

# Public Land Auction

Van Buren / Cass

*August 30th, 2019*

Cass and Van Buren Counties



***Location:***

VFW 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.*

# Auction Location

VFW 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.*

## 2019 AUCTION SCHEDULE - ROUND 1

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

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://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](http://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 recommend 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](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](http://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.**

## Cass

Lot #	Lot Information	Address	Min. Bid	Sold For
1500	<p><b>Parcel ID:</b> 14-010-016-279-20; <b>Legal Description:</b> COM E 873.79 FT FRM W 1/4 COR, TH N 150 FT, W 100 FT, S 150 FT, E 100 FT TO BEG. SEC 16. .34A. <b>Comments:</b> A modular home on approximately 0.34 acres of overgrown grass land. A few large trees are found around the home. Along the south east corner is an old rusty chain linked fence. The roof of the home looks worn and has localized leaks. Spots of mold were found on the ceiling and parts of the walls. Rooms of the home had the carpet removed and rolled. Bags of trash and other pieces of debris were found in the rooms. Lot of attention is needed to get this property back in good condition. Roof Issues; Mold;</p> <p><b>Summer Tax Due:</b> \$142.62</p>	19840 CHAIN LAKE ST CASSOPOLIS;	\$3,400	
1501	<p><b>Parcel ID:</b> 14-010-016-279-40; <b>Legal Description:</b> S 150 FT OF W 100 FT OF S 1/2 SW 1/4 NW 1/4. SEC. 16 <b>Comments:</b> This trailer sits on approximately 0.14 acres of grassy land with a dirt driveway. Along the trailer are parts of an old window and other pieces of trash. The trailer has roof issues and parts of the ceiling show water damage. The furnace and oven were harvested. The trailer has three bedrooms and 1 full bathroom. This curved lot would be a great site for the construction of a new home. Roof Issues; Harvesting;</p> <p><b>Summer Tax Due:</b> \$64.44</p>	19984 CHAIN LAKE ST CASSOPOLIS;	\$1,700	
1502	<p><b>Parcel ID:</b> 14-010-100-097-00; <b>Legal Description:</b> LOT 97 PARADISE LAKE RESORT <b>Comments:</b> This side yard parcel is approximately 0.05 acres of land that is located on an unimproved road. Large trees and overgrown bushes are spread around this lot. This would be a great addition to the property line of a neighboring land owner. Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$6.99</p>	17259 PARADISE LAKE RD VANDALIA;	\$1,000	
1503	<p><b>Parcel ID:</b> 14-020-018-014-51; <b>Legal Description:</b> COM N 89 DEG 53'30"E 81 FT FRM SW COR SEC, TH N 89 DEG 53'30"E 327.32 FT, N 464.47 FT, S 35 DEG 13'W 566.9 FT TO BEG. SEC 18 1.7 A. <b>Comments:</b> This triangular lot is approximately 1.87 acres of land. Pools of standing water were found on this property. Powerline poles stand near the road access. Extending towards the back are large trees and overgrown bushes. Great size lot. Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$79.53</p>	TERMINAL ST NILES;	\$1,200	
1504	<p><b>Parcel ID:</b> 14-020-031-055-00; <b>Legal Description:</b> SEC 31 T7S R16W COM AT NE COR OF NW 1/4 SE 1/4 SEC 31, TH S 124.5 FT TO PL OF BEG, TH W 528 FT, TH S 124.5 FT, TH E 528 FT, TH N 124.5 FT TO PL OF BEG. <b>Comments:</b> This lot is approximately 1.32 acres of land right behind the neighbor's house. There are some spots of forest patches on the lot, but it's mostly open grassy land. A boat, a trailer and an above ground pool were found on the premise. This could be a great addition for the neighboring property owner. Personal Property;</p> <p><b>Summer Tax Due:</b> \$20.37</p>	CARBERRY RD NILES;	\$1,200	
1505	<p><b>Parcel ID:</b> 14-020-031-110-00; <b>Legal Description:</b> SEC 31 T7S R16W THE N 200 FT OF A PIECE OF LAND DES AS FOLLOWS, COM IN CEN OF SEC 31, TH W 495 FT FOR POB, TH W 165 FT, TH S 663 FT, TH E 165 FT, TH N 663 FT TO BEG. <b>Comments:</b> A vacant lot that's approximately 0.66 acres of land. The lot extends northwest of the dead end. Large trees and overgrown bushes can be found all through this property.</p> <p><b>Summer Tax Due:</b> \$16.77</p>	892 SULLIVAN AVE NILES;	\$1,200	

1506	<b>Parcel ID:</b> 14-020-031-127-00; <b>Legal Description:</b> SEC 31 T7S R16W COM 490 FT S OF PT 1023 FT W OF CEN SEC, TH S 140 FT, E 100 FT, N 140 FT, W 100 FT TO BEG. <b>Comments:</b> A lot that is approximately 0.28 acres of land with thick vegetation. A few large trees scattered in the overgrowth of younger trees. This lot is across the street from the Mt. Olive Missionary Baptist Church. The nature lover would feel right at home here. <b>Summer Tax Due:</b> \$12.29	2258 MOULDER DR NILES;	\$1,100	
1507	<b>Parcel ID:</b> 14-020-031-132-00; <b>Legal Description:</b> SEC 31 T7S R16W COM 334 FT E OF NW COR NE 1/4 SW 1/4, TH S PARAL WITH E LINE SD NE 1/4 SW 1/4 175 FT, TH W 82 1/2 FT, TH N 175 FT, TH E 82 1/2 FT TO PL OF BEG. <b>Comments:</b> A vacant lot that is approximately 0.34 acres of forested land located close to Hatcherville Park. In the small clearing are three large piles of cinderblocks, pieces of wood and garbage. There is a burn pit used to burn garbage. This lot is going to need the debris removed before plans for building can begin. <b>Summer Tax Due:</b> \$46.18	MOULDER DR NILES;	\$1,500	
1508	<b>Parcel ID:</b> 14-020-170-008-00; <b>Legal Description:</b> SEC 21 T7S R16W LOTS 8, 9 & 10 LAKEVIEW. <b>Comments:</b> This house sits on approximately 0.56 acres of grassy land. Attached is a two car garage on the side and behind the house is an unattached storage structure. A small wired fence was standing on the eastern property line. The house has two bedrooms and a full bathroom. The entrance to the basement of the house could not be found. Some rooms appeared to have been painted recently or were about to. Concrete slabs were laid down as a back patio. Most of the debris was piled on a hauling trailer or found in the backyard. A burn pile was found out in the backyard as well. The storage structure looked in fair condition with no glaring damage noticed. A chicken wired fence closed off part of the structure. Some debris was found inside the structure. This house could be a great home if the renovations can be completed. Incomplete Construction; <b>Summer Tax Due:</b> \$381.34	2678 HUNTLY RD NILES;	\$3,100	
1509	<b>Parcel ID:</b> 14-020-220-085-00; <b>Legal Description:</b> SEC 29 T7S R16W LOT 85 EX THAT PT LOT 85 WHICH LIES SELY OF A LINE 95 FT NWLY OF, MEAS AT RT ANGLES & PARA TO SURV CEN LINE OF HWY M-60 YANKEE HEIGHTS. <b>Comments:</b> A lot that's approximately 0.25 acres of grassy area with some large trees. There was a pile of chopped wood and some fallen trees found on the property. Across the street is a Dollar General. Great area for new construction. <b>Summer Tax Due:</b> \$28.92	LILAC & M 60 NILES;	\$1,300	
1510	<b>Parcel ID:</b> 14-020-230-181-00; <b>Legal Description:</b> SEC 29 T7S R16W LOT 181 YANKEE HEIGHTS NO 2. <b>Comments:</b> A single story home that sits on approximately 0.43 acres of overgrown grassy land. Large trees surround the house, giving natural coverage. The house is in rough shape. Parts of the wood siding are missing, along with an entire wall. Debris, doors and parts of the ceiling are found inside this home. Majority of the windows have been broken. The foundation showed signs of age and missing portions. In the back is a small shed with a fenced-in chicken coop attached in the rear. <b>Summer Tax Due:</b> \$38.74	BAME AVE NILES;	\$1,200	

