

Public Land Auction

Van Buren/Cass

September 7th, 2018

Cass and Van Buren Counties



Location:

Veterans of Foreign Wars Post 6248
560 N Phelps St, Decatur, MI 49045

Time:

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

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

Refreshments are available for purchase at the snack bar!

Auction Location

Veterans of Foreign Wars Post 6248: 560 N Phelps St, Decatur, MI 49045





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

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

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

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

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

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

On-site bidding

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

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, MI	

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

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

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

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

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

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

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

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

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

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

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

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Lot #	Lot Information	Address	Min. Bid	Sold For
1400	Parcel ID: 14-010-002-019-30; Legal Description: COM S 48 DEG 18'E 826.86 FT & E 1400 FT FRM NW COR SEC TH S 43 DEG 18'E 350 FT N 46 DEG 32'E 183 FT N 43 DEG 18'W 350 FT S 46 DEG 32'W 183 FT TO BEG. SEC 2. 1.47 A. Comments: This mobile home sits on approximately 1.53 acres. The unit is in rough shape. The ceilings have been torn up by animals. Mostly wooded lot with some thick vegetation that sits on a hill overlooking the surrounding wilderness. Some debris on the property. Summer Tax Due: \$102.69	PARADISE LAKE RD VANDALIA;	\$5,200	
1401	Parcel ID: 14-010-012-204-45; Legal Description: E 100 FT OF W 1430 FT S 1/2 SW 1/4. SEC 12 Comments: This single wide trailer sits on approximately 2.89 acres of land. The south portion of this property is heavily wooded. The trailer sits on the north portion which is mostly grassy with a handful of trees. Wetland indicators. The ground where the trailer sits is very mushy. The trailer needs a lot of work. Wetland Indicators; Summer Tax Due: \$104.39	16747 WILLIAMSVILLE ST VANDALIA;	\$2,200	
1402	Parcel ID: 14-010-024-428-00; Legal Description: W 15 A OF S 1/2 NW 1/4 SE 1/4. SEC 24. 15 A Comments: This property is approximately 15.02 acres of land. It is mostly farmland but there is a large portion that is heavily wooded. Great spot to setup deer camp. There is a power line that runs through the property parallel with the road. Summer Tax Due: \$72.20	MT ZION ST CASSOPOLIS;	\$2,200	
1403	Parcel ID: 14-010-027-476-00; Legal Description: COM S 89 DEG 53'20"W 2212.4 FT FRM E 1/4 COR TH S 89 DEG 53'20"W 179.25 FT N 9 DEG 47'45"E 161.21 FT N 751.5 FT N 89 DEG 53'20"E 151.82 FT S 910.31 FT TO BEG. SEC 27. 3.22 A. Comments: This small home sits on approximately 3.09 acres of land. The house is dozer bait. The north portion is wooded whereas the Southern portion is mostly grassy with a few trees by the road. Shared driveway with the neighbor. Structure of the house is compromised. Sanitation Issues And Garbage; Dangerous Building; Summer Tax Due: \$116.11	18452 CALVIN HILL ST CASSOPOLIS;	\$1,500	
1404	Parcel ID: 14-020-027-033-00; Legal Description: SEC 27 T7S R16W BEG 1157.40 FT S & 392.50 FT E OF NW COR OF SEC, TH E 932 FT TO E LINE NW 1/4 NW 1/4, TH S ALG SD E LINE 93.48 FT, W 932 FT, N 93.48 FT TO BEG. 2 A. Comments: This vacant lot looks to be landlocked. No road access was found. It is approximately 2.01 acres. No Road Access; Summer Tax Due: \$28.34	LEET RD NILES;	\$1,100	
1405	Parcel ID: 14-040-029-009-10; Legal Description: COM W 646 FT FRM SE COR SEC, TH W 126 FT, N 0 DEG 22' 20" W 193 FT, E 126 FT, S 0 DEG 22' 20" E 193 FT TO BEG SEC 29. .56 A. Comments: This trailer sits on approximately 0.56 acres. The trailer is in poor condition. Farmland borders the North and West portions of the property. Dirt driveway leads to the detached 2 car garage which needs a little work. Wheelchair ramp leads to a front porch built on to the trailer. The floor is a little uneven in the trailer. Sanitation Issues And Garbage; Summer Tax Due: \$166.37	26148 POKAGON HWY CASSOPOLIS;	\$2,100	

1406	Parcel ID: 14-040-036-009-00; Legal Description: 6S-15W COM ON S MARGIN OSBORNE ST 266 FT W OF NW COR LOT 10, DIAMOND LAKE PARK, TH S 1 DEG 30' E 194 FT, W 100 FT N 1 DEG 30' W 194 FT, E 100 FT TO BEG SEC 36. Comments: This vacant lot is approximately 0.46 acres in size. It is wooded and has some thick vegetation. In between a house and a large grassy field. Property is in a nice neighborhood. Summer Tax Due: \$52.41	OSBORN AVE CASSOPOLIS;	\$2,500	
1407	Parcel ID: 14-041-111-009-50; Legal Description: S HAF LOT 9, EX W 42 FT B3S-1E VIL CASSOPOLIS. Comments: This house sits on approximately 0.09 acres of land. 3 bedroom 1 bath home in fair condition with a solid foundation. Localized leak in the roof has damaged the 2 bedrooms upstairs. It is across the street from Stone Lake. Gravel driveway on the side of the house. Overall needs a lot of work. Roof Issues; Summer Tax Due: \$747.56	312 S ROWLAND ST CASSOPOLIS;	\$3,300	
1408	Parcel ID: 14-041-151-003-00; Legal Description: LOT 3 B3S-3E. ALSO S 1/2 VACATED ALLEY LYING N OF SD LOT. ALT PL VIL CASSOPOLIS. Comments: This house sits on approximately 0.29 acres of land. It is a couple streets from Stone Lake. Thick vegetation around the house. Structurally sound building. The roof and siding appear to be in decent shape. Neat workshop added on to the backside of the house. The basement door was sealed shut. Gravel driveway on the side of the house. Summer Tax Due: \$2,064.79	313 S O'KEEFE ST CASSOPOLIS;	\$2,600	
1410	Parcel ID: 14-050-275-002-00; Legal Description: FINCH LAKE ACRES LOT 2. Comments: This vacant lot is approximately 1.14 acres. The East portion near the road is wooded. The west portion of the property is grassy. Drainage ditch runs alongside the road. Nice spot to build. Summer Tax Due: \$8.83	FINCH RD MARCELLUS;	\$850	
1411	Parcel ID: 14-050-275-007-00; Legal Description: FINCH LAKE ACRES LOT 7. Comments: This vacant lot is approximately 1.20 acres of land. It is mostly wooded with thick vegetation. Could be a nice spot to build. In between a barn and a house. Summer Tax Due: \$8.83	FINCH RD MARCELLUS;	\$850	
1412	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-050-275-018-00; Legal Description: FINCH LAKE ACRES LOT 18. Comments: This vacant lot is approximately 3.01 acres in size. The North portion of the property is wooded. Wetland indicators. Bundled with adjacent lot. (2 of 2) Parcel ID: 14-050-275-019-00; Legal Description: FINCH LAKE ACRES LOT 19. Comments: This vacant lot is approximately 2.88 acres in size. The North portion of the property is wooded. The South portion is mostly grassy. Sits next to LOT#1412 Summer Tax Due: \$18.66	FINCH RD MARCELLUS; FINCH RD MARCELLUS;	\$1,700	
1414	Parcel ID: 14-050-275-025-00; Legal Description: FINCH LAKE ACRES LOTS 25, 26 & 27. Comments: This vacant lot is approximately 8.72 acres in size. The North portion of the property is wooded. The South portion is mostly grassy. Nice spot to build. Summer Tax Due: \$35.29	FINCH RD MARCELLUS;	\$1,300	

