sits on approximately 8.99 acres of land. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. Large oil tanks of the back of the home. Most likely for old oil burner for heat. Block foundation has some areas that need attention. Cracking components and other spots that are missing chunks. Shingled roof was in poor shape. There is visible bowing area on the roof. Many broken windows. There is an addition built onto the side of the home on the second floor with a ladder used as a method of entry. Poured cement steps on the front and side entrance. As you enter farther North onto the property you run into what looks like the remains of an old house or other building. This building is beyond saving. There is a large amount of debris in and around the house. Brick siding on the home is in decent shape but there are portions that need some repair. The side entrance to the home has fake brick siding. There were two vehicles parked on the property at the time of last visit. Also an old truck that looked like it hadn't been moved in many years. Chicken coop animal enclosure behind the home next to an area that looks like the start of a garden. Many cats on the property coming and going from the house. This property will need a lot of work and clean up but there is a lot of potential here. Additional Disclosures: 5; 21; 6; 63 (see key for full text) Summer Tax Due: \$109.25</p>	69698 38TH AVE COVERT	\$1,991.52
6305	<p>Parcel ID: 80-04-019-016-00; Legal Description: 19-2-16 NW 1/4 OF NE 1/4 OF SEC. EXCEPT S 750' OF W 600' THEREOF. Comments: These structures sit on approximately 29.08 acres of land. Dirt/gravel driveway runs along the side of a trailer and leads to a large metal storage building with a two car garage door. Poured cement slab under the trailer and at least a portion of the garage has a poured cement foundation. The garage door is damaged. It appears it was pushed outward from the interior bowing and bending the door. The trailer is older. Metal siding. Metal roof. There is a block foundation built up front entrance. A few small sheds behind the storage garage. One of these sheds appears to be for a pump/well. Debris throughout the property such as a couple old stoves and piles of old tires. Two older tractors were parked on the driveway at the time of last visit. It does not appear that there are people living on the property at this time but it is hard to determine. Older oil tank for heat on the side of the trailer. Small propane tank hooked up to the trailer as well. Electric meter still hooked up appears to not be active. The driveway continues past these structures and ventures farther East onto the property becoming a two track. There is another large metal storage building. This building looks to be in good shape. Poured concrete slab foundation. Metal siding and metal roof look good. Tall garage doors on front and back. Car parked behind this building. The area looks like it was set up for growing some type of plant. Possibly berries for wine? The drive continues past this building as well. This property has a ton of potential. Lots of old mature trees, land ready for planting crops, large storage barns that look fairly new. Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$360.53</p>	36005 69TH ST COVERT	\$5,476.72
6306	<p>Parcel ID: 80-04-027-002-00; Legal Description: 27-2-16 NE 1/4 OF NW 1/4 OF SEC. EX N 735.5' OF E 207.78' THEREOF. Comments: This vacant lot is approximately 36.48 acres of land. Long dirt road leads into the property. Gated near the road entrance. Some type of farm building is built close to the entrance. Possibly an animal enclosure but there are windows built around it. Hard to determine what it is. There is an old metal storage barn on the far West portion of the property as well as an old "crane" work truck. The garage looks to be in fair shape over all. Metal siding and Metal roof look fine. Poured cement foundation. Small travel trailer parked next to the garage. There are multiple piles of debris on the property. There are some odd wood structures built on the property. Travel Trailer parked near a wooded stage with amphitheater seating. There is a "play ground" area built onto a large cement slab foundation. This is a large property with vast open grassy areas as well as wooded portions. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$410.56</p>	40700 63RD ST BANGOR	\$12,575.96
6307	<p>Parcel ID: 80-04-035-025-00; Legal Description: 35-2-16 NE 1/4 OF NE 1/4 OF SEC LYING E OF CEN L 60TH ST. Comments: This vacant lot is approximately 0.50 acres of land. Swamp lot. There is standing water on most if not all of the property. Next to a small lake. Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$26.34</p>	60TH ST LAWRENCE	\$1,301.30