1511	<b>Parcel ID:</b> 14-020-230-182-00; <b>Legal Description:</b> SEC 29 T7S R16W LOT 182 YANKEE HEIGHTS NO 2. <b>Comments:</b> A single story home that is on approximately 0.43 acres of grassy lands with some large trees in the rear. Along the north wall of the house is a lane for a driveway. A van was parked in the back with tree limbs surrounding it. Parts of the siding of the house was becoming unattached. The house has one bedroom and one bathroom. Debris and garbage was found all through the house. Most large appliances were still in the kitchen. The basement door was sealed shut and couldn't be opened. Mold was spotted on parts of the ceiling. Sanitation Issues And Garbage; Personal Property; Mold; <b>Summer Tax Due:</b> \$120.19	1026 BAME AVE NILES;	\$2,200	
1512	<b>Parcel ID:</b> 14-040-100-043-50; <b>Legal Description:</b> COM SW COR LOT 43, VIL LA GRANGE, TH S 4 RDS, E TO NE COR LOT 51, TH N 4 RDS TH W TO BEG ALSO N HAF LOT 51 & LOT 53 & N HAF LOT 110 VIL LA GRANGE. <b>Comments:</b> A vacant lot that is approximately 0.72 acres of land. Along the road is a patch of long grass that leads to a heavier wooded area. Deeper into the lot leads to the foundation of an old structure. After the removal of some trees, this could be a great spot for a new home. <b>Summer Tax Due:</b> \$24.70	M 62 CASSOPOLIS;	\$850	
1513	<b>Parcel ID:</b> 14-041-135-047-00; <b>Legal Description:</b> COM ON LINE 7 CHS 97 1/2 LKS N OF QTR STAKE, BETWEEN SECS 35 & 36, N ALONG SEC LINE 1 CHS 54 1/2 LKS, W 5 CHS 1 LINK, S 1 CHN 54 1/2 LKS, E 5 CHS 1 LINK TO PL OF BEG VIL CASSOPOLIS SEC 35. <b>Comments:</b> An old trailer on approximately 0.66 acres of mostly open grass land. The lot extends to a large backyard of the trailer with large trees along the northern and southern property lines. There was a meat smoker and grill behind the trailer. The door to the front entry of the trailer is broken, please use caution if visiting this property in person. The back entry of the trailer was nailed shut and the entry stair platform had collapsed. The ceiling of the trailer collapsed in the main sitting area. This trailer was not entered. Roof Issues; Dangerous Building; <b>Summer Tax Due:</b> \$223.83	414 S O'KEEFE ST CASSOPOLIS;	\$3,700	
1514	<b>Parcel ID:</b> 14-041-170-029-01; <b>Legal Description:</b> S 37 FT LOT 29 FAIR GROUND HEIGHTS ADD VIL CASSOPOLIS. <b>Comments:</b> A trailer with an addition that sits on approximately 0.11 acres of land with a small wooden porch. Leading to the trailer is a paved driveway. In the back is an empty metal shed and some tree coverage. Inside the trailer are two bedrooms and a full bathroom. The furnace was removed. Near the front is a utility room. This property is adjacent to the Christ Temple Church. <b>Summer Tax Due:</b> \$182.37	310 N SECOND ST CASSOPOLIS;	\$2,400	
1515	<b>Parcel ID:</b> 14-050-275-022-00; <b>Legal Description:</b> FINCH LAKE ACRES LOT 22. <b>Comments:</b> This vacant lot is approximately 2.87 acres of land. Plenty of trees and thick vegetation can be found on this lot. There are some pools of water found near the road. A large tire and some pieces of wood were left on the property. Wetland Indicators; <b>Summer Tax Due:</b> \$15.38	FINCH RD MARCELLUS;	\$950	
1516	<b>Parcel ID:</b> 14-051-680-002-00; <b>Legal Description:</b> V OF M JONES 2ND ADD VIL MARCELLUS LOT 2. <b>Comments:</b> This vacant lot is approximately 0.20 acres in size. Mostly grassy with a few bushes. Nice spot to build. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$57.59	287 E WOODLAND ST MARCELLUS;	\$2,800	

1517	<b>Parcel ID:</b> 14-051-740-078-00; <b>Legal Description:</b> V OF M WORDEN & SHILLITO'S ADD VIL MARCELLUS LOT 78. <b>Comments:</b> This house sits on approximately 0.21 acres of land. The home looks as though it was being renovated/repared but was abandoned. The Vinyl siding has been removed in a few areas. The inside walls have nearly all been removed. The windows have all been removed as well. The back portion of the roof has a hole although it looks to be in fair condition on the front portion. This house will need a lot of repairs before it is back in move in condition. Enclosed porch/mudroom on the front of home. Couple large trees on the property. Dirt driveway runs along side of home. Could be a good prospect for a handy man. Harvesting; Incomplete Construction; Roof Issues; <b>Summer Tax Due:</b> \$115.21	332 E WOODLAND ST MARCELLUS;	\$2,500	
1518	<b>Parcel ID:</b> 14-080-014-012-20; <b>Legal Description:</b> COM N 89 DEG 37'23"W 653.43 FT FRM SE COR SEC, TH N 89 DEG 37'23" W 653.4 FT, N 0 DEG 1'29"E 333.33 FT, S 89 DEG 37'23"E 653.4 FT, S 0 DEG 1'29"W 333.33 FT TO BEG. SEC 14 5 A. <b>Comments:</b> A garage on approximately 4.75 acres of wooded area with a cleared patch. About half of the eastern side of the lot is dense woods. The western half is cleared with a dirt road around the large garage. At the entrance of the dirt road is a gate. Multiple dock awnings and boat lifts were scattered around the garage. Boats and trucks were found on the property as well. Close to the back was a large burn pile with trash around it. The garage looked occupied and was not entered. Close to the large garage was a small storage shed. The large garage looks new and well maintained. Security cameras were found on the property. If you're looking for a big area of land and some storage space, look no further. Occupied; Personal Property; <b>Summer Tax Due:</b> \$126.75	11162 BALD HILL ST JONES;	\$2,700	
1519	<b>Parcel ID:</b> 14-090-001-002-00; <b>Legal Description:</b> TRACT IN NE COR NWFRL QTR, BEING THE W 75 FT OF E 124 1/2 FT OF N 120 FT OF NWFRL QTR. SEC 1 .21 A. <b>Comments:</b> A lot that is approximately 0.21 acres of land near the Island Park Campgrounds. This property is filled with large bushes with some large trees scattered through. This is the corner lot of Island Park drive and North Shore drive. Tree removal would be required before starting any construction. <b>Summer Tax Due:</b> \$63.81	ISLAND PARK DR EDWARDSBURG;	\$2,000	
1520	<b>Parcel ID:</b> 14-101-110-030-00; <b>Legal Description:</b> COM SW COR LOT 90, S BOGUE'S 4TH ADDN, TH E 132 FT, TH S 54 FT, TH W 132 FT, TH N 54 FT TO BEG SEC 26 UNPLATTED VIL VANDALIA. <b>Comments:</b> This house sits on approximately 0.17 acres of land. Multiple vehicles were parked in the paved driveway along the house. There is a cement walkway to the front of the house. Pieces of debris were found around the property. Next to the house is a storage building that has a sinking roof and the walls look to be weakening. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Personal Property; <b>Summer Tax Due:</b> \$38.89	60809 S MAIN ST VANDALIA;	\$7,700	
1521	<b>Parcel ID:</b> 14-101-110-041-10; <b>Legal Description:</b> COM ON N LN STATE ST 75.24 FT SELY FRM NE COR INTERSECT STATE & CAMPBELITE ST, TH N 149.82 FT, E 198 FT, S 4.95 FT, W 158.1 FT, S 157.1 FT, NWLY TO BEG. SEC 26 UNPLATTED VILLAGE OF VANDALIA <b>Comments:</b> This vacant lot is approximately 0.16 acres of land. There is a maintained garden on the front of the lot near a few trees. A wooden storage shed sits on the back of the lot. <b>Summer Tax Due:</b> \$101.73	STATE ST VANDALIA;	\$800	