1416	Parcel ID: 14-051-551-008-00; Legal Description: VIL MARCELLUS LOT 8 Comments: Mr. Fixer Upper here you go. This two story house sits on approximately 0.21 acres. The structure and stone foundation are in good shape. The siding is in poor condition. Newer furnace and water heater. Roof appears to be in fair condition. Winterized. All electrical and plumbing are intact. Overall a good clean home. Summer Tax Due: \$1,440.16	308 E MAIN ST MARCELLUS;	\$4,400	
1418	Parcel ID: 14-060-016-299-20; Legal Description: COM AT INTERSEC OLD CHI RD & W 1/8 LN OF SEC TH S ON 1/8 LN 547.88 FT TO BEG THIS DESC TH W 149.49 FT N 125 FT E 149.49 FT S 125 FT TO BEG. SEC 16. .425 A. Comments: This house sits on approximately 0.43 acres of land. 2 Bedroom 1 bath. Uneven floor that needs fixed. Fuses. There is a detached 2 car garage that needs a new roof. The House could use a lot of work. Extensive debris and garbage throughout the house. Sanitation Issues And Garbage; Summer Tax Due: \$151.35	70984 FIVE POINTS RD EDWARDSBURG;	\$2,300	
1419	Parcel ID: 14-060-018-331-25; Legal Description: COM N 0 DEG 59'33"E 191 FT FRM S 1/4 COR, TH W 224.81 FT, N 0 DEG 59'33"E 246.33 FT, E 224.81 FT, S 0 DEG 59'33"W 246.33 FT TO BEG. SEC 18 1.27 A. Comments: This nice home sits on approximately 1.28 acres of land. This is a handyman special. Localized leak in the roof has damaged a portion of the house. Mold in the part of the house damaged by the leak. Paved driveway leads to a two car garage that is it great shape. Its a shame there was damage to the roof because this is a nice house in a good neighborhood. Mold; Roof Issues; Summer Tax Due: \$934.63	70949 STERLING DR EDWARDSBURG;	\$16,750	
1421	Parcel ID: 14-080-029-019-00; Legal Description: 6-13 SEC 29 T6 R13 COM 598.6 FT E & 1146.91 FT S OF W 1/4 COR, TH S 145 FT, E 44 FT, N 145 FT, W 44 FT TO BEG. Comments: This property is approximately 0.13 acres of land. It is wooded. This property looks to be landlocked. No road assess was found. Summer Tax Due: \$45.13	BORN ST JONES;	\$1,000	
1422	Parcel ID: 14-080-100-078-00; Legal Description: 6-13 VILLAGE OF COREY LOTS 78 & 79. Comments: This house sits on approximately 0.39 acres of land. Multiple sheds on property. This property was occupied on last visit. Please use caution and be respectful if visiting this property. House needs some work. Occupied; Tax Protestor Or Militia Evidence; Summer Tax Due: \$138.28	61576 COREY LAKE RD THREE RIVERS;	\$1,700	
1423	Parcel ID: 14-090-015-041-00; Legal Description: 8S-15W COM S 89 DEG 39'E 539.05 FT FRM E QTR POST SEC 16, TH N 0 DEG 15'E 114.5 FT, N 89 DEG 45'W 92.05 FT, S 0 DEG 15'W 114.5 FT, S 89 DEG 39'E 92.05 FT TO BEG. SEC 15 Comments: This double wide sits on approximately 0.24 acres of land. Trailer is in decent condition with an additioin built off the side. Very nice detached 2 car garage. Nice shed out back. This property is currently occupied. Please be respectful if visiting the property. Grassy lawn with a handful of large trees. Summer Tax Due: \$230.21	24923 SANDY BEACH DR EDWARDSBURG;	\$4,900	
1424	Parcel ID: 14-090-016-083-00; Legal Description: 8S-15W BEG 896 FT W & N 0 DEG 04'W 1343 FT FRM SE COR SEC, TH N 0 DEG 04'W 101.3 FT, W 430 FT, TH S 0 DEG 04'E 101.3 FT, E 430 FT TO BEG SEC 16 Comments: This house sits on approximately 1.06 acres of land. This house was occupied on last visit. Please be respectful and use caution if visiting property. 1 story home with a small shed in the front yard. Lots of debris and personal property. Home appears to be in decent shape. Wood siding. Dirt driveway leading to the home. Occupied; Summer Tax Due: \$449.15	70756 OAK ST EDWARDSBURG;	\$4,200	

1426	Parcel ID: 14-090-185-031-01; Legal Description: COM ON W LINE ELSIE LANE 400 FT S OF NE COR OUTLOT D, TH S 164.3 FT, N 89 DEG 53'W 203.8 FT, N 0 DEG 6'W 164.3 FT, S 89 DEG 53'E 204.7 FT TO BEG. Comments: This house sits on approximately 0.77 acres of land. Paved driveway leads to an attached two car garage. There is a large addition that has incomplete construction. The foundation needs a lot of work done in order to be solid. Some water in the basement. Shingled roof looks to be in good condition. Vinyl siding in decent shape. Foundation Issues; Incomplete Construction; Summer Tax Due: \$296.76	68118 ELSIE LN EDWARDSBURG;	\$15,500	
1427	Parcel ID: 14-100-250-011-50; Legal Description: 6S-14W S 80 FT OF LOT 11 STOREY ACRES. Comments: This vacant lot in approximately 0.36 acres. Grassy lot. There is a neighboring fence that runs along a portion of the property. Backs up to a horse training facility. Very nice spot to build in a good neighborhood. Summer Tax Due: \$7.88	WHITE TEMPLE RD VANDALIA;	\$800	
1428	Parcel ID: 14-101-180-052-20; Legal Description: COM 8 RDS W OF NE COR LOT 52, TH S 12 RDS, W 4 RDS, N 12 RDS TH E 4 RDS TO BEG. ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: This vacant lot is approximately 0.30 acres of land. It sits between two homes. Partially wooded. There is a small storage shed on the property and looks like its being used by neighbors. There may be possible encroachment issues. This vacant lot looks like its being used by both neighbors. Summer Tax Due: \$9.06	60726 MAPLE ST VANDALIA;	\$800	
1429	Parcel ID: 14-101-180-073-00; Legal Description: LOTS 73 & 74 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: This house sits on approximately 0.40 acres of land. This property was occupied on last visit. If visiting the property please be respectful. Fenced in yard. Roof shingles look to be in ok shape. Siding is in good condition as well. Windowed front porch mudroom. Gravel/dirt driveway runs along side of home and leads to a poured cement foundation Occupied; Summer Tax Due: \$465.17	17899 WOOD ST VANDALIA;	\$7,500	
1433	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 14-110-001-007-00; Legal Description: COM NW COR LOT 14, TH W 293 FT, S 12.5 DEG E 83 FT, S 62.5 DEG E 150 FT, TH S 5.75 DEG E TO PT DUE W OF SW COR LOT 15, TH E TO SW COR SD LOT, TH N TO NW COR SD LOT, TH W TO SW COR LOT 14, TH N TO PL OF BEG. EX N 4 RDS. SEC 1 Comments: Approximately 0.98 acres of land. This property is only accessible through the Ford dealerships back parking lot. Mostly wooded lot with thick vegetation. This would be a nice addition of land for the owner of a bordering property. Bundled with adjacent lot. No Road Access; <i>(2 of 2)</i> Parcel ID: 14-110-001-008-00; Legal Description: COMM NW COR LOT 18 J JESSUP ADD TO DOW TH N TO NW COR LOT 16 SD ADD TH W TO DOW CREEK SLY FOL SD CREEK TO PT DUE W OF BEG TH E TO BEG SEC 1 Summer Tax Due: \$5.31	S PAUL ST DOWAGIAC; S PAUL ST DOWAGIAC;	\$900	
1435	Parcel ID: 14-110-150-079-00; Legal Description: LOT 79 BASSETT ADD CITY DOWAGIAC Comments: This vacant lot is approximately 0.20 acres in size. It looks like this property once had a house on it but has since been removed. Large cement slab on the property. Vegetation near the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$35.58	BUDLOW ST, DOWAGIAC;	\$1,200	