6308	Parcel ID: 80-05-009-016-00; Legal Description: 9-1-14 COM AT N 1/4 PT, TH 89 DEG - 48' W ON N SEC L 48' TO BEG OF DES, TH N 89 DEG -48' W 110', TH S 0 DEG -12' W 190', TH S 89 DEG -48' E 110', TH N 0 DEG -12' E 190' TO BEG. .48 A. Comments: This house sits on approximately 0.48 acres of land. It is next to a house and farm land. The house is in overall poor shape. The shingled roof is failing. It looks as though they installed new metal roofing at one point in time but it did not fix the problem. Wood siding is falling apart. The stone foundation is failing in multiple areas. The chimney is crumbling near the ground. There is 3-6 feet of standing water in the basement. Garbage and debris throughout the property. Dirt/gravel driveway. The front of the house is bare OSB sheeting. One of these walls has collapsed. This property will need a lot of work to get it back to its former glory. The actual property is nice but the house and garbage will have to be dealt with. Additional Disclosures: 66; 22; 5; 34; 36 (see key for full text) Summer Tax Due: \$157.73	41039 CR 390 BLOOMINGDALE	\$4,543.20
6309	Parcel ID: 80-06-280-809-00; Legal Description: 10-1-15 LOT 9 BLOCK 8 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.08 acres. There is a metal fence around the perimeter of the property. There are as few piles of debris and other garbage. There are trees scattered through out the property but it is mostly cleared out and grassy. Level terrain. Summer Tax Due: \$4.10	CR 388 GRAND JUNCTION	\$980.75
6310	Parcel ID: 80-06-282-012-00; Legal Description: 1-15 LOT 12 BLOCK 20 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.18 acres of land. The lot appears to wooded with vegetation throughout. This property is sits at the end of County Road 388. Was unable to access the property but there is legal road frontage. The Kal-haven trail borders the South portion of this property. Summer Tax Due: \$5.26	CR 388 GRAND JUNCTION	\$714.38
6311	Parcel ID: 80-06-420-707-00; Legal Description: 15-1-15 LOTS 7 & 8 BLOCK 7 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.15 acres of land. The lot appears to be wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 51st Street. North of Forest Avenue. Summer Tax Due: \$7.68	SADDLE LAKE SUB GRAND JUNCTION	\$1,409.32
6312	Parcel ID: 80-07-004-011-00; Legal Description: 4-2-17 S 10 A OF N 60 A OF E FR 1/2 NE FR 1/4. 10 A. Comments: These trailers sit on approximately 10.30 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. A large dog came out during our inspection so be very cautious. Both of the trailers are not in the best shape. You could tell there was "DIY" construction work done on both structures over the years. Holes in the side of the walls on the front entrance. The actual land is the big selling point here. The West portion of the property is wooded. Open grassy areas on the side and backs of the trailers with a young and old trees scattered around. Dirt/ gravel driveways run up to both trailers. There were chicken coops and other animal dwellings on the South side. There is also a large amount of debris. Lots of chairs, picnic tables, and other outdoor furniture. Vehicles parked next to both trailers. No one answered the doors but they are both occupied. A/C units were active and running on both buildings. Additional Disclosures: 45; 6; 17 (see key for full text) Summer Tax Due: \$700.52	25320 76TH ST SOUTH HAVEN	\$11,944.55
6314	Parcel ID: 80-07-015-075-00; Legal Description: 15-2-17 COM ON W SEC L 528.80' S OF NW COR SEC, TH S 0 DEG 32' E 70', TH N 89 DEG 28' E 153', TH N 0 DEG 32' W 70', TH S 89 DEG 28' W 153' TO BEG. Comments: This vacant lot is approximately 0.25 acres of land. The property is forested with old and young trees. Thick vegetation throughout but easily traversable. Level ground. Summer Tax Due: \$58.90	32397 76TH ST COVERT	\$1,175.00

6315	<p>Parcel ID: 80-07-022-034-00; Legal Description: 22-2-17 W 10 ACRES OF E 15 ACRES OF NE 1/4 OF SW 1/4 OF SEC. Comments: These buildings sit on approximately 10 acres of land. The South portion is forested. The North section is open with tall grass and a few trees. There is a section that looks like its being used to grow berries. Some type of crop possibly. There is an additional structure next to the home that is falling apart. The roof has collapsed on the South portion. The house is quite small. Two bedroom One bathroom. There is no basement. Water heater and furnace are in plain view. The house is in overall fair shape and after a cleaning would most likely be livable. Old privacy fence runs from the house to the additional building that's falling apart. The additional building has block walls that are cracking. Poured concrete floors are cracking. Large tree fallen over behind the home. There is a small amount of debris in the home but the other building looks to be full of debris. Electric meter still hooked up. Unable to find propane tank but I believe that would be the only source of fuel out here. A large tree has fallen over in front of the home ripping the roots out of the ground causing a large hole next to the dirt driveway. Cement structure looks like a pump station for a well. As you enter farther into the property there is another storage garage. This building looks fairly new. Much newer then the previous buildings closer to the road. There was a mower and a few other items of value. Some debris as well. The poured concrete slab looks nice. Metal siding and metal roof looked good. The trail to get to this building was fairly wet and muddy. Possible wet land indicators. This property has a ton of potential. Additional Disclosures: 22; 5; 36; 60; 21 (see key for full text) Summer Tax Due: \$607.34</p>	75141 38TH AVE COVERT	\$4,398.12
6316	<p>Parcel ID: 80-07-034-002-01; Legal Description: 34-2-17 COM AT NW COR OF SEC, TH S ON W SEC L 466.69' TO BEG, TH S 89 DEG 40'E PAR WITH N SEC L 466.69', TH S PAR WITH W SEC L 100', TH N 89 DEG 40'W 466.69' TO W SEC L, TH N ON W SEC L 100' TO BEG. Comments: This house sits on approximately 1.06 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were multiple vehicles parked on the property. Dogs on property without leashes. Be very cautious if planning to visit this property in person. The trailer was in poor shape. The shingled roof had damage in multiple areas. Electric meter still hooked up and active. Cement pad patio with grills and other items. Burn pile behind home. Trailer is sitting on block foundation that looks generally solid. There was a large amount of fire wood and there is a chimney coming out of the trailer. Most likely wood burning stove for heat. There was an additional travel trailer behind the trailer. "DYI" shed/garage on property that is in poor shape as well. There is a lot going on at this property and there will need to be repairs done before its back in good living condition. Be prepared. Additional Disclosures: 21; 6; 45; 5 (see key for full text) Summer Tax Due: \$254.15</p>	44359 76TH ST COVERT	\$8,244.11
6317	<p>Parcel ID: 80-07-034-005-50; Legal Description: 34-2-17 COM AT NW COR OF SEC, TH S ALG W SEC L 666.69' TO BEG, TH S 89 DEG 40'E PAR WITH N SEC L 466.69', TH S PAR WITH W SEC L 211.84', TH N 89 DEG 39'35"W ON S L OF N 20 ACRES OF W 60 ACRES OF NW1/4 OF SEC 466.69' TO W SEC L, TH N ON W SEC L 211.78' TO BEG. Comments: This house sits on approximately 2.24 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Large cement parking lot area on the front of the property. Long garage runs the length of the driveway. The roof on the garage is dipping and bowing in multiple areas. The garage is in overall poor shape. There is an additional "garage" building on the side of the garage that has had half of its roof ripped off. It is open to the elements. There is a great deal of debris behind these structures including personal property. The home is in poor shape as well. There is a "DYI" mudroom on the front entrance. The shingled roof is bowing and dipping. The roof needs repairs near the gutter area (see photos). Mix of brick and metal siding on the home. Electric meter was still hooked up and active. Propane on the side of the home. The chimney looks like it is missing a few pieces. Small grassy front and back yard with a handful of large trees scatter about. A tree has been chopped down and cut into smaller pieces and left in the front lawn. There is a weird home made structure behind the home. Unable to determine what it actually is. Built from random scrap wood. This property will need a lot of work before its back to good living conditions. Be prepared. Additional Disclosures: 6; 21; 5; 50 (see key for full text) Summer Tax Due: \$366.80</p>	44633 76TH ST COVERT	\$12,001.63