1522	<p><b>Parcel ID:</b> 14-101-180-057-00; <b>Legal Description:</b> S 142 FT OF E 132 FT OF LOT 57 ADDITION TO VILLAGE OF VANDALIA AKA; STEPHEN BOGUE'S 4TH ADDITION <b>Comments:</b> This vacant lot is approximately 0.43 acres of over grown grassy land. Large trees line the back corner of the lot. A water hydrant and stop sign are in the corner of the property. A nice location for new construction.</p> <p><b>Summer Tax Due:</b> \$11.11</p>	MULBERRY ST VANDALIA;	\$3,500	
1523	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 14-101-220-007-00; <b>Legal Description:</b> LOT 7, EX THAT PART OF SELY OF A LINE BEG ON N &amp; S QTR LINE S 34' 51" E 743.20 FT FRM CEN QTR COR OF SEC, TH S 64 DEG 04' 05" W 350 FT EDWARD A KENNER SUBDIV VIL VANDALIA. <b>Comments:</b> This house sits on approximately 0.21 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a decent amount of debris in the back portion of the property. There was a burn pit and a shed in the back yard. There are some trees that border the South portion of the property line. Wood siding could use a fresh paint job. There are a few portions of the roof that will need some attention. It doesn't look like the areas have cause any damage to the home but they will need to be address. The house was hooked up to some propane tanks but there is gas available in the area. There is a dirt driveway but this is on LOT#1524.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 14-101-220-008-00; <b>Legal Description:</b> LOT 8, EX THAT PART SELY OF A LINE BEG ON N &amp; S QTR LINE S 34' 51" E 743.20 FT FROM CEN QTR COR OF SEC, TH S 64 DEG 04' 05" W 350 FT EDWARD A KENNER SUBDIV VIL VANDALIA. <b>Comments:</b> This lot is approximately 0.18 acres of land. It is mostly a grassy lot with a couple large trees. There is a driveway on the property that leads to a house that is on LOT#1523.</p> <p><b>Summer Tax Due:</b> \$500.04</p>	60684 WHITE TEMPLE RD VANDALIA;  60684 WHITE TEMPLE RD VANDALIA;	\$8,100	
1525	<p><b>Parcel ID:</b> 14-110-002-054-00; <b>Legal Description:</b> COM ON N LINE SEC 2 478.85 FT W OF N 1/4 POST TH W ON SEC LINE 226.15 FT TH SLY 931.2 FT TO NLY ROW OF DOW RWY AT PT 679 FT W &amp; 11.5 FT N OF SE COR N FRL 1/2 NW FRL 1/4 E ALG NLY ROW 226.15 FT N 935.3 FT TO BEG EX THAT PT LYING NLY OF LN 60 FT SLY OF &amp; PARA TO CONST LN HWY M-62 AS RELOCATED IN 1976 SEC 2 4.56 A M-L <b>Comments:</b> A house with multiple structures that sit on approximately 4.84 acres of open field that becomes wooded to the south. The house and two car garage are near the open field. The house looks under construction when abandoned. Incomplete walls and floorboards make up the unfinished bathroom. Piles of garbage and debris were found in most rooms. The garage attached to the house was covered in debris and had plywood walls. The unattached two car garage looked newer and complete. It has multiple garage door entries and a side door entry to the interior. The workbench on the back wall had automotive parts and tools on it. A vehicle was parked on the side of the garage. Under the tree coverage in the backyard are three small storage structures. One structure had severe roof damage and was covered by a tarp. Past the storage structures leads to thick wooded area. For an owner looking for privacy and tree coverage, this is for you. Sanitation Issues And Garbage; Personal Property; Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$290.37</p>	M 62 W DOWAGIAC;	\$5,100	