1436	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-120-004-006-60; Legal Description: 7-13 COM E 130 FT FRM SW COR E 1/2 SW 1/4, TH E 260 FT, N 340 FT, W 260 FT, S TO BEG. SEC 4. 2.03 A. Comments: This vacant lot is approximately 2.03 acres in size. It is partially wooded but is mostly grassy. Pine trees throughout the property. Quiet place to build.</p> <p>(2 of 2) Parcel ID: 14-120-004-006-70; Legal Description: 7-13 COM E 390 FT FRM SW COR S 1/2 SW 1/4, TH E 260 FT, N 340 FT, W 260 FT, S TO BEG. SEC 4. 2.03 A. Comments: This single wide trailer sits on approximately 2.05 acres of land. The home seems to be in good shape. This home was occupied on last visit. Large intimidating dog is on property but was nice when with owners. Gravel driveway leads to a two car garage. The metal garage appears to be in good shape as well. Occupied; Beware Of Dog; Summer Tax Due: \$414.34</p>	13668 HARVEY ST JONES; 13668 HARVEY ST JONES;	\$5,500	
1438	<p>Parcel ID: 14-120-029-017-00; Legal Description: BEG AT PT ON SEC LINE 1568 FT E OF SW COR SEC 29, TH S 6 DEG 57' E 298 FT, TH S 83 DEG W 72 FT, TH S 6 DEG 57'E 16.5 FT, N 83 DEG E 280 FT, N 6 DEG 45'W 416.5 FT TO LAKE, WLY ALONG LAKE TO PT N 6 DEG 57'W OF BEG, S 6 DEG 57' E 102 FT TO PT OF BEG. SECS 29 & 32 Comments: The perfect fixer upper. This one story cottage sits on approximately 2.41 acres with a beautiful view of Carter Lake. Very solid block foundation. There is a pool on the property that could be fixed up. Detached 2 car garage that is in good shape. Nice private location. With a little TLC this could be a very nice property. Mold; Summer Tax Due: \$641.34</p>	67115 CARTER LAKE ST JONES;	\$10,750	
1440	<p>Parcel ID: 14-120-320-023-00; Legal Description: 8-13 LOT 36 TWEEN LAKES. Comments: This vacant lot is approximately 0.11 acres in size. It looks to be landlocked. No visible roads were found. Looks like the lot is located behind some homes. No Road Access; Summer Tax Due: \$36.45</p>	OFF BEECHWOOD ST UNION;	\$1,200	
1442	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-140-100-004-00; Legal Description: LOTS 5 & 6 VILLAGE OF WAKELEE. Comments: Bundle consisting of a vacant lot and 2-story home next to each other. The vacant lot sits on approximately 0.40 acres. Mostly grassy lot with a few large trees.</p> <p>(2 of 2) Parcel ID: 14-140-100-009-00; Legal Description: LOTS 16, 17 & 18 VILLAGE OF WAKELEE. Comments: This lot sits on approximately 0.60 acres. Block foundation appears solid. Metal siding needs some work. Shingle roof in fair condition. Summer Tax Due: \$157.46</p>	16051 HIGGINS ST MARCELLUS; 16051 HIGGINS ST MARCELLUS;	\$3,500	
1444	<p>Parcel ID: 14-140-100-012-00; Legal Description: LOT 24 VILLAGE OF WAKELEE. Comments: This lot sits on approximately 0.20 acres. Mostly wooded vacant lot with thick vegetation. Summer Tax Due: \$4.86</p>	HIGGINS ST MARCELLUS;	\$750	
1445	<p>Parcel ID: 14-150-019-036-00; Legal Description: 5S-15W N 3 A OF S 8 A NW 1/4 SW 1/4. SEC 19. Comments: This lot sits on approximately 2.64 acres. Long narrow rectangular lot. Mostly wooded with thick vegetation behind the trailer. Dirt driveway leading to the trailer. The trailer needs to be town down it is in really rough shape. There is a boat in the front yard. Roof Issues; Personal Property; Summer Tax Due: \$324.82</p>	53705 M 51 DOWAGIAC;	\$4,000	

1446	Parcel ID: 14-150-230-004-00; Legal Description: LOT 4 BLK 30 TWIN SHORES. Comments: This lot sits on approximately 0.06 acres. Very close to the Twin Lakes. Large trees and vegetation throughout the property. Off a dirt road. Partially grassy. Summer Tax Due: \$1.11	67TH ST DOWAGIAC;	\$700	
1447	Parcel ID: 14-150-245-025-00; Legal Description: LOT 25 BLK 45 TWIN SHORES. Comments: This lot sits on approximately 0.06 acres. Small grassy lot with a small bit of vegetation and trees on the South portion. Possible lake access to the Twin Lakes. There is some personal property on this lot. Personal Property; Summer Tax Due: \$1.12	CHAPPEL AVE DOWAGIAC;	\$700	
1448	Parcel ID: 14-160-100-118-00; Legal Description: COM 16 RDS W OF NW COR LOT 56, B. MC CONNELL'S ADD S 8 RDS, W 4 RDS, N 8 RDS E 4 RDS TO PL OF BEG UNPLATTED - POKAGON SEC 1 CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.20 acres. Partially paved driveway entrance from the road. Public utilities. Sits behind a church. One very large tree on the property. Vul - Vacant Urban Lot; Summer Tax Due: \$21.89	311 GROVE ST DOWAGIAC;	\$7,700	
1449	Parcel ID: 14-160-100-173-00; Legal Description: COM AT THE INTERSECTION OF S SIDE OF POKAGON ST AND CEN LINE OF SEC 1 TH W PARALLEL WITH POKAGON ST 12 RDS FOR PLACE OF BEG TH S 8 RDS TH W 4 RDS TH N 8 RDS TH E 4 RDS TO BEG. UNPLATTED - POKAGON SEC 1 CITY OF DOWAGIAC. Comments: This house sits on approximately 0.20 acres. The windows & doors are boarded up very tight. The structure of the house appears to be solid. The roof and siding need some work. Thick vegetation at the back of the property. Boarded; Summer Tax Due: \$366.26	307 POKAGON ST DOWAGIAC;	\$3,300	
1450	Parcel ID: 14-160-100-211-00; Legal Description: COM ON N & S 1/4 LINE 212.30 FT S OF NE COR HOYT & GARDNER'S ADD, TH E AT RT ANGLE TO 1/4 LINE 55.2 FT, TH S 54 DEG E 66 FT, TH S 36 DEG W 82.65 FT TO NELY LINE HENDRYX ST. TH N 54 DEG W ON NELY LINE HENDRYX ST 76.25 FT TO ELY LINE LOWE ST, TH N ON ELY LINE LOWE ST 61.9 FT TO PL OF BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.17 acres. This property is currently occupied. If visiting please be respectful. A few large trees around the house. The house needs some work. Sits on the corner of Lowe & Hendryx St. Personal Property; Occupied; Summer Tax Due: \$609.38	207 S LOWE ST DOWAGIAC;	\$3,800	
1451	Parcel ID: 14-160-100-260-00; Legal Description: COM AT INTERSEC CEN LINE HENDRYX ST WITH N & S 1/4 LINE SEC, SD PT BEING 33 FT E & 305.6 FT S SW COR CHEST- NUT ST, TH S 53 DEG 58' E ALG CEN LINE HENDRYX ST 165.7 FT TH N 36 DEG 52' E 155.75 FT TO PL OF BEG OF LAND HEREIN DES, TH N 36 DEG 52' E 151.3 FT TO SW LINE CHESTNUT ST, TH NWLY ALONG SD SW LINE CHESTNUT ST 52 FT TH SWLY TO PT THAT IS 48 FT N 53 DEG 58' W OF PL OF BEG, TH S 53 DEG 58'E 48 FT TO BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC Comments: This house sits on approximately 0.17 acres. Vinyl siding and shingled roof appear to be in good shape. Dirt/gravel driveway. Grassy yard with a few large trees on the property. The property was recently occupied. Overall a decent house. Summer Tax Due: \$627.68	419 CHESTNUT ST DOWAGIAC;	\$6,900	