6318	<p>Parcel ID: 80-11-018-019-10; Legal Description: 18&19-3-16 E 225' OF W 575' OF THE FOLLOWING DESCRIPTION: BEG AT NW COR OF SEC 19, TH S ALG W SEC L 153.87', TH E PAR WITH N SEC L 1221.66', TH N PAR WITH W SEC L 175.32', TH W PAR WITH S L OF SEC 18 1221.66' TO W SEC L, TH S ALG W SEC L 21.45' TO BEG. EX S 33' THEREOF.</p> <p>Comments: This trailer sits on approximately 0.73 acres of land. The trailer is not in the best shape. Sub floors are visible in the kitchen. Two bedroom one bathroom. The house is full of debris, personal belongings, and garbage. metal siding in fair shape. Metal roof is in decent shape. I did not see any leaks. Small wooden front porch. Small mudroom front entrance. The door to the outside does not appear to be an exterior door and is showing major wear. There is debris surrounding the trailer. Small gravel dirt parking spot in front of the trailer. 100 amp breaker box still present. Concrete slab under the trailer. Electric meter was still hooked up. Furnace and water heater still present. No gas meter seen or propane tank but we believe its a propane area. Additional Disclosures: 62; 21; 66 (see key for full text)</p> <p>Summer Tax Due: \$86.83</p>	60045 70TH ST WATERVLIET	\$2,266.88
6319	<p>Parcel ID: 80-11-018-019-30; Legal Description: 18&19-3-16 E 340.56 FT OF THE FOLLOWING DESCRIPTION: COM AT NW COR OF SEC 19, TH S ALG W SEC L 153.87 FT, TH E PAR WITH N SEC L 1221.66 FT, TH N PAR WITH W SEC L 175.32 FT TO A POINT 21.45 FT N OF S L OF SEC 18, TH W PAR WITH SAID S L 1221.66 FT TO W L OF SEC 18, TH S ON SAME 21.45 FT TO BEG. TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS.</p> <p>Comments: This vacant lot is approximately 1.36 acres of land. We were able to access this property by driving down a two track trail. The trail was kept up by someone. It is most likely for ATV or other small off road vehicles. Barely fit our vehicle. Forested lot with old and young trees. Lots of vegetation included poison ivy. Level ground. Lots of mosquitos but did not see any wet land indicators. Nice piece of land tucked back in the woods. There is an easement to this property. Power is in the area.</p> <p>Summer Tax Due: \$55.23</p>	60085 70TH ST WATERVLIET	\$1,771.31
6320	<p>Parcel ID: 80-12-032-047-00; Legal Description: 353-A 32-4-16 899-482 1479-317 * E 49.5 FT OF NE 1/4 OF SW 1/4 OF SE FR 1/4 OF SEC. Comments: This vacant lot is approximately 1.00 acres. The land slopes up from the road. Terrain challenged. Thick vegetation throughout. Difficult to traverse through the property. Wooded lot with young and mature trees. Close to Big Crooked Lake. Would be a good spot to build a storage garage to store your summer toys for the lake. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$53.14</p>	95TH AVE DOWAGIAC	\$1,729.57
6321	<p>Parcel ID: 80-13-004-027-20; Legal Description: 45-D 4-3-15 890-528 923-909 937-876 1057-421 1269-732 COM AT NE COR OF W 13.70 A OF NFR1/2 OF NEFR1/4 OF SEC, TH ELY ALG N SEC L 105' TO BEG, TH CON ELY ALG N SEC L 200', TH S 218', TH WLY PAR WITH N SEC L 200', TH N 218' TO BEG. Comments: This vacant lot is approximately 1.00 acres. Square lot. Slopes up from the road but levels out once you enter the property. Some smaller trees along the road. Larger trees on the West portion of the property. Mostly an open lot with tall grass. Next to farm land. Quiet country area. Nice spot to build.</p> <p>Summer Tax Due: \$55.23</p>	52805 48TH AVE LAWRENCE	\$1,773.34
6322	<p>Parcel ID: 80-14-015-024-00; Legal Description: 195 15-3-14 797-960 851-872 947-970 1568-147 BEG AT A PT ON N SEC L S 89 DEG 53' 9" E 782.97' FROM NW COR OF SEC, TH S 6 DEG 44' E 1177.71' TO CEN L OF RED ARROW HWY. TH N 78 DEG 26' 58" E ALG SD CEN L TO A PT S 78 DEG 26' 58" W 598.24' FROM E L OF W 1/2 W 1/2 E 1/2 NW 1/4 OF SD SEC, TH N 0 DEG 52' 45" W 1109.39' TO SD SECC L, TH N 89 DEG 53' 9" W ALG SD SEC L TO BEG OF DES Comments: This house sits on approximately 5.27 acres of land. Unfortunately this house was posted as condemned. Dangerous building. Unfit for human habitation. It did not state the reasons for condemnation. Please contact the county treasurers office for more information. Many of the windows were boarded shut. Block foundation was only visible in a few areas due to the house being covered in "stucko" Gas meter still present but the electric meter has been removed. There is a large storage garage behind the home but the roof has collapsed. It is in very poor shape. Vegetation is begging to grow up around the home. Long two track gravel driveway. The North portion of the property is heavily wooded. There are a few open grassy areas. The house appears to be full of debris, personal items and trash. This house will need major repairs and renovations in order to get it back into good living condition. Additional Disclosures: 31; 46 (see key for full text)</p> <p>Summer Tax Due: \$621.92</p>	39640 W RED ARROW HWY PAW PAW	\$21,065.72