1526	<b>Parcel ID:</b> 14-110-017-295-20; <b>Legal Description:</b> THAT PART W 1/2 SE 1/4 LYING BETW CEN DOW RIVER DRAIN & WLY LN EDWARDS ST EX WLY 4 RDS THEREOF ALSO EX S 30 RDS THEREOF SEC 17 <b>Comments:</b> This lot is approximately 2.24 acres of mostly wooded area with a steep drop of terrain further in. Shortly after clearing the initial tree line, the hill of the property can be seen and is quite steep. Please use caution if visiting this property in person. Terrain Challenged; <b>Summer Tax Due:</b> \$32.24	SINK RD DOWAGIAC;	\$650	
1528	<b>Parcel ID:</b> 14-110-160-128-00; <b>Legal Description:</b> LOTS 128 TO 150 INCL FORBES ADD CITY DOWAGIAC <b>Comments:</b> This large vacant lot is approximately 3.27 acres of land tucked away at the end of Grand Blvd near the railroad tracks. There is some clearing in this mostly wooded area. A 3rd party spoke of a deer blind being on the property, but was not seen. This could be a great piece of nature for the avid hunter. <b>Summer Tax Due:</b> \$125.82	GRAND BLVD DOWAGIAC;	\$2,800	
1529	<b>Parcel ID:</b> 14-120-410-001-01; <b>Legal Description:</b> E 1/2 LOT 1 UNION GARDENS. <b>Comments:</b> A trailer that sits on approximately 0.33 acres of grassy land with some large trees near the property's edge. A vehicle was parked in the spacious paved driveway. Around the trailer were bags of garbage and a pile of sticks. A little storage shed was along the back of the trailer. The trailer was not entered because it was occupied on last visit. Please be respectful and use caution if visiting this property in person. Beware Of Dog; Occupied; Personal Property; <b>Summer Tax Due:</b> \$179.38	15510 HAZEL RD UNION;	\$8,100	
1530	<b>Parcel ID:</b> 14-120-410-026-00; <b>Legal Description:</b> LOT 26 UNION GARDENS. <b>Comments:</b> A lot that's approximately 0.32 acres of grassy land with a few large trees. In the southwest corner of the property stands a wooden shed in good condition. Near the center of the property laid some concrete slabs for a trailer and its utility meters. A dirty driveway leads to the concrete slabs from the road. <b>Summer Tax Due:</b> \$146.16	69750 HAZEL RD UNION;	\$7,800	
1531	<b>Parcel ID:</b> 14-140-024-009-00; <b>Legal Description:</b> COM AT NW COR SEC TH S 440 FT N 89 DEG 14' 20" E 198 FT N 440 FT S 89 DEG 14' 20" W 198 FT TO BEG SEC 24 2 A <b>Comments:</b> This one story home sits on approximately 1.60 acres of land. Across the street from "Thompson Corner's Store" Nice stonework on home. There is a small pond in the middle of this property. There are a many of large trees throughout the property. The front of the property has a partially covered crescent driveway. The building opens to a large sitting room connected to the kitchen. Debris and garbage was found in every room. There are five bedrooms and 1 full bathroom. Standing water was found in the basement. Parts of the ceiling need repair. After the major issues are addressed, this building has potential to be a spacious home. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$283.53	MARCELLUS HWY MARCELLUS;	\$3,100	
1532	<b>Parcel ID:</b> 14-140-024-013-01; <b>Legal Description:</b> COM 56 RDS S OF NW COR OF SEC, TH S 15 RDS, E 20 RDS, N 15 RDS, W 20 RDS TO BEG. SEC 24. 1.88 A. <b>Comments:</b> A house that sits on approximately 1.91 acres of land with a large pond in the back. This isn't your typical waterfront but it has a decent sized pond. Maybe do a bit of fishing? Spots of the foundation cracking were spotted. The roof looked weathered and is in need of repairs. There are four bedrooms and one full bathroom. Debris and trash was found in every room. Each room was pretty spacious. In the drive was a damaged vehicle. This lot has potential for those who enjoy living close to the woods. Not often do we offer land with its own personal pond. Structural Issues; Roof Issues; Wetland Indicators; Personal Property; Dangerous Building; Foundation Issues; <b>Summer Tax Due:</b> \$321.14	53140 LAWRENCE RD MARCELLUS;	\$3,800	

1533	<b>Parcel ID:</b> 14-140-024-036-00; <b>Legal Description:</b> BEG ON SEC LINE 482.3 FT N OF S 1/4 COR SEC, TH N 181.5 FT ALG SD 1/4 SEC LINE TO WATERS EDGE MULFORD LK S 78 DEG 40' W 85.4 FT ALG SD LK, S 166 FT, S 89 DEG 10' E 83 FT TO BEG SEC 24. <b>Comments:</b> This house sits on approximately 0.33 acres of land that backs up to Cowham Lake. Along the coast of Cowham Lake is a concrete walkway that had two small boats on it. A white fence stood near the road access by a small pile of cinderblocks. The house was dirty and the roof had issues. The building was not entered. Next to the house was a boat on a trailer. With lake access, this lot can be a water enthusiast's dream. Personal Property; Wetland Indicators; <b>Summer Tax Due:</b> \$165.91	CHURCH ST MARCELLUS;	\$3,100	
1534	<b>Parcel ID:</b> 14-150-003-019-00; <b>Legal Description:</b> COM ON SEC LN AT PT DUE S OF SE COR MCRR GROUNDS, N TO SD COR, W TO MCRR ROW, SWLY ALG ROW TO S LN SEC, E TO BEG. SEC 3 <b>Comments:</b> This vacant lot is approximately 0.61 acres of land. Partially wooded with some thick vegetation. The West side of the property runs next to some railroad tracks. <b>Summer Tax Due:</b> \$1.09	DEWEY LAKE ST DOWAGIAC;	\$750	
1535	<b>Parcel ID:</b> 14-150-121-010-00; <b>Legal Description:</b> LOTS 10, 11, & 12 BLK 11 TWIN LAKE HILLS. <b>Comments:</b> This vacant lot has some young trees but is mostly a clear forest area with some small vegetation. It is approximately 0.17 acres of land. Could be a good spot to build if you like being in a nature setting, just make sure you check with the Wayne Township Assessor. Close to the Twin Lakes. <b>Summer Tax Due:</b> \$3.35	RIDGE RD DOWAGIAC;	\$750	
1536	<b>Parcel ID:</b> 14-150-121-015-00; <b>Legal Description:</b> LOTS 16 & 17 BLK 11 TWIN LAKE HILLS. <b>Comments:</b> This property is approximately 0.12 acres of land. It was difficult to determine the exact property lines for this property. It looks to be mostly a vacant lot with some trees but could possibly have a shed and a portion of a trailer on the property. There were many no trespassing signs on the property and a car so if you visit this property in person please use caution and be respectful. Do your homework on this one before placing a bid. Near the Twin Lakes. <b>Summer Tax Due:</b> \$4.47	53130 RIDGE RD DOWAGIAC;	\$650	
1537	<b>Parcel ID:</b> 14-150-131-040-00; <b>Legal Description:</b> LOTS 40-44 INCL BLK 21 TWIN LAKE HILLS <b>Comments:</b> This house sits on approximately 0.33 acres of land. The exterior of the home doesn't look to bad but the inside of the home is suffering from mold and water issues. It looks like due to a tree falling onto the back of the home water has been able to leak in through the roof and slowly cause water damage. Mold has begun to form in most of the house. Vegetation has begun to take over the yard. Wood siding isn't in bad shape. The block foundation also looks to be in good condition. Some brick work on the front of the garage. Wood floors. Its a shame the roof was damaged and allowed water inside the home because if it wasn't for that the house would be one of the nice ones. There is an attached one car garage that has a car port on one side. This house could be fixed back up but the mold issues will need to be dealt with. Could be a good project for the right handy man that's dealt with water damage. Roof Issues; Mold; <b>Summer Tax Due:</b> \$195.11	52957 TWIN LAKE VIEW DR DOWAGIAC;	\$3,700	