1452	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 14-160-100-327-00; Legal Description: LOT 38 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.21 acres. Mostly grassy with a few large trees around the outside of the property. Large bushes on the property. Bundled with two adjacent lots of the same size. Vul - Vacant Urban Lot;</p> <p>(2 of 3) Parcel ID: 14-160-100-328-00; Legal Description: LOT 39 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.20 acres. Mostly grassy with a few large trees around the outside of the property. Vul - Vacant Urban Lot;</p> <p>(3 of 3) Parcel ID: 14-160-100-326-00; Legal Description: LOT 37 BASSETTS ADDITION CITY OF DOWAGIAC Summer Tax Due: \$43.78</p>	<p>104 ALLEN ST DOWAGIAC;</p> <p>104 ALLEN ST DOWAGIAC;</p> <p>106 ALLEN ST DOWAGIAC;</p>	\$5,900	
1454	<p>Parcel ID: 14-160-100-430-00; Legal Description: LOT 66 FORBES ADD CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.13 acres. A few bushes by the road. Mostly grassy with a few large trees. There is a car on the property. Personal Property; Summer Tax Due: \$12.47</p>	<p>204 GRAND BLVD DOWAGIAC;</p>	\$750	
1455	<p>Parcel ID: 14-160-100-633-00; Legal Description: LOT 6 HOYT & GARDNER'S ADD CITY OF DOWAGIAC. Comments: This 3 bed 1 bath home sits on approximately 0.20 acres. Gravel driveway leads to a 2 car garage. The vinyl siding on the house could use some work. Roof appears to be in fair condition. Block foundation appears solid. Extensive debris and garbage in the house & garage. Structurally sound. Fuses. Needs cleaned & fixed up but could be a nice home. Sanitation Issues And Garbage; Summer Tax Due: \$795.12</p>	<p>208 S LOWE ST DOWAGIAC;</p>	\$4,400	
1458	<p>Parcel ID: 14-160-200-438-00; Legal Description: N 1/2 LOT 175 PATRICK HAMILTON'S 3RD ADD CITY OF DOWAGIAC. Comments: This home sits on approximately 0.15 acres. Newer roof. Cute front porch. On last visit this property was occupied. Please be respectful if visiting. Solid stone foundation. Dirt/gravel driveway leads to a one car garage. Occupied; Personal Property; Summer Tax Due: \$1,191.68</p>	<p>403 W TELEGRAPH ST DOWAGIAC;</p>	\$5,100	
1459	<p>Parcel ID: 14-160-200-726-00; Legal Description: LOT 102 DR MCMASTER'S 2ND ADD CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.15 acres. This property sits in between 2 homes. Thick bushes border half the lot. Currently being used by one of the neighbors. Vul - Vacant Urban Lot; Summer Tax Due: \$30.43</p>	<p>300 LOUISE AVE(BLOCK) DOWAGIAC;</p>	\$850	
1461	<p>Parcel ID: 14-160-300-557-00; Legal Description: COM AT NELY COR LOT 59, NWLY ON NELY LINE 70 FT, SWLY PARA WITH SELY LINE TO SWLY LINE SD LOT, SELY ALONG SWLY LINE 70 FT TO SELY COR THEREOF. NELY ALONG SELY LINE TO PL OF BEG. JAY W. MCOMBER'S ADD CITY OF DOWAGIAC. Comments: This corner lot sits on approximately 0.10 acres. On the corner of Railroad & Mechanic St. Mostly grassy lot with a couple large trees. Across the street from a couple commercial buildings and railroad tracks. Vul - Vacant Urban Lot; Summer Tax Due: \$30.43</p>	<p>211 W RAILROAD ST DOWAGIAC;</p>	\$1,400	
1462	<p>Parcel ID: 14-160-300-570-00; Legal Description: E 1/2 OF LOTS 88 & 89 MCOMBER'S 2ND ADD CITY OF DOWAGIAC. Comments: This home sits on approximately 0.20 acres. Needs a lot of work. Uneven Floors. Siding & roof need a little work. Gravel driveway leads to a 1 car garage. Localized leak in the roof which has caused the mold. Foundation is solid. Roof Issues; Mold; Summer Tax Due: \$796.51</p>	<p>203 E TELEGRAPH ST DOWAGIAC;</p>	\$5,100	

1465	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 14-160-300-933-10; Legal Description: LOT 10 YOUNG'S HILLCREST SUB. CITY OF DOWAGIAC. Comments: This lot sits on approximately 0.44 acres. Mostly wooded property with thick vegetation and large trees throughout. Nice spot to build. In between 2 nice homes. Property slopes upward away from the home. Bundled with 2 other lots in the Young's Hillcrest Sub.</p> <p><i>(2 of 3)</i> Parcel ID: 14-160-300-935-11; Legal Description: LOT 19 YOUNG'S HILLCREST SUB. CITY OF DOWAGIAC</p> <p><i>(3 of 3)</i> Parcel ID: 14-160-300-936-30; Legal Description: LOTS 31 & 32 YOUNG'S HILLCREST SUB. CITY OF DOWAGIAC</p> <p>Summer Tax Due: \$57.80</p>	<p>MARCELLUS HWY DOWAGIAC;</p> <p>NUBOUR ST DOWAGIAC;</p> <p>NUBOUR ST DOWAGIAC;</p>	\$1,400	
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Van Buren

Lot #	Lot Information	Address	Min. Bid	Sold For
6601	<p>Parcel ID: 80-03-016-008-00; Legal Description: 16-2-15 N 25 ACRES OF SW 1/4 OF SW 1/4 OF SEC. EXCEPT N 105 FT OF W 315 FT THEREOF. ALSO EXCEPT S 280 FT OF N 831.3 FT OF W 623 FT OF SW 1/4 OF SW 1/4 OF SEC. Comments: This property is approximately 22.22 acres. Most of the property is wooded with the exception of the grassy West portion. There is a two story home and a large two car garage on the property. Paved driveway. Tax Protestor Or Militia Evidence; Occupied;</p> <p>Summer Tax Due: \$357.36</p>	35375 CR 215 BANGOR;	\$5,600	
6602	<p>Parcel ID: 80-03-016-028-00; Legal Description: 16-2-15 W 247.5' OF S 352' OF SE1/4 SW1/4 OF SEC Comments: This trailer needs some work. It is sitting on approximately 1.96 acres. Beware of dogs. Extensive debris and personal property. Mostly grassy lot with a handful of large trees. Beware Of Dog;</p> <p>Summer Tax Due: \$85.32</p>	53474 36TH AVE BANGOR;	\$2,100	
6603	<p>Parcel ID: 80-03-413-002-10; Legal Description: 1-2-15 LOTS 1 & 2. BLOCK 13 SCOTT SHORES SUB NO 1. Comments: This vacant lot is approximately 0.29 acres and lies between both North and South Scott Lake. This lot has a handful of large trees and some thick vegetation. North portion is grassy and the south portion is wooded. Nice spot to build. Possible lake access. Could be a good spot to put a barn to store all those summer toys!</p> <p>Summer Tax Due: \$36.95</p>	HOLLYWOOD AVE BLOOMINGDALE;	\$1,300	
6604	<p>Parcel ID: 80-04-026-027-00; Legal Description: 26-2-16 COM AT NE COR SE FR 1/4 SE FR 1/4, TH S 0 DEG 24' 08" W 763.6' ALG E L SEC, TH PAR S 1/8 L N 88 DEG 45' 46" W 786.05' ALG CEN L OF 66' EASEMENT, TH NWLY ALG CURVE TO RT WITH R OF 418.88' A DIS OF 314.37', SD CURVE HAVING CHORD BEARING N 67 DEG 15' 46" W 307.04', TH N 45 DEG 45' 46" W 330.9', TH NWLY ALG CURVE TO RT WITH R OF 387.27' A DIS OF 311.95' SD CURVE HAVING CHORD BEARING N 22 DEG 41' 10" W 303.59', TH N 89 DEG 36'34" W 33' TO WLY L OF EASEMENT, TH SELY ALG CURVE TO LEFT WITH A R OF 420.27' A DIS OF 112.62', SD CURVE HAVING CHORD BEARING S 7 DEG 17' 06"E 112.35' TO BEG OF DES, TH N 88 DEG 45'46"W 291.47', TH S 1 DEG 14'14"W 75.47', TH S 88 DEG 45'46"E 321.57', TH NWLY ALG CURVE TO RT WITH A R OF 420.27' A DIS OF 81.37', SD CURVE HAVING CHORD BEARING N 20 DEG 30'26"W 81.25' TO BEG. SUBJECT O EASEMENT. Comments: This trailer sits on approximately 0.59 acres of land. This is waterfront property on Duck Lake. You must drive down a two track dirt road to reach this property.</p> <p>Summer Tax Due: \$162.27</p>	43562 60TH ST BANGOR;	\$3,500	