6323	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 80-15-040-013-00; Legal Description: 386-A14 5-1-13 745-717 673-295 925-366 1447-662 1587-975 1594-960 LOT 14 BARBERS LAKEVIEW HEIGHTS. Comments: This house sits on approximately 0.29 acres of land. It sits across from Base Line Lake. This property was occupied during last visit. Please use caution and be respectful if visiting this property in person. There is a large one care garage near the street. Vinyl and shingle roof look to be in good shape. Cement driveway runs along the side of the garage and heads up to the house. The house sits on top of a hill. Large wood deck wraps around the home. Gas and electric still hooked up. Block foundation looks solid. Shingled roof in good shape. The house looks to be in over all good shape. There is an additional storage barn behind the home. There are trees scattered around the property. Small grassy back yard with a screened in green house. Some debris around the property but nothing difficult to clean up. This property is next to LOT 6324 which has a dirt drive that leads to this property. You are also purchasing a parcel vacant lot adjacent to this home parcel. Additional Disclosures: 6; 49 (see key for full text)</p> <p>(2 of 2) Parcel ID: 80-15-040-014-00; Legal Description: 386-A15 5-1-13 555-697 985-496-495 1447-662 1587-975 LOT 15 BARBER'S LAKEVIEW HEIGHTS. Comments: This vacant lot is approximately 0.28 acres and bundled with the adjacent home. This is a dirt drive that heads up the hill and enters next to the house. Terrain challenged. A few trees on the property. Across the street from Base Line Lake. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$502.75</p>	31295 BASELINE RD GOBLES; BASELINE RD GOBLES	\$17,765.85
6325	<p>Parcel ID: 80-16-090-014-65; Legal Description: 619-A30 1-4-13 823-908 712-264 1278-965 1315-332 1357-355 1495-289,290 1500-658 1648-179 *** LOT 30 FROSTY ACRES. Comments: This trailer sits on approximately 0.24 acres of land. The inside of the trailer has been mostly gutted down to the studs and sub floors. There are visible holes in the floors and some walls. Animals can come and go freely although there is only a small amount of evidence of this. Water heater has been removed. Furnace is still there but the front plate has been removed and looks like its been worked on. Tall grassy yard. Dirt driveway. Vandalism. It looks like some one was going to renovate but stopped. It appears they piled up the construction debris behind the trailer. A few piles of debris throughout the yard. Burn barrel. Small amount of mold in the kitchen. Additional Disclosures: 47; 48; 50; 63; 32; 17 (see key for full text)</p> <p>Summer Tax Due: \$112.57</p>	75629 MARIE DR LAWTON	\$3,097.93
6326	<p>Parcel ID: 80-17-028-006-00; Legal Description: 461-C1 28-1-17 829-611 661-923 1223-707 1378-120 1398-906 1469-980 W 50' OF E 2 A OF S 1/2 OF FOLL DES BEG AT A PT ON CEN L OF BLUE STAR HWY 1364.85' N OF E & W 1/4 L OF SEC, TH W PAR TO E & W 1/8 L OF NE 1/4 OF SD SEC TO N & S 1/4 L OF SD SEC, TH S 200', TH E PAR TO SD 1/8 L TO SD CEN L, TH NLY ALG SD CEN L TO BEG OF DES. Comments: This vacant lot is approximately 0.11 acres of land. It sits behind a house along 77th Street. We could not find road access to this property. It appears to be wooded from the aerial view. There may be an easement but it is unknown. Please do your homework before bidding on this property.</p> <p>Summer Tax Due: \$12.02</p>	77TH ST SOUTH HAVEN	\$1,284.44
6327	<p>Parcel ID: 80-17-084-014-00; Legal Description: 530 34-1-17 555-491 1067-928 1692-59 *** THAT PT OF S 1/4 SE 1/4 SE 1/4 LY ELY OF M-140 HWY. Comments: This vacant lot is approximately 0.80 acres of land. Wooded with thick vegetation. There is a pipe and drainage ditch that run through the property. Wet land indicators. Flat ground. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$201.09</p>	M 140 HWY SOUTH HAVEN	\$1,757.23
6328	<p>Parcel ID: 80-17-084-034-00; Legal Description: 536-D 34-1-17 611-722 1437-584 1448-728 S 156' OF N 637.35' OF W 192' OF E 448' OF NW1/4 OF NE1/4 OF SEC. Comments: This vacant lot is approximately 0.69 acres of land. Appears to be partially wooded. Could not find access onto the property. There may be an easement but it is unknown. Please do your homework before bidding on this property.</p> <p>Summer Tax Due: \$38.12</p>	M 140 HWY SOUTH HAVEN	\$1,124.66