1538	<b>Parcel ID:</b> 14-150-213-004-00; <b>Legal Description:</b> LOTS 4 5 6 7 8 9 & 10 BLK 13 TWIN SHORES. <b>Comments:</b> This building sits on approximately 0.40 acres of land. It is on the corner of Lindburg Dr and 63rd Place and is mostly grassy with a handful of trees on the West portion. This is an interesting house. The best way I can describe it is that they started with the basement and instead of building the next floor they just put a roof on it. You need to walk down some steps in order to get to the front door. There is a doorway on the outside that leads to the attic area. There is a lot of debris on the outside of the property (including glass use caution). Block foundation looks sound. The ceiling has been ripped down in most of the rooms revealing the wood rafters/struts. There looks to be some localized roof issues. This building will need some repairs and a deep cleaning before its back in living condition. Could be a good handyman special. Near the Twin Lakes. Roof Issues; <b>Summer Tax Due:</b> \$228.61	52682 LINDBERGH DR DOWAGIAC;	\$4,200	
1539	<b>Parcel ID:</b> 14-150-224-035-00; <b>Legal Description:</b> LOT 35 BLK 24 TWIN SHORES. <b>Comments:</b> This strip of land is approximately 0.05 acres of land. There are a few trees on the property. Heavy vegetation. Out in the country. This is a small lot but you could possibly build a storage shed or some other small building. <b>Summer Tax Due:</b> \$1.11	65TH ST DOWAGIAC;	\$700	
1540	<b>Parcel ID:</b> 14-150-230-001-00; <b>Legal Description:</b> LOT 1 BLK 30 TWIN SHORES. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It is across the street from Twin Lakes. There are some young trees on the property and some small vegetation. This lot is adjacent to lot 1541. It is technically a corner lot but one of the Roads was never finished and is a grassy lot still. <b>Summer Tax Due:</b> \$1.11	67TH ST DOWAGIAC;	\$700	
1541	<b>Parcel ID:</b> 14-150-230-002-00; <b>Legal Description:</b> LOT 2 BLK 30 TWIN SHORES. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. It is across the street from Twin Lakes. There are some young trees on the property and some small vegetation. This sits in the middle of lot 1540 and 1542. <b>Summer Tax Due:</b> \$1.11	67TH ST DOWAGIAC;	\$700	
1542	<b>Parcel ID:</b> 14-150-230-003-00; <b>Legal Description:</b> LOT 3 BLK 30 TWIN SHORES. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. It is across the street from Twin Lakes. There are some young trees on the property and some small vegetation. This lot is adjacent to lot 1541. <b>Summer Tax Due:</b> \$1.11	67TH ST DOWAGIAC;	\$700	
1543	<b>Parcel ID:</b> 14-150-241-007-00; <b>Legal Description:</b> LOT 7 BLK 41 TWIN SHORES. <b>Comments:</b> This strip of land is approximately 0.06 acres of land. It looks to be a side yard parcel next to a home near the Twin Lake. It is mostly a clear grassy lot with some large trees. This would be a good property for the adjacent property owner to pick up and build up their property line. Sideyard Parcel; <b>Summer Tax Due:</b> \$1.11	71ST ST DOWAGIAC;	\$700	
1544	<b>Parcel ID:</b> 14-160-100-074-00; <b>Legal Description:</b> LOT 114 ORIGINAL PLAT CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land backs up to a dirt road alley. There is a sidewalk near the road and a driveway entrance. With a few large trees in the front, this grassy lot has a powerline pole on it. A great piece for adjacent property owners to add to their property line or for new construction. Personal Property; <b>Summer Tax Due:</b> \$17.91	408 PENNSYLVANIA AVE DOWAGIAC;	\$800	

1545	<p><b>Parcel ID:</b> 14-160-100-075-00; <b>Legal Description:</b> LOT 115 ORIGINAL PLAT CITY OF DOWAGIAC. <b>Comments:</b> This one bedroom one bathroom home sits on approximately 0.15 acres of land. Block and stone foundation looks sound. The wood siding could use a fresh paint job. There is a bit of damage on the front portion of the roof. There doesn't seem to be any major leaks from the damage but it will need to be fixed soon. Wooden front porch. Grass driveway runs along the side of the home and leads to a one car garage. There is a wooden porch on the rear of the home that is in poor shape. The house is in overall fair condition. There is a spot for a wood burning stove in the kitchen. A bit of TLC would go a long way with this home. This would be a great project home for a handy man. Don't miss out on this opportunity. There were a lot of cats living around the property.</p> <p><b>Summer Tax Due:</b> \$491.03</p>	406 PENNSYLVANIA AVE DOWAGIAC;	\$3,400	
1546	<p><b>Parcel ID:</b> 14-160-100-169-00; <b>Legal Description:</b> COM 1 RD S &amp; 30 3-4 RDS W OF SW COR ORIG PLAT, CITY OF DOW, TH W 7 3-4 RDS MORE OR LESS TO E LINE LOWE ST, TH S ALG LOWE ST TO RT OF WAY OF BHRR CO, TH ELY ALG SD RT OF WAY TO PT S 7 DEG 23' W 55.5 FT FRM PT OF BEG, TH N 7 DEG 23' E 55.5 FT TO BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC. <b>Comments:</b> This lot is approximately 0.21 acres of land. Mostly grassy land with some large trees and clearing. There is a pile of garbage closer to the back of the lot. This could be a great location for new construction after removing some of the trees.</p> <p><b>Summer Tax Due:</b> \$17.91</p>	S LOWE ST DOWAGIAC;	\$800	
1548	<p><b>Parcel ID:</b> 14-160-100-235-00; <b>Legal Description:</b> FRM A PT 209.7 FT N &amp; 34.17 FT N 75 DEG W FRM W 1/4 POST SEC 6, LAGRANGE TWP, MEAS N 75 DEG W ALG CEN DOW CRK 138.23 FT TO PL OF BEG OF LAND HERE DESC. TH N 60 DEG W ALG CEN SD CRK 145.8 FT TO CEN JUDD'S MILL RACE, TH N 21 DEG 17' E ALG CEN SD MILL RACE 107.05 FT, TH N 31 DEG 48' E 164.35 FT TO SLY LINE HIGH ST, TH S 60 DEG 31' E ALG SD SLY LINE HIGH ST 100 FT, TH S 17 DEG 57' W 277.4 FT TO PL OF BEG. SEC 1 UNPLATTED POKAGON. CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.8 acres of land near the Creekside Church. The back of this mostly clear, grassy lot runs along the Dowagiac Creek. A few large trees stand on this great sized lot. This lot has space for a newly constructed home with a large backyard.</p> <p><b>Summer Tax Due:</b> \$34.34</p>	226 E HIGH ST DOWAGIAC;	\$14,500	
1549	<p><b>Parcel ID:</b> 14-160-100-246-00; <b>Legal Description:</b> COM S 975.58 FT &amp; S 54 DEG 42'55"E 125.24 FT FRM N 1/4 COR, TH N 34 DEG 1'40"E 130 FT, S 54 DEG 42' 55"E 49.45 FT, S 35 DEG 28'25"W 130 FT, N 54 DEG 42'55"W 46.17 FT TO BEG. UNPL POKAGON SEC 1 CITY OF DOWAGIAC <b>Comments:</b> A vacant lot that is approximately 0.16 acres of land. This grassy lot has a cement driveway along the side. There was an RV parked in the driveway. A great spot for a new home. Personal Property;</p> <p><b>Summer Tax Due:</b> \$14.92</p>	118 HENDRYX ST DOWAGIAC;	\$1,200	
1550	<p><b>Parcel ID:</b> 14-160-100-329-00; <b>Legal Description:</b> LOT 40 BASSETTS ADDITION CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.2 acres of land. Close to the property lines sit some large trees, a powerline pole and a water hydrant. There is a lot of clearing on this mostly grassy lot. This corner lot is a great size for construction of a new home.</p> <p><b>Summer Tax Due:</b> \$20.94</p>	204 ANDREWS ST DOWAGIAC;	\$2,600	