6605	<p>Parcel ID: 80-04-026-030-00; Legal Description: 26-2-16 COM AT NE COR SE 1/4 SE 1/4, TH S 0 DEG 24' 08" W 763.60' ALG E L SEC, TH N PAR WITH S 1/8 L N 88 DEG 45' 46" W 786.05', TH NWLY ALG CURVE TO RT W R OF 418.88' A DIST OF 314.37' & CHORD BEARING N 67 DEG 15' 46" W 307.04', TH N 45 DEG 45' 46" W 330.90', TH NWLY ALG CURVE TO RT WITH R OF 387.27' A DIS OF 311.95' & CHORD BEARING N 22 DEG 41' 10" W 303.59', TH N 89 DEG 36' 34" W 33', TH SELY ALG A CURVE TO LEFT WITH A R OF 420.27' A DIS OF 36.02' & CHORD BEARING S 2 DEG 03' 53"E 36' TO BEG OF DES, TH N 88 DEG 45' 46"W 276.90', TH S 1 DEG 14'14" W 75.10' TH S 88 DEG 45'46"E 291.47', TH NWLY ALG A CURVE TO RT WITH A RAD OF 420.27' A DIS OF 76.60' & CHORD BEARING N 9 DEG 44'25"W 76.50' TO BEG. Comments: Fisherman's paradise.This cottage sits on approximately 0.55 acres of land. This is waterfront property on Duck Lake. Nice location but suffering from black mold. Could be gutted and fixed up. Very peaceful lake. To access this property you must turn off 60th St and drive down a two track road. Mold;</p> <p>Summer Tax Due: \$162.27</p>	43558 60TH ST BANGOR;	\$3,500	
6606	<p>Parcel ID: 80-04-027-008-00; Legal Description: BEG ON E & W 1/4 L 852.44' N 89 DEG 39' E OF W 1/4 PT, TH N 89 DEG 39' E ALG 1/4 L 132', TH S 0 DEG 03' W PAR TO E L OF NW 1/4 OF SW 1/4 368.73', TH S 89 DEG 29' W 132.0', TH N 0 DEG 03' E 369.12' TO BEG. 1.12 A. Comments: This shed and pad sits on approximately 1.12 acres of land. Shed is in good condition. The South portion has a handful of large trees but is mostly grassy with some thick vegetation. Quiet country. Property has a well. Good spot for a mobile home. Across the street from farmland. Mobile Home Pad;</p> <p>Summer Tax Due: \$47.52</p>	63659 CR 376 BANGOR;	\$2,000	
6607	<p>Parcel ID: 80-04-034-004-00; Legal Description: 34-2-16 BEG AT SE COR OF SEC, TH N 89 DEG 28' 20" W ALG S SEC L 989.84', TH N 0 DEG 18' 30" E 604.85', TH S 89 DEG 47' 40" E TO E SEC L, TH S 0 DEG 17' W ALG SD E SEC L TO BEG OF DES. Comments: This vacant lot is approximately 13.70 acres. Its is mostly thick swampland with a handful of large trees throughout. Drainage ditch runs along the road. Wetland indicators. Swamp Lot; Wetland Indicators;</p> <p>Summer Tax Due: \$60.95</p>	48TH AVE HARTFORD;	\$1,800	
6608	<p>Parcel ID: 80-05-001-002-10; Legal Description: 1-1-14 COM AT W 1/4 POST OF SEC, TH S ALG W SEC L 1279.92 FT TO BEG, TH S 88 DEG 31'35"E 536.80 FT, TH N PAR WITH W SEC L TO SLY L OF SWEET LAKE DR, TH SWLY ALG SAID SLY L TO W SEC L, TH S ON SAME TO BEG. EXCEPT COM AT W 1/4 POST, TH S ON W SEC L 939.92 FT TO BEG, TH CON S ALG W SEC L 340.0 FT, TH S 88 DEG 31'33"E 225.0 FT, TH N PAR WITH W SEC L 340.0 FT, TH N 88 DEG 31'33"W 225.0 FT TO BEG. Comments: This house sits on approximately 8.14 acres of land. Was occupied on last visit. If visiting the property please be respectful. Large lot. The Northern portion borders Sweet Lake Drive. The South portion borders Mud Lake Dr. The Western portion of the property borders 36th St. This lot is mostly grassy but has a few trees. There is a stream running through the middle of the property. Wetland indicators. The single wide is in decent shape. There is also a travel trailer that has had some modifications done and looks semi permanent. Occupied; Wetland Indicators;</p> <p>Summer Tax Due: \$227.05</p>	36TH ST GOBLES;	\$5,100	

6609	Parcel ID: 80-05-002-002-47; Legal Description: 2-1-14 COM AT S1/4 PT OF SEC, TH N 1 DEG 19'43"W ALG N&S 1/4 L 659.43' TO BEG, TH W PAR WITH S SEC L 1322.56' TH N 1 DEG 17'05"W ALG N&S 1/8 L IN SW1/4 OF SEC 329.80', TH E PAR WITH S SEC L 1322.31' TO N&S 1/4 L, TH S 1 DEG 17'05"E ALG SD 1/4 L 329.81' TO BEG. Comments: This property is approximately 9.78 acres of land. Single wide was occupied on last visit. If visiting the property please be respectful. It is near Twin lake and Muskrat Lake. This property has multiple buildings on it including a single wide trailer a small storage barn and another small building. Multiple cars. There is some debris on the property but it is mostly grouped up in designated spots. One of the Garages is full of debris and personal property. Occupied; Summer Tax Due: \$219.66	3441 37 1/2 ST GOBLES;	\$3,500	
6610	Parcel ID: 80-05-012-019-00; Legal Description: 12-1-14 W 66 1/3 R OF S 12 R OF N 36 R OF S 1/2 SE 1/4. Comments: This vacant lot is approximately 4.86 acres. Long narrow lot. Very thick wooded lot. Wetland indicators. Many large trees. Country living. Wetland Indicators; Summer Tax Due: \$65.26	35TH ST GOBLES;	\$1,800	
6612	Parcel ID: 80-06-021-030-30; Legal Description: 21-1-15 COM AT SE COR OF SEC, TH S 89 DEG 52'17"W ALG S SEC L 1309.8 FT TO W L OF SE 1/4 OF SE 1/4 OF SEC, TH N 0 DEG 03'20"W ON SAID W L 673.03 FT TO BEG, TH CON N 0 DEG 03'20"W 343.33 FT, TH E PAR WITH N L OF SAID SE 1/4 OF SE 1/4 634.53 FT, TH S 343.33 FT, TH W 634.20 FT TO BEG. Comments: This vacant lot is approximately 5.18 acres of land. It is mostly wooded. Could be used for hunting. Nearby swamp but this land appears to be on higher ground and dry. Thick vegetation and many large trees. Metal gate from many years ago that is overgrown. Quiet country living. Summer Tax Due: \$50.02	15395 52 1/2 ST GRAND JUNCTION;	\$1,500	
6613	Parcel ID: 80-06-030-022-00; Legal Description: 30-1-15 S 418 FT OF W 209 FT OF SE 1/4 OF SE 1/4 OF SEC. Comments: This storage garage sits on approximately 2.06 acres of land. It seems to be in good condition. Solid cement slab foundation. The lot is grassy with some large trees throughout the property. There is large amount of debris on the front of the property. It looks to be the remains of an older building. Electrical still connected. Barn is in good condition. Summer Tax Due: \$231.27	56460 CR 380 GRAND JUNCTION;	\$3,700	
6614	Parcel ID: 80-06-180-005-00; Legal Description: 9-1-15 LOT 5 GUNNISON'S SILVER LAKE SUB. ALSO BEG AT SW COR OF LOT 5, TH SLY ALG W L OF LOT 5 EXTENDED TO SILVER LAKE, TH SELY ALG SAID LAKE TO A POINT S OF SE COR OF LOT 5, TH N TO SE COR OF LOT 5, TH NWLY ALG S L OF LOT 5 TO BEG. Comments: This small cottage sits on approximately 0.26 acres of land. Vinyl siding ok. Shingles look to be in decent condition. Some tall trees on the property provide some nice shade. Could be a cool summer cottage for the family. A little TLC would go a long way with this home. Summer Tax Due: \$403.74	7446 52 1/2 ST GRAND JUNCTION;	\$7,600	
6615	Parcel ID: 80-06-280-117-01; Legal Description: 10-1-15 LOTS 17,18 & 19. BLOCK 1 LITTLE BEAR LAKE PARK. Comments: This trailer sits on approximately 0.22 acres of land. It is partially wooded but mostly grassy with some random vegetation. The trailer has seen better days. Summer Tax Due: \$54.38	50955 5TH AVE GRAND JUNCTION;	\$1,700	
6616	Parcel ID: 80-06-281-712-00; Legal Description: 10-1-15 LOTS 12 & 13 BLOCK 17 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.14 acres. Drive down Fire Lane 7 to find this property. Partially wooded. Summer Tax Due: \$5.27	CR 388 GRAND JUNCTION;	\$700	