6329	<p>Parcel ID: 80-17-084-044-00; Legal Description: 538-F 34-1-17 964-120 975-603 1433-631 * N 3 ACRES OF S 14 ACRES OF SW 1/4 OF NE 1/4 OF SEC</p> <p>Comments: This house sits on approximately 2.94 acres of land. This house was occupied on last visit please use caution and be respectful if visiting the property in person. The house is in poor shape. There was a tarp draped across most of the shingled roof. The back yard was full of automotive debris and other items. Multiple vehicles parked on the property. There are two shed/storage buildings in the back of the property. One appears to have a wood stove or other heating device due to a metal chimney coming out of the roof. Large trailer parked in the back yard. There are a couple cement slab foundations. One on the side of the home and one in the back yard. The West portion of the property becomes wooded the farther you enter. Gas meter removed. Electric meter still attached. Cement driveway.</p> <p>Additional Disclosures: 6; 45 (see key for full text)</p> <p>Summer Tax Due: \$523.97</p>	21680 M 140 HWY SOUTH HAVEN	\$12,028.56
6330	<p>Parcel ID: 80-18-012-008-01; Legal Description: 122 12-2-14 772-806 773-250 994-912 1668-813 1691-67 *** E 255' OF W 16 ACRES OF NW1/4 OF NE1/4 OF SEC. *** SPLIT FROM: 80-18-012-008-00. Comments: This house sits on approximately 7.45 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Vinyl siding could use a power washing. The shingled roof has damage that will need to be addressed. There is visible bowing. Possible water damage on the inside of the home. Dirt/gravel driveway wraps around giving you multiple entry points onto the property. Large metal storage garage looks to be in good shape. Shingled roof looks good. There was a large amount of debris behind the house and garage. Propane tank still hooked up. The South portion of the property is wooded. This property has a lot of potential. Additional Disclosures: 5; 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$753.34</p>	34871 28TH AVE PAW PAW	\$11,582.88
6331	<p>Parcel ID: 80-18-060-025-00; Legal Description: 400-A80 35-2-14 600-531 LOT 80 RAINBOW BEACH SUBDIVISION. Comments: This vacant lot is approximately 0.09 acres. Wooded with thick vegetation throughout. There are the remains of multiple trees that have fallen over. On a small dirt road. Level ground. Would be a good purchase for one of the neighboring property owners.</p> <p>Summer Tax Due: \$11.73</p>	PARK AVE PAW PAW	\$1,139.13
6332	<p>Parcel ID: 80-44-151-002-00; Legal Description: 604 9-3-15 1200-413 * W 1/2 OF LOT 2. BLOCK 1 GAGE'S ADDITION. Comments: This vacant lot is approximately 0.10 acres of land. There is a small portion of the property that gives you access on Bangor Road. Sits in between two houses. Open and grassy. The neighbors may be using this lot to store a few things like a trailer. This would be a great purchase for one of the neighboring property owners looking to increase their property size. Additional Disclosures: 44 (see key for full text)</p> <p>Summer Tax Due: \$58.56</p>	N PAW PAW ST LAWRENCE	\$1,350.25