1551	<b>Parcel ID:</b> 14-160-100-415-00; <b>Legal Description:</b> LOTS 46 & 47 FORBES ADDITION CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.26 acres of land. There were many large trees, overgrown bushes and some fallen tree limbs. This lot would need some work to be ready for any new construction, mostly tree removal. <b>Summer Tax Due:</b> \$34.12	400 JOHNSON ST(BLOCK) DOWAGIAC;	\$950	
1552	<b>Parcel ID:</b> 14-160-100-431-00; <b>Legal Description:</b> LOT 67 FORBES ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.13 acres of land in Dowagiac. With some large trees in the back, this property is mostly open and has a few fallen tree limbs on the property. This lot would be a great location for new construction. <b>Summer Tax Due:</b> \$11.92	206 GRAND BLVD DOWAGIAC;	\$800	
1553	<b>Parcel ID:</b> 14-160-100-432-00; <b>Legal Description:</b> LOT 68 FORBES ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.13 acres of land that has little tree cover. Along the back of the lot are a few large trees and a power line pole. This lot could be a great location for new construction. Small camper is not included in sale, personal property. Personal Property; <b>Summer Tax Due:</b> \$11.92	208 GRAND BLVD DOWAGIAC;	\$800	
1554	<b>Parcel ID:</b> 14-160-100-483-00; <b>Legal Description:</b> LOT 15 EVA HEDDON'S ADD CITY OF DOWAGIAC. <b>Comments:</b> A vacant lot that is approximately 0.19 acres grassy land with a patch of trees near the center. Along the back of the lot are some trees and an old metal shed. The shed looks weathered and the roof has collapsed in. At the road is a paved driveway entrance. This lot is near the end of a dead end with little traffic. Near the back of the neighborhood, this lot would be a nice spot for new construction. <b>Summer Tax Due:</b> \$16.37	419 TUTHILL ST DOWAGIAC;	\$450	
1555	<b>Parcel ID:</b> 14-160-100-529-00; <b>Legal Description:</b> LOT 46 HOPKINS ADD CITY OF DOWAGIAC. <b>Comments:</b> This house sits on approximately 0.21 acres of land. Partially fenced in lawn. There is a large grassy back yard with a shed in the corner. The shed is in good shape and has a garage door on the front. Vinyl siding is in decent shape. Shingled roof was in fair condition as well. Wooden porch on the front entrance. There was a leak in the basement coming from a broken water pipe/filter? Wasn't positive what it was coming from. One bedroom one bathroom. A little TLC would go a long way with this home it would be perfect for a handyman or someone looking for a good flipper home. There are some repairs that need to be done but nothing to major from what was visible. <b>Summer Tax Due:</b> \$303.12	206 SECOND AVE DOWAGIAC;	\$2,400	
1556	<b>Parcel ID:</b> 14-160-100-602-00; <b>Legal Description:</b> LOT 132 HOPKINS ADD CITY OF DOWAGIAC. <b>Comments:</b> This house sits on approximately 0.21 acres of land. Siding will need repairs. Shingled roof looks to be in decent shape no glaring red flags. The block foundation is mostly fine i did see a couple spots with cracks but it looked repairable. Grassy backyard that is partially fenced in by neighboring properties. There is a burn pit in the backyard. Some debris left over. Two bedroom one bathroom. There is an attached one car garage on the home. The driveway is gravel and dirt. This house has a lot of potential. It would be a good project for a handy man or anyone looking for a good home to flip. nice area. Its about a block away from a children's park. <b>Summer Tax Due:</b> \$375.09	405 FIRST AVE DOWAGIAC;	\$3,200	

1557	<b>Parcel ID:</b> 14-160-100-657-00; <b>Legal Description:</b> LOT 32 HOYT & GARDNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> A vacant lot that is approximately 0.20 acres of mostly cleared grassy land. Large trees that line the property's edges help give natural cover and privacy. This lot has an entrance at the curb to a driveway covered by grass. This would be a great area to get started constructing a new home. <b>Summer Tax Due:</b> \$20.94	409 MAPLE ST DOWAGIAC;	\$1,100	
1558	<b>Parcel ID:</b> 14-160-100-752-00; <b>Legal Description:</b> LOT 36 ZELNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land in Dowagiac. There is a sidewalk and street curbs along the road and a chain linked fence in the back of the lot. A great location for new construction in a quiet neighborhood. <b>Summer Tax Due:</b> \$22.74	207 HALSTEAD ST DOWAGIAC;	\$8,600	
1560	<b>Parcel ID:</b> 14-160-300-389-00; <b>Legal Description:</b> LOT 134 ANDREW LESTER ADD CITY OF DOWAGIAC <b>Comments:</b> This house sits on approximately 0.13 acres of land. This house was occupied on last visit so use caution and please be respectful if visiting this property in person. There looked like there was a lot of debris in the home and front porch area. Gravel/dirt driveway on the side of the home. The wood siding doesn't look to bad but could use a fresh paint job. The shingled roof looks ok, didn't see any glaring problems. There is a large barn/garage behind the home. Small grassy front lawn. The house will need some repairs but from the outside it doesn't look to be in to bad of shape. Would be a good project for a handyman. Occupied; <b>Summer Tax Due:</b> \$459.12	416 E RAILROAD ST DOWAGIAC;	\$5,700	
1561	<b>Parcel ID:</b> 14-160-100-758-00; <b>Legal Description:</b> LOT 42 ZELNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> This house sits on approximately 0.14 acres of land. The home has four bedrooms and one bathroom. Paved driveway runs along the side of the home and leads to an attached one car garage. White vinyl siding looks nice there are just a few spots that need attention. Shingled roof looks to be in fair condition. Small white picket fence on the front portion of the property. Block foundation looks sound. large grassy backyard with a couple trees that provide some nice shade. There is debris throughout the home. The kitchen appliances have been removed from the home. The water heater and furnace are still in the basement. The basement felt a little damp. A dehumidifier could most likely fix this. This would be a good purchase for a small family after its been cleaned and fixed up. A little TLC would go a long way with this property. nice area. Don't miss your chance to pick this one up. <b>Summer Tax Due:</b> TBA	114 ASHLAND ST DOWAGIAC;	\$6,800	