6617	Parcel ID: 80-06-282-117-00; Legal Description: 10-1-15 LOTS 17-18 BLOCK 21 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.16 acres and is partially wooded. It is located behind a home on Fire Lane 5. Possibly landlocked. Summer Tax Due: \$5.27	CR 388 GRAND JUNCTION;	\$700	
6618	Parcel ID: 80-06-282-912-00; Legal Description: 10-1-15 LOT 12 BLOCK 29 LITTLE BEAR LAKE PARK NO. 1. Comments: Gated 2 track fire lane leading to the property. This vacant lot is approximately 0.08 acres. Partially wooded. Summer Tax Due: \$4.22	CR 388 GRAND JUNCTION;	\$700	
6619	This lot is a "bundle" comprised of 5 parcels <i>(1 of 5)</i> Parcel ID: 80-06-420-716-00; Legal Description: 15-1-15 LOT 16 BLOCK 7 SADDLE LAKE SUB. Comments: Bundle of 5 parcels - containing contiguous lots 16-23 of the Saddle Lake Subdivision. This vacant lot is approximately 0.19 acres. Mostly wooded. This lot may be landlocked. It is part of the Saddle Lake Subdivision that wasn't completed so the road that leads to this was never finished. Do your homework on this one. <i>(2 of 5)</i> Parcel ID: 80-06-420-717-00; Legal Description: 15-1-15 LOTS 17 - 18 BLOCK 7 SADDLE LAKE SUB. <i>(3 of 5)</i> Parcel ID: 80-06-420-719-00; Legal Description: 15-1-15 LOT 19 BLOCK 7 SADDLE LAKE SUB. <i>(4 of 5)</i> Parcel ID: 80-06-420-720-00; Legal Description: 15-1-15 LOT 20 AND 21 BLOCK 7 SADDLE LAKE SUB. <i>(5 of 5)</i> Parcel ID: 80-06-420-722-00; Legal Description: 15-1-15 716-47 LOTS 22 & 23. BLOCK 7 SADDLE LAKE SUB. Summer Tax Due: \$28.49	SADDLE LAKE SUB GRAND JUNCTION; SADDLE LAKE SUB GRAND JUNCTION; SADDLE LAKE SUB GRAND JUNCTION; 50760 SYCAMORE ST GRAND JUNCTION; SADDLE LAKE SUB GRAND JUNCTION;	\$3,700	
6624	Parcel ID: 80-06-420-812-00; Legal Description: 15-1-15 LOT 12 TO 16 INCL. BLOCK 8 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.35 acres. Mostly wooded. This lot may be landlocked. It is part of the Saddle Lake subdivision that wasn't completed so the road that leads to this was never finished. Do your homework on this one. Summer Tax Due: \$15.25	SADDLE LAKE SUB GRAND JUNCTION;	\$900	
6625	Parcel ID: 80-06-420-819-00; Legal Description: 15-1-15 LOTS 19 TO 23 INCL BLOCK 8 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.35 acres. Mostly wooded. This lot may be landlocked. It is part of the Saddle Lake subdivision that wasn't completed so the road that leads to this was never finished. Do your homework on this one. Summer Tax Due: \$15.25	SADDLE LAKE SUB GRAND JUNCTION;	\$900	
6626	Parcel ID: 80-06-422-321-00; Legal Description: 15-1-15 LOT 21 BLOCK 23 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.07 acres. Mostly wooded. This lot may be landlocked. It is part of the Saddle Lake subdivision that wasn't completed so the road that leads to this was never finished. Do your homework on this one. Summer Tax Due: \$3.77	SADDLE LAKE SUB GRAND JUNCTION;	\$700	
6627	Parcel ID: 80-07-002-029-00; Legal Description: 2-2-17 W 1/2 W 1/2 SE 1/4 SE 1/4 SW 1/4. Comments: This vacant lot is approximately 2.47 acres. It is mostly wooded with some thick vegetation. Drainage ditch next to the road. Quiet country atmosphere. Summer Tax Due: \$127.20	73166 28TH AVE COVERT;	\$1,400	

6628	Parcel ID: 80-07-002-030-00; Legal Description: 2-2-17 E 1/2 W 1/2 SE 1/4 SE 1/4 SW 1/4. Comments: This vacant lot is approximately 2.50 acres. It is mostly wooded with some thick vegetation. Quiet country atmosphere. Drainage ditch next to the road. Summer Tax Due: \$127.20	73140 28TH AVE COVERT;	\$1,400	
6629	Parcel ID: 80-07-002-039-00; Legal Description: 2-2-17 BEG ON SEC L 20 R N OF W 1/4 PT, TH N 287.5', TH E 733.33', TH S 287.5', TH W 733.33' TO BEG. 5 A. Comments: This vacant lot is approximately 4.47 acres of land. It is mostly wooded. There is a dirt drive that goes into the property. There may have been a building on this property at one time but is no longer here. Very nice spot to built! Summer Tax Due: \$232.71	25851 M 140 HWY SOUTH HAVEN;	\$13,500	
6630	Parcel ID: 80-07-002-043-00; Legal Description: 2-2-17 E 165 FT OF S 528 FT OF W 1/2 OF SE 1/4 OF NW FR 1/4 OF SEC. Comments: This vacant lot is approximately 2.00 acres. Next to a blueberry field. It is partially wooded with some open grassy spots. Nice spot to build. There is a small shed on this property. There is debris throughout the property. Wouldn't take much to clean this lot up. Summer Tax Due: \$127.20	73308 26TH AVE SOUTH HAVEN;	\$9,000	
6631	Parcel ID: 80-07-002-065-00; Legal Description: 2-2-17 COM AT E1/4 POST OF SEC, TH N ON E SEC L 660 FT TO BEG, TH W 355.92 FT, TH N 608.59 FT, TH E 355.87 FT, TH S 615.45 FT TO BEG. Comments: This trailer sits on approximately 5.00 acres of land. It is partially wooded but mostly grassy vegetation. Trailer is in decent shape. Metal roof on the trailer. Garage is in good shape. Personal property. Woodchip driveway that leads to a two car garage. Overall a nice property. Personal Property; Summer Tax Due: \$638.33	25540 72ND ST SOUTH HAVEN;	\$3,600	
6632	Parcel ID: 80-07-010-036-00; Legal Description: 10-2-17 N 137 FT OF S 274 FT E 1/2 NE 1/4 SE 1/4 EX RR. 2 A. Comments: This vacant lot is approximately 1.89 acres. Most of the parcel is made of large trees. Drainage ditch on portion that runs along M-140. Next to "Lily of the Valley Church" Summer Tax Due: \$126.39	M 140 HWY COVERT;	\$1,000	
6633	Parcel ID: 80-07-020-005-00; Legal Description: 20-2-17 N 495' OF S 1452' OF E 1/2 SE 1/4. 15 A. Comments: This vacant lot is approximately 15.01 acres of land. Power lines run through the center of this property. Perfect spot for deer camp. Mostly wooded. Next to 14.51 acre lot 6634 which is also being auctioned off. Summer Tax Due: \$115.80	78TH ST COVERT;	\$1,000	
6634	Parcel ID: 80-07-020-012-00; Legal Description: 20-2-17 S 3/4 E 1/2 SE 1/4 EX S 1452' THEREOF ALSO EX N 200' OF E 420' OF S 3/4 E 1/2 SE 1/4. Comments: This vacant lot is approximately 14.51 acres of land. Power lines run through the center of this property. Great spot for deer camp or your dream home. Signs of wildlife everywhere. Good areas for food plots. Mostly wooded. Next to 15.01 acre lot 6333 which is also being auctioned off. Summer Tax Due: \$173.75	78TH ST COVERT;	\$1,200	
6635	Parcel ID: 80-07-027-046-00; Legal Description: 27-2-17 E 10 RODS OF SW 1/4 OF SE 1/4 OF SEC. 5 A WHEELER SUBDIVISION UNRECORDED. Comments: This vacant lot is approximately 5.01 acres of land. Drainage ditch runs alongside CR 376. It is mostly wooded with thick vegetation. Nice spot to build. Summer Tax Due: \$173.75	CR 376 COVERT;	\$1,900	