6333	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 80-44-201-004-00; Legal Description: 618 9-3-15 574-821 580-686 928-119 950-85 1004-390 LOT 4 BLOCK 1 PHELPS ADDITION Comments: This vacant lot is approximately 0.31 acres of land. Terrain challenged. This lot slopes down drastically from the road. Wooded with thick vegetation through out. Close to down town Lawrence. There is a creek or river close to the bottom of this property. The North portion of this property borders with another parcel in this bundle. Additional Disclosures: 49; 23 (see key for full text)</p> <p>(2 of 4) Parcel ID: 80-44-201-005-00; Legal Description: 618-A 9-3-15 659-666 1102-178 * N 32 FT OF S 57 FT OF LOT 5. BLOCK 1 PHELPS ADDITION Comments: This vacant lot is approximately 0.12 acres of land. Terrain challenged. This lot slopes down drastically from the road. Wooded with thick vegetation through out. Close to down town Lawrence. There is a creek or river close to the bottom of this property. The North portion of this property borders with another parcel in this bundle. Additional Disclosures: 49; 23 (see key for full text)</p> <p>(3 of 4) Parcel ID: 80-44-201-005-50; Legal Description: 618-B 9-3-15 1004-390 * N 25.5 FT OF LOT 5. BLOCK 1 PHELPS ADDITION Comments: This vacant lot is approximately 0.10 acres of land. Terrain challenged. This lot slopes down drastically from the road. Wooded with thick vegetation through out. Close to down town Lawrence. There is a creek or river close to the bottom of this property. The South portion of this property borders with another parcel in this bundle. Additional Disclosures: 49; 23 (see key for full text)</p> <p>(4 of 4) Parcel ID: 80-44-201-005-75; Legal Description: 618-C 9-3-15 1004-390 * S 25 FT OF LOT 5. BLOCK 1 PHELPS ADDITION. Comments: This vacant lot is approximately 0.09 acres of land. Terrain challenged. This lot slopes down drastically from the road. Wooded with thick vegetation through out. Close to down town Lawrence. There is a creek or river close to the bottom of this property. The North portion of this property borders with another parcel in this bundle. Additional Disclosures: 49; 23 (see key for full text) Summer Tax Due: \$12.64</p>	<p>N PAW PAW ST LAWRENCE;</p> <p>N PAW PAW ST LAWRENCE;</p> <p>N PAW PAW ST LAWRENCE;</p> <p>N PAW PAW ST LAWRENCE</p>	\$3,771.72
6337	<p>Parcel ID: 80-45-100-024-00; Legal Description: 554 32-3-13 877-125 945-755 * N 12 RODS OF BLOCK 6. EXCEPT E 6 RODS THEREOF. BLOCK 6 BITELY'S ADDITION. Comments: This house sits on approximately 0.69 acres of land. This was a beautiful house back in the day but the neglect has taken its toll. Block and stone foundation looks ok but there are portions around the house that show cracking. The wood siding is in poor shape. There is a portion on the side of the home that is deteriorating and it is now showing the studs inside the home. The floors in the house all feel a bit sketchy to walk on. The roof is sagging and there are multiple areas inside the home that show water leaking inside. Three bedroom two bathroom. Could not find a water heater in the basement. 100 amp breaker box looks relatively new. The furnace is still present and doesn't look bad. Old oil tank in the basement. The house has been mostly cleaned out except for a few items and debris. Its a shame the house has been neglected because you can get a sense of how nice the house used to be. This would be a nice project house but it is going to take a large amount of work to get it back to its former glory. Grassy lawn in the front and back. Long dirt driveway. Additional Disclosures: 36; 5 (see key for full text) Summer Tax Due: \$1,296.66</p>	606 E WASHINGTON ST LAWTON	\$10,218.55
6338	<p>Parcel ID: 80-47-119-012-00; Legal Description: 952 3-14 700-651 1324-683 1417-165 1563-170 1579-507 1622-704 * LOT 12 BLK 19 VILLAGE OF PAW PAW ORIGINAL PLAT Comments: Please note: The Village of Paw Paw will be performing a water service line replacement on this property later this year (after the auction takes place). This will involve some digging in the yard so please take that into consideration when bidding on this property. This house sits on approximately 0.20 acres of land. The inside of the home is trashed. There is garbage and debris throughout the entire home. many of the floors are down to the subfloors. Mold in the bathroom. The roof is sagging in many areas although we did not see any leaking. A few of the windows are broken and have been boarded. The stone foundation is crumbling and there is a large section that has collapsed into the basement on the back of the building. Four bedroom one bathroom. Unable to get to the basement due to debris. This house will no doubt need a great deal of work with the sagging roof, crumbling foundation and the amount of garbage in the home. Be prepared. Additional Disclosures: 46; 36; 66; 5 (see key for full text) Summer Tax Due: \$6,121.66</p>	323 PINE ST PAW PAW	\$8,019.11