# Van Buren

Lot #	Lot Information	Address	Min. Bid	Sold For
6600	<b>Parcel ID:</b> 80-01-031-021-65; <b>Legal Description:</b> 31-2-13 COM AT SE COR OF SEC, TH N 89 DEG 34'53"W ALG S SEC L 255.56', TH N 0 DEG 18'23"E 400' TO BEG, TH CON N 0 DEG 18'23"E 360.0', TH S 89 DEG 34'53"E TO E SEC L, TH NLY ALG E SEC L TO A LINE 860' N OF AND PAR WITH S SEC L, TH N 89 DEG 34'53"W ALG LAST DESC L 561.28', TH S 0 DEG 18'23"W 460', TH S 89 DEG 34'53"E 300' TO BEG. <b>Comments:</b> This property is approximately 3.76 acres of land. I was unable to find access to this property. It seems to be land locked so do your homework before bidding on this property. If you purchase Lot#6603 at the auction you will have access to this property. Looks to be heavily wood with thick vegetation. No Road Access; <b>Summer Tax Due:</b> \$69.24	CR 653 PAW PAW;	\$1,800	
6601	<b>Parcel ID:</b> 80-01-031-021-75; <b>Legal Description:</b> 31-2-13 COM AT SE COR OF SEC, TH N 0 DEG 41'12"E ALG E SEC L 155.0 FT TO BEG, TH S 89 DEG 28'12"W 83.72 FT, TH N 0 DEG 41'12"E 246.38 FT, TH S 89 DEG 34'53"E PAR WITH S SEC L TO E SEC L, TH S 0 DEG 41'12"W ON SAME TO BEG. <b>Comments:</b> This property is approximately 0.46 acres of land. I was unable to find access to this property. It seems to be land locked so do your homework before bidding on this property. If you purchase Lot#6602 at the auction you will have access to this property. Looks to be heavily wood with thick vegetation. No Road Access; <b>Summer Tax Due:</b> \$11.33	CR 653 PAW PAW;	\$750	
6602	<b>Parcel ID:</b> 80-01-032-003-01; <b>Legal Description:</b> 32-2-13 COM AT SW COR OF SEC, TH N 0 DEG 41'12"E ON W SEC L 155' TO BEG, TH CON N 0 DEG 41'12"E ON W SEC L 245', TH S 89 DEG 34'53"E TO CEN L OF CR 653, TH S 0 DEG 31'E ALG SAID CEN L TO A POINT N 89 DEG 28'12"E OF BEG, TH S 89 DEG 28'12"W 129.72' TO BEG. SPLIT FROM: 80-01-032-003-00 FOR 1998. <b>Comments:</b> This vacant lot is approximately 0.71 acres of land. It is wooded and is filled with thick vegetation. <b>Summer Tax Due:</b> \$14.71	CR 653 PAW PAW;	\$800	
6603	<b>Parcel ID:</b> 80-01-032-004-40; <b>Legal Description:</b> 32-2-13 COM AT SW COR OF SEC, TH N 0 DEG 41'12"E ALG W SEC L 760' TO BEG, TH CON N 0 DEG 41'12"E ALG N SEC L 100', TH S 89 DEG 34'53"E TO CEN L OF CR 653, TH S 0 DEG 31'E ALG SAID CEN L TO A POINT S 89 DEG 34'53"E OF BEG, TH N 89 DEG 34'53"W TO BEG. <b>Comments:</b> This vacant lot is approximately 0.27 acres of land. There are some younger trees and some and thick vegetation. This property sits in between two drive ways. Could be a good spot for a small home or storage building. <b>Summer Tax Due:</b> \$3.36	CR 653 PAW PAW;	\$600	
6604	<b>Parcel ID:</b> 80-02-029-008-00; <b>Legal Description:</b> 29-3-13 COM AT E 1/4 PT, TH W ON 1/4 L 331.37' TO BEG OF DES, TH N 0 DEG 32' 14" W 659.9', TH S 89 DEG 58' 30" W 82.5', TH S 0 DEG 32' 14" E 659.88', TH E 82.5' TO BEG. <b>Comments:</b> This property is approximately 1.25 acres of land. There was once a building on this property but it is no longer there. All that remains is a bit of rubble. This property has a clearing in the front but as you go farther North on the property it starts to become heavily wooded. Nice spot to build. <b>Summer Tax Due:</b> \$109.16	30134 66TH AVE LAWTON;	\$2,500	
6605	<b>Parcel ID:</b> 80-02-370-007-00; <b>Legal Description:</b> LOT 7 MARTHA'S VINEYARD. <b>Comments:</b> This vacant lot is on approximately 0.46 acres of land. There was once a trailer on this property but it is no longer there. Could be a nice spot to build. Sev Not Accurate; <b>Summer Tax Due:</b> \$121.07	29698 JEWELLS DR LAWTON;	\$13,750	



6606	<b>Parcel ID:</b> 80-02-415-057-00; <b>Legal Description:</b> LOT 57 RIDGELAWN SUB. <b>Comments:</b> This trailer sits on approximately 0.50 acres of land. There is a storage building next to the trailer. Mostly dirt and grassy lot with a handful of large trees. Gravel driveway runs next to the trailer and building and leads to the back of the property. There is a lot of rubble and debris on the back of the property. There are remains of an old building. Mobile Home; <b>Summer Tax Due:</b> \$122.50	49759 LILLIAN ST PAW PAW;	\$2,400	
6607	<b>Parcel ID:</b> 80-04-022-021-10; <b>Legal Description:</b> 22-2-16 N 624 FT OF E 208 FT OF S 30 ACRES OF SW 1/4 OF SE 1/4 OF SEC. ALSO N 56 FT OF W 76 FT OF E 284 FT OF SAID S 30 ACRES OF SW 1/4 OF SE 1/4. <b>Comments:</b> This trailer sits on approximately 3.34 acres of land in total. The trailer has an additional roof built above it. The lot looks to be heavily wooded except for the dirt driveway and the clearing that the trailer sits on. This would be a good spot from someone who likes the country. Mobile Home; Harvesting; <b>Summer Tax Due:</b> \$133.06	62649 39TH AVE BANGOR;	\$4,300	
6608	<b>Parcel ID:</b> 80-04-222-005-00; <b>Legal Description:</b> LOT 5 BLK 2 VILLAGE OF DEERFIELD GOSS ADDITION. <b>Comments:</b> This storage building sits on approximately 0.20 acres of land in total. There is a lot of debris strewn about. Mostly grassy with a couple small trees and some bushes on the South portion of the property. Across the street from a large field and train tracks. Vandalism; <b>Summer Tax Due:</b> \$9.50	WALNUT ST BANGOR;	\$750	
6609	<b>Parcel ID:</b> 80-04-222-006-00; <b>Legal Description:</b> LOTS 6 & 7 BLK 2 VILLAGE OF DEERFIELD GOSS ADDITION. <b>Comments:</b> This vacant lot is approximately 0.25 acres of land in total. There is a concrete mobile home pad on the property. There is a fair amount of debris strewn about the property. Mostly grassy with bushes and some small trees throughout the property. Across the street from a large field and train tracks. Would be a good spot to put a trailer down. Mobile Home Pad; <b>Summer Tax Due:</b> \$10.55	62769 WALNUT ST BANGOR;	\$1,100	
6610	<b>Parcel ID:</b> 80-04-222-007-00; <b>Legal Description:</b> LOT 4 BLK 2 VILLAGE OF DEERFIELD GOSS ADDITION. <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. There is debris on the property. Mostly grassy with a few small trees and bushes on the South portion of the property. <b>Summer Tax Due:</b> \$8.88	WALNUT ST BANGOR;	\$700	
6611	<b>Parcel ID:</b> 80-06-020-022-35; <b>Legal Description:</b> 20-1-15 N 165 FT OF S 660 FT OF W 1/2 OF NW 1/4 OF SW 1/4 OF SEC. <b>Comments:</b> This lot is approximately 2.64 acres of land. It sits in between two homes. It is heavily wooded with thick vegetation. Across the street from a farm. Nice quiet spot to build if you like being in a country atmosphere. <b>Summer Tax Due:</b> \$15.23	56TH ST GRAND JUNCTION;	\$1,600	
6612	<b>Parcel ID:</b> 80-06-280-601-00; <b>Legal Description:</b> LOT 1 BLOCK 6 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. Partially wooded with some thick vegetation. <b>Summer Tax Due:</b> \$5.55	CR 388 GRAND JUNCTION;	\$650	
6613	<b>Parcel ID:</b> 80-06-281-315-00; <b>Legal Description:</b> LOTS 15-16 BLOCK 13 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. It is deep in the woods. Partially wooded with some thick vegetation. Could be a good spot to build a storage building or to clear out and park those summer toys. <b>Summer Tax Due:</b> \$5.27	CR 388 GRAND JUNCTION;	\$650	