6636	Parcel ID: 80-07-240-003-01; Legal Description: 11-2-17 LOTS 3,4,5 & 6 HOWARD SUBDIVISION. Comments: This vacant lot is approximately 1.26 acres. It is made up of large trees and vegetation. Dirt driveway access from road. Wetland indicators. Small bit of standing water in the middle of the property. Summer Tax Due: \$86.87	CR 378 COVERT;	\$1,200	
6637	Parcel ID: 80-08-015-017-00; Legal Description: 15-4-14 BEG ON E & W 1/4 L 693.8 FT E OF CEN OF SEC, TH E ON SAID 1/4 L 98.6 FT, TH S 165 FT, TH W PAR WITH SAID 1/4 L 98.6 FT, TH N 165 FT TO BEG. Comments: This house sits on approximately 0.37 acres of land next to a corn field. There are a few large trees in the back yard. There is some damage to the vinyl siding. Roof shingles will need some work as well. Small front porch leads into a windowed mud room. Back deck needs some work. Incomplete construction. New furnace and water heater. 100 amp breakers. 2 storage buildings in the back yard. With some work this place could be nice. Remodel Startup Incomplete Construction; Summer Tax Due: \$259.41	38721 82ND AVE DECATUR;	\$3,600	
6638	Parcel ID: 80-08-023-027-00; Legal Description: 23-4-14 COM AT W 1/4 POST OF SEC, TH E ALG E & W 1/4 L 2622.24 FT TO CEN OF SEC, TH CON E ALG SAID 1/4 L 1795.90 FT TO CEN L CR 669, TH S 30 DEG 41'40"W ALG SAID CEN L 1013.75 FT, TH S 34 DEG 32'35"W ALG SAID CEN L 143.59 FT, TH S 38 DEG 19'05"W ALG SAID CEN L 341.31 FT, TH N 52 DEG 42'40"W 247.0 FT TO BEG, TH S 76 DEG 36'33"W 180.31 FT, TH N 51 DEG 10'00"W 255.0 FT TO A LINE 990 FT S OF AND PAR WITH E & W 1/4 L, TH E ALG LAST DESCRIBED L 440.14 FT, TH S 29 DEG 13'25"W 135.37 FT TO BEG. TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS. Comments: Vacant lot is approximately 1.02 acres. This property may be landlocked. It is located behind a home. No road access. Old foundation where building use to be. Partially wooded. Deeded Access. Summer Tax Due: \$64.51	36596 CR 669 DECATUR;	\$1,300	
6639	Parcel ID: 80-09-030-025-40; Legal Description: 30-1-16 COM AT CEN OF SEC, TH N 88 DEG 57'35"E ON E & W 1/4 L 303.90 FT TO CEN L OF M 43 HWY, TH S 42 DEG 45'42"E ON SAME 194.22 FT TO BEG, TH CON S 42 DEG 45'42"E 315.0 FT, TH S 47 DEG 00'00"W 417.0 FT, TH N 42 DEG 45'42"W 315.0 FT, TH N 47 DEG 00'00"E 417.0 FT TO BEG. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS. Comments: This property is approximately 2.65 acres. Shared driveway with neighbors leads to a garage barn. Single wide trailer is in decent shape. Trailer may have roof issues because there was a second metal roof built above it. Occupied; Summer Tax Due: \$665.03	68745 M 43 HWY SOUTH HAVEN;	\$3,100	
6640	Parcel ID: 80-09-035-015-00; Legal Description: 35-1-16 W 3/4 OF NE 1/4. EX E 1852' THEREOF. Comments: This vacant lot is approximately 7.17 acres. Mostly wooded. Nice spot to build. There is a pipeline that runs along the SW edge of the property. Could be used for hunting. Summer Tax Due: \$77.35	60983 CR 380 BANGOR;	\$2,100	
6641	Parcel ID: 80-09-050-006-00; Legal Description: 1-1-16 LOT 1 BLOCK B VILLAGE OF IRVINGTON. Comments: This 3 bedroom 1 bath 2 story home sits on approximately 0.20 acres. Vinyl siding is in fair condition. Roof shingles are also in good shape. Few large trees on property. Old shed ready to be torn down. Extensive debris and garbage in the home. Recently occupied. Personal property inside as well. 100 amp breakers. Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$704.00	1231 CR 681 LACOTA;	\$3,500	