6339	<p>Parcel ID: 80-52-004-008-00; Legal Description: 585 15-3-16 342-190 466-128,310 542-230 1620-733 1623-294 1626-501 * N 45.5' OF W 98' OF LOT 7. BLOCK 4 ORIGINAL PLAT OF HARTFORD Comments: 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. No one came to the door but there were lights on inside and the porch light was one. Vinyl siding is in fair shape on the front of the home but the back of the home is showing some damage. There are parts that have fallen off and will need replacing. The roof doesn't look to bad but there is a section above the enclosed front porch that has a hole forming and there is a small section on the back near the flashing that has a small blue tarp. Other then that it didn't look to damaged. Block foundation looks solid. Dirt/gravel two track driveway runs along the side of the home and leads to an alley. Small fenced in back yard that is full of debris. Electric and gas meter are still present and appear to be active. Tall grassy front lawn has not been mowed. Multiple windows are broken on the home. One of them has been boarded shut. One of them has not been replaced or boarded. The house will no doubt need repairs but it doesn't look to be in that bad of shape from the exterior. There is potential here. Close to downtown Hartford. Additional Disclosures: 6; 5 (see key for full text) Summer Tax Due: \$533.62</p>	103 N CENTER ST HARTFORD	\$7,639.92
6340	<p>Parcel ID: 80-52-815-082-00; Legal Description: 1116-A 15-3-16 578-710 731-403 * BEG 32 R N & 11 R E OF W 1/4 POST OF SEC, TH E 7.5 R, TH N 6 R, TH W 7.5 R, TH S 6 R TO BEG. UNPLATTED Comments: This vacant lot is approximately 0.28 acres of land. I would guess that there was a structure on this property at some point in the time but has since been removed. There is an electric meter on a post on the South side of the property. Possibly a site for a trailer/mobile. The SEV may not accurately represent the value of the property. Square lot that has tall grass. An old tree has fallen down on the back of the property and still remains. (vegetation debris) Some younger trees border the edge of the property and there is one large tree in the back. Nice spot to build. Level ground. Close to downtown Hartford. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$217.44</p>	204 N HAVER ST HARTFORD	\$3,934.45
6341	<p>Parcel ID: 80-52-816-060-00; Legal Description: 1174-B 16-3-16 690-246 732-317 973-699 1010-108 1131-247 1431-403 1486-368 1520-147 E 88' OF FOLL DESC. BEG ON N L PROSPECT ST AT PT 290.4' W OF E SEC L, TH N PAR SD SEC L 247.5', TH N 89 DEG 39' 43" W PAR N L PROSPECT ST 6.6', TH N 87 DEG 50' 45" W 569.85' TO E L OF RR, TH S 14 DEG 05' 24" W ALG E L SD RR TO N L PROSPECT ST, TH S 89 DEG 39' 43" E TO BEG UNPLATTED Comments: This house sits on approximately 0.50 acres of land. This is an interesting house. The set up is odd. There are eight bedrooms and four bathrooms. The house is unfortunately in poor shape. There are multiple areas in the home that are falling apart due to water leaks. The roof is damaged in multiple spots that has allowed rain to enter the home. These are the worst spots in the home. The ceiling has collapsed in one of the hallways. The excess moisture and time sitting has allowed some mold to form but it hasn't run rampant. Multiple walls have been gutted and the vinyl siding is basically the only thing separating the house from the outside. The house has mostly been cleaned out but there is a large amount of furniture and appliances. Many beds, chairs, side tables, couches, and other household furniture. Water heater and furnace are still present and don't look very old. The block foundation in the basement looks new but the rest of the house looks older. Possible new construction in the basement. The 100 amp breaker box is still present and looks functional allow there was some moisture building up on the metal. Paved driveway runs along the side of the home. There were two small shed/animal enclosures in the back yard. Large grassy back yard with a few trees. Posted as winterized in 2015. This house has probably sat for some time. Gas meter removed. Electric meter still hooked up. Additional Disclosures: 21; 18; 5; 32 (see key for full text) Summer Tax Due: \$1,337.74</p>	15 PROSPECT ST HARTFORD	\$56,764.01
6342	<p>Parcel ID: 80-53-450-034-00; Legal Description: B201 10-1-17 796-281 710-478 1356-709 1512-298 1518-781 LOT 34. EX BEG AT NE COR OF LOT 34, TH N 46 DEG 01'33"W 71.8', TH S 43 DEG 58'22"W 24', TH S 31 DEG 12'14"E 74.21' TO ELY L OF LOT 34, TH N 43 DEG 58'22"E 43' TO BEG. ASSESSOR'S PLAT OF MERRILL ADDITION. Comments: This vacant lot is approximately 0.22 acres of land. It appears there was a house previously on this property but has since been removed. The SEV has not been reassessed since the house was removed so it does not accurately represent the value of the property. Mostly open grassy lot. Level terrain. There are a few trees along the border of the property as well as a few pin trees and bushes. Short gravel driveway leads to a side walk that used to lead to the home. Nice spot for a new store or someone looking to build a new home. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$614.13</p>	652 PHILLIPS ST SOUTH HAVEN	\$30,511.93

6343	<p>Parcel ID: 80-54-812-015-50; Legal Description: 1008-N1 12-2-16 844-675 1357-314 * BEG AT SW COR OF LOT 16 ORCHARD PARK ADDITION, TH NWLY ALG WLY EXT OF S L OF SD LOT 16 72.82', TH TH S O DEG 05'30"W (ALSO REC'D AS SOUTH) 83.67', TH S 89 DEG 14'40"E (ALSO REC'D AS S 88 DEG 58'E) 108.4' TO WLY L OF SD ADDITION, TH N 30 DEG 45'W ALG SD WLY L 75.12' TO BEG. Comments: This vacant lot is approximately 0.15 acres of land. There appears to be no road access to this property. It sits behind a home. Looks to be forested from the aerial map. West of Cherry Street. South of W Monroe Street. This would be a good purchase for one of the neighboring property owners looking to increase their property size. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$10.25</p>	CHERRY ST BANGOR	\$969.88
6344	<p>Parcel ID: 80-52-554-009-00; Legal Description: LOT 9. ALSO W 1/2 OF LOT 10. BLOCK 4 CLARK SAMSON'S AMENDED ADDITION Comments: This house sits on approximately 0.30 acres of land. The property is on the corner of East Linden Street and Wendell Avenue. The house is in overall poor shape. The inside has been gutted and harvested. The water heater has been removed, the furnace has been partially harvest, 200 amp breaker box has been harvested. The foundation is the biggest issue hear. There are large portions that are collapsing into the home. Very unstable. This is a dangerous building to be walking around in. Heavy vegetation growing up over the home. Double wide paved driveway. There was an addition built on the side of the home that is in very poor shape. The walls are bare OSB board. This house will need major repairs or it could be demoed and have something built in its place. Please check with the local government unit about building. Additional Disclosures: 21; 46; 36; 34; 50; 48; 5 (see key for full text)</p> <p>Summer Tax Due: \$592.55</p>	501 LINDEN ST HARTFORD	\$25,454.62

Van Buren (DNR)

Lot #	Lot Information	Address	Min. Bid
99189	<p>Parcel ID: 80-15-028-008-00; Legal Description: Beg on Sec L 522' S of NE cor of Sec th N 39d44' W 123' th N 86d25' W 92' th S 2d6' W 27' th S 71d38' W 220' th S 33d36' E 122' th S 15d8' E 126' th N 72d33' W 400' th N 89d11' W 356' th S 9d53' E 183' th N 82d35' E 300' th S 28d29' E 460' th S 60d58' W 120' th N 65d15' W 322' th S 58d16' W 100' th N 81d16' W to W L of NE1/4 NE1/4 at pt 1044' S of N Sec L th S on 1/8 L to SW cor sd NE1/4 NE1/4 th E on sd 1/8 L to E Sec L th N on same to beg. Comments: The subject property is zoned Vacant Residential and is surrounded by private landowners (i.e. landlocked). The property is located southeast of County Road 388 and the 29th Street intersection about 2.5 miles east of Gobles MI. There is a thin strip of private ownership between the DNR managed Kal-Haven Trail and the northern part of the subject making it inaccessible without permission from a surrounding private landowner. In addition the parcel is predominantly wet (muck soils) making it non-buildable. Non-permanent uses such as camping and hunting are likely permitted if accessible. ~15 Acres Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off CR 388	\$27,000.00
99190	<p>Parcel ID: 80-17-001-013-00 80-17-001-014-00; Legal Description: Beg 2819 ft West and 1024 feet South of NE corner Sec.1 North 74d West 15 ft North 61d West 110 ft to Black River Easterly on River to point 2730 ft W and 1009 ft South of NE cor. Sec.1 South of NE cor. Sec.1 South 53 1/2d West 80 ft North 51 1/4d West 41.6 ft to beg. Being a part of the East Fr'1 1/2 of NW Fr'l1/4 South of Black River ALSO Beg 2964 ft W and 1032 ft S of NE cor Sec.1 N 29d E 75 ft S 61d E 110 ft S 74d E 15 ft S 51 1/4d E 41.6 ft S 53 1/2d W 52 ft S 10 3/4d E 50 ft S 11d E 50 ft S 20 1/2d E 21.9 ft S 49 1/4d E 184.5 ft S 79 1/2d E 37 ft S 16.8 ft N 79 1/2d W 44.5 ft N 49 1/2d W 300.5 ft N 29d E 69.1 ft N 61d W 110 ft to beg. Comments: The subject property is zoned Resource Development and has frontage on the southernly bank of the South Branch Black River. The subject is located southeast of the Baseline Road and 71 1/2 Street intersection about 2.5 miles northeast of South Haven MI. While the property is accessible via floating the river there is no known legal road access to the property. There does appear to be a two-track leading back to the property from 2nd Avenue but prior easements and legal access is unknown. Since the property is smaller than an acre zoned with conservation and preservation in mind and does not have known road access it is likely non-buildable. Non-permanent uses such as camping hunting and fishing are likely permitted. The property is located on a floodplain and is regularly wet throughout the year. 0.75 Acres Additional Disclosures: 41; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off 2nd Ave	\$1,900.00

Additional Disclosures Key

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

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

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

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

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

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

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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.

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.

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

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

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

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

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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

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

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.

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

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.