6642	Parcel ID: 80-11-300-027-00; Legal Description: 14-3-16 LOT 27 SPRINGDALE MANOR SUB. Comments: This vacant lot sits at the end of a cul-de-sac and is approximately 2.02 acres in size. Mostly wooded lot. Very thick vegetation. This lot is narrow at the road but progressively widens as you go further back. Nice spot to build. Summer Tax Due: \$17.23	59535 SPRINGDALE DR HARTFORD;	\$800	
6643	Parcel ID: 80-11-500-034-00; Legal Description: 18-3-16 LOT 34 ESPAW-KAW Comments: Trailer sits on approximately 0.45 acres. This property is occupied so if visiting be respectful. Mostly grassy yard with a handful of large trees. Small shed behind the trailer. Propane tank next to the trailer. Dirt pull threw driveway. Occupied; Summer Tax Due: \$100.32	59416 JERRDEAN DR HARTFORD;	\$1,800	
6644	Parcel ID: 80-12-080-036-00; Legal Description: 32-4-16 LOT 6 BLOCK 8 CROOKED LAKE PARK. Comments: This vacant lot sits between two homes. Thick vegetation and many large trees throughout this property. Very peaceful street. It is possible the neighbors are mowing part of the land. This property is approximately 0.24 acres. Summer Tax Due: \$22.98	ELLEN RD DOWAGIAC;	\$1,000	
6645	Parcel ID: 80-13-008-038-00; Legal Description: 8-3-15 BEG AT INTER OF N & S 1/4 L & S E & W 1/8 L, TH WLY ON 1/8 L 540', TH S 452', TH ELY PAR S L SEC 540', TH N ON 1/4 L 451.6' TO BEG EX E 357' THEREOF. Comments: It looks as though its located behind a home. No road access to this property. This lot is approximately. Appears to be mostly wooded. 1.90 acres in size. No Road Access; Summer Tax Due: \$36.97	55TH ST LAWRENCE;	\$2,000	
6646	Parcel ID: 80-13-019-026-01; Legal Description: 19-3-15 BEG ON W SEC L 473.5' N OF SW COR OF SEC, TH S ON W SEC L 473.5' TO SW COR OF SEC, TH ELY ON S SEC L TO SW COR OF FAIRHOPE PARK SUB, TH NELY ALG W L OF SD SUB 479.51', TH WLY 430.2' TO BEG. EX BEG AT SW COR OF SEC, TH N ON W SEC L 222.0', TH N89D28' 49"E 271.02', TH S82D38'35"E 117.79' TO E L OF FAIRHOPE PARK, TH S9D18'13"W ON SAME 211.0' TO S SEC L, TH S89D48'49"W ON SAME 353.72' (ALSO REC'D AS 352.80') TO BEG. Comments: Two story home that sits on approximately 2.38 acres. 5 bedroom 2 bath home in very poor condition. Water in the basement. Extensive garbage and debris. We believe there is a demo order on this house, please do your research carefully with Lawrence Township. Nice big lot. The East portion of the property is wooded. The West portion is grassy with a few large trees. Animal Damaged; Sanitation Issues And Garbage; Summer Tax Due: \$446.06	63683 CR 681 HARTFORD;	\$13,000	
6648	Parcel ID: 80-14-400-049-01; Legal Description: 12-3-14 LOTS 49 & 50. FLOOK & MCEACHRON'S LAKE FOREST SUBDIVISION Comments: This is a nice vacant lot. It is approximately 0.19 acres and is just west of Maple lake. Grassy lot that has a handful of large old trees. Nice spot to build a home if you like the quiet lake life style. Could also be a good spot to store your summer toys. Summer Tax Due: \$41.61	35 1/2 ST PAW PAW;	\$1,300	

6649	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 80-15-019-008-01; Legal Description: 19-1-13 S 25' OF FOLL DESC. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE 1/4 NE 1/4 OF SEC, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 260', TH E AT RT ANG 250', TH N ALG SD SEC L 260' TO BEG. Comments: This single wide trailer sits on approximately 0.22 acres of land. Some trees on property but mostly wooded. This property is currently occupied. There is a storage shed next to the trailer. Trailer needs some work. Occupied;</p> <p>(2 of 2) Parcel ID: 80-15-019-013-80; Legal Description: 19-1-13 S 60' OF FOLL DES. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE1/4 NE1/4, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 320', TH E AT RT ANG 250', TH N ALG SD SEC L 320' TO BEG. Comments: This vacant lot is approximately 0.38 acres in size. Mostly large trees and thick vegetation. Huge bush near the road. The back portion of the property is fenced in and overgrown. Summer Tax Due: \$66.22</p>	13568 32ND ST GOBLES; 32ND ST GOBLES;	\$2,100	
6652	<p>Parcel ID: 80-42-680-105-50; Legal Description: 17-1-14 E 1/2 OF LOT 105 ORIGINAL PLAT OF BLOOMINGDALE. Comments: This house has suffered from a fire. It is not safe in its current condition. Some of the floors and ceilings have collapsed. Some work needs to be done on this home before it is in living condition again. One car garage with grass driveway. Couple large trees on the property. Cement foundation looks to be in decent shape. The roof shingles look newer but the inside of the roof needs work. Approximately 0.10 acres. Dangerous Building; Fire Damage; Summer Tax Due: \$222.28</p>	302 N VAN BUREN ST BLOOMINGDALE;	\$4,500	
6653	<p>Parcel ID: 80-43-040-132-00; Legal Description: 17-4-14 LOT 10. BLOCK 11 ORIGINAL PLAT OF DECATUR Comments: This two story home sits on approximately 0.35 acres of land. Vinyl siding is mostly intact but some parts need repairs. Grassy lawn with a few large trees. Roof needs some work. Garbage and debris throughout the house. Floors are a little uneven. This house needs a lot of work. Personal Property; Sanitation Issues And Garbage; Summer Tax Due: \$670.62</p>	217 E EDGAR BERGEN BLVD DECATUR;	\$4,400	
6654	<p>Parcel ID: 80-44-112-001-00; Legal Description: 10-3-15 W 1/2 OF LOTS 1 & 2. BLOCK 12 ORIGINAL PLAT OF LAWRENCE Comments: This two story home sits on approximately 0.29 acres of land. Needs quite a bit of work but has a solid structure and a decent roof. The brick foundation appears to be in good shape. 3 bedroom 1 bath. Wheel chair accessible front porch leads to a screened in mudroom. Summer Tax Due: \$651.45</p>	322 E JAMES ST LAWRENCE;	\$3,900	
6655	<p>Parcel ID: 80-45-700-058-00; Legal Description: 29-3-13 BEG AT PT 151.66' E & 16.5' N OF S 1/4 PT, TH CON E 70.6', TH N 3.5 R, TH W 70.6', TH S 3.5 R TO BEG. UNPLATTED. Comments: This two story home is approximately 0.11 acres. This property is currently occupied. If visiting property please be respectful. This house is across the street from a large factory. Overgrown vegetation. Few large trees on property. Overall appears to be in fair condition. The Garage on this property is condemned and will need to be torn down by the purchaser. Occupied; Beware Of Dog; Summer Tax Due: \$444.87</p>	118 WHITE OAK RD LAWTON;	\$4,600	

6656	Parcel ID: 80-46-030-006-00; Legal Description: 11-3-13 LOT 6 EAST POINT ESTATES Comments: This home sits on approximately 0.42 acres of land. Overall the home is in decent shape just needs to be cleaned and fixed up. Roof and siding appear to be in good shape. Solid block foundation. Paved driveway leads to large two car garage. The garage is in good shape but has garbage and debris in it. Summer Tax Due: \$467.64	52506 SOUTH POINT DR MATTAWAN;	\$8,900	
6657	Parcel ID: 80-53-001-006-50; Legal Description: 10-1-17 W 1/2 LOT 6 BLK 1 ORIGINAL VILLAGE PLAT. Comments: This large 2 story building is in excellent condition right in the heart of downtown South Haven! Great curb appeal with large glass windows. Nice brick and tile floors throughout the building. Neat staircase leading to the second floor. Accessible from both Phoenix and Eagle Street. Fantastic architecture and design. This place of business is still operating so please be courteous. The building sits on approximately 0.07 primetime acres. Summer Tax Due: \$6,922.03	410 PHOENIX ST SOUTH HAVEN;	\$32,000	
6663	Parcel ID: 80-54-050-020-01; Legal Description: 6-2-15 LOT 20. HASTINGS ADDITION. Comments: This vacant lot is approximately 0.20 acres. In between 2 mobile homes. There is a mobile home concrete slab on this property but there is no longer a building or trailer. Mobile Home Pad; Summer Tax Due: \$28.46	1208 HASTINGS ST BANGOR;	\$900	
6664	Parcel ID: 80-54-700-099-00; Legal Description: 12-2-16 LOT 99 A. H. MORRISONS MAP OF THE CITY OF SOUTH BANGOR. Comments: This two story home sits on approximately 0.19 acres. Was a duplex at one time. 2 electric and gas meters that have been removed. The doors and windows have been boarded. Condemned and dangerous building. Appears to have been a huge fire. A couple very large trees. Roof is in rough shape. Might be dozer bait. Fire Damage; Condemned; Dangerous Building; Summer Tax Due: \$1,047.89	515 HAMILTON AVE BANGOR;	\$13,000	

DEED INFORMATION

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

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

Bidder Information

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

Deed Information

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

Name (or names if married couple): _____
Address: _____
street city state zip
Marital Status: (check box <i>if applicable</i>)
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete Schedule of Entity Ownership below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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

Additional Party 1 (if applicable)

Name: _____

Address: _____
 street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
 street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
 street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

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

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

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

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

CERTIFICATION

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

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

Instructions:

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

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

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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