6614	<b>Parcel ID:</b> 80-06-282-020-00; <b>Legal Description:</b> LOT 20 BLOCK 20 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It is deep in the woods. Partially wooded with some thick vegetation. Could be a good spot to build a storage building or to clear out and park those summer toys. <b>Summer Tax Due:</b> \$3.86	CR 388 GRAND JUNCTION;	\$600	
6615	<b>Parcel ID:</b> 80-06-282-826-00; <b>Legal Description:</b> LOTS 26 - 27 BLOCK 28 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. The property is heavily wooded with some thick vegetation. Could be a good spot to build a storage building. It is a part of the Little Bear Lake Park #1 Subdivision. <b>Summer Tax Due:</b> \$6.33	CR 388 GRAND JUNCTION;	\$700	
6616	<b>Parcel ID:</b> 80-06-283-719-00; <b>Legal Description:</b> LOTS 19 - 20 BLOCK 37 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. Unable to find to access the property. It is a part of the Little Bear Lake Park #1 Subdivision. The road to this property doesn't look to have been developed. Possibly a two track access somewhere. There is technically road access to this property but it is not easy to access. Unimproved Roads; <b>Summer Tax Due:</b> \$6.33	CR 388 GRAND JUNCTION;	\$700	
6617	<b>Parcel ID:</b> 80-06-420-108-00; <b>Legal Description:</b> LOT 8 BLOCK 1 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It is partially wooded with thick vegetation. It is deep in the woods with some trailers on adjacent properties. could be a good spot to build a storage building. <b>Summer Tax Due:</b> \$3.86	SADDLE LAKE SUB GRAND JUNCTION;	\$650	
6618	<b>Parcel ID:</b> 80-06-420-610-03; <b>Legal Description:</b> LOTS 10,11,12,13,14,15,16,17,18,19 & 21. BLK 6 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.81 acres of land. It is partially wooded with thick vegetation. It sits back deep in the woods. The property touches lot #6619. If purchasing this lot I recommend peeking up the other as well. Could be a good spot to build if you like the privacy of being in the woods. <b>Summer Tax Due:</b> \$29.02	SADDLE LAKE SUB GRAND JUNCTION;	\$1,100	
6619	<b>Parcel ID:</b> 80-06-420-620-00; <b>Legal Description:</b> LOT 20 BLOCK 6 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.08 acres of land. It looks to be wooded with thick vegetation. It sits in between Cherry Street and Forest Avenue. It is a part of the Saddle Lake Subdivision. The road to this property was never fully developed. There is technically road access to this property but it is not easy to access. <b>Summer Tax Due:</b> \$3.86	SADDLE LAKE SUB GRAND JUNCTION;	\$650	
6620	<b>Parcel ID:</b> 80-06-420-625-00; <b>Legal Description:</b> LOT 25 BLOCK 6 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It looks to be partially wooded with thick vegetation. It is a part of the Saddle Lake Subdivision. It sits between Cheery Street and Forest Avenue. The road to this property was never fully developed. There is technically road access to this property but it is not easy to access. <b>Summer Tax Due:</b> \$4.22	SADDLE LAKE SUB GRAND JUNCTION;	\$650	
6621	<b>Parcel ID:</b> 80-06-420-805-00; <b>Legal Description:</b> LOT 5 BLOCK 8 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It looks to be wooded with thick vegetation. Unable to find to access the property. It is a part of the Saddle Lake Subdivision. The road to this property was never fully developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; <b>Summer Tax Due:</b> \$3.86	SADDLE LAKE SUB GRAND JUNCTION;	\$650	

6622	<b>Parcel ID:</b> 80-06-421-303-00; <b>Legal Description:</b> LOTS 3 & 4 BLOCK 13 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. It is adjacent to a swampy area so there are wet land indicators. Mostly wooded with thick vegetation throughout. Quiet out in the country. Wetland Indicators; <b>Summer Tax Due:</b> \$8.76	SADDLE LAKE SUB GRAND JUNCTION;	\$700	
6623	<b>Parcel ID:</b> 80-06-421-601-02; <b>Legal Description:</b> LOTS 1,2 & 3. BLOCK 16. SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. It looks to be wooded. It is a part of the Saddle Lake Subdivision. The road to this property was never fully developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; <b>Summer Tax Due:</b> \$10.87	SADDLE LAKE SUB GRAND JUNCTION;	\$750	
6624	<b>Parcel ID:</b> 80-06-421-612-00; <b>Legal Description:</b> LOT 12 BLOCK 16 SADDLE LAKE SUB <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. It looks to be wooded. It is a part of the Saddle Lake Subdivision. The road to this property looks to have not been developed. There is technically road access to this property but it is not easy to access. There is possibly a two track but was unable to locate. Unimproved Roads; <b>Summer Tax Due:</b> \$4.22	SADDLE LAKE SUB GRAND JUNCTION;	\$650	
6625	<b>Parcel ID:</b> 80-07-010-030-00; <b>Legal Description:</b> 10-2-17 W 231' OF SE 1/4 SE 1/4 NW 1/4. <b>Comments:</b> This vacant lot is approximately 3.34 acres of land. There is a dirt entrance at the road that leads into small clearing with many flowers and other vegetation. The farther you go into the property the more heavily wooded it gets. Would be a good spot to build for someone that likes the country. Quiet are to build. <b>Summer Tax Due:</b> \$154.36	75180 30TH AVE COVERT;	\$11,000	
6626	<b>Parcel ID:</b> 80-07-011-021-00; <b>Legal Description:</b> 11-2-17 W 1/2 OF E 1/2 OF W 2/5 OF NE 1/4 OF SW 1/4 OF SEC <b>Comments:</b> This house is in poor shape. It sits on approximately 4.16 acres of land. There is a notice on the front declaring the building to be unsafe for human occupancy. There was a car in the front dirt driveway. Mostly grassy lot with a few large trees. There is another building in the back of the property. Large concrete slab. Could be a good handy man special. <b>Summer Tax Due:</b> \$769.13	73377 CR 378 COVERT;	\$3,900	
6627	<b>Parcel ID:</b> 80-07-022-030-00; <b>Legal Description:</b> 22-2-17 N 1/2 S 1/2 N 1/2 SW 1/4 SW 1/4. 5 A. <b>Comments:</b> This garage sits on approximately 4.96 acres of land. There is a concrete driveway that runs from the road to the garage and has a side parking spot as well. There is debris inside the garage. The metal garage looks to be in good shape. This would be a great purchase for someone looking for storage. Lots of vegetation and trees on the property as well. <b>Summer Tax Due:</b> \$470.65	39241 76TH ST COVERT;	\$9,900	
6628	<b>Parcel ID:</b> 80-07-140-092-00; <b>Legal Description:</b> 15-2-17 N 170' OF S 702.55' OF E 1/2 NE 1/4 NE 1/4 LY WLY OF RR. 2 A UNPLATTED VILLAGE OF COVERT. <b>Comments:</b> This property sits on approximately 2.11 acres of land. The property was occupied on last visit. Please be respectful and use caution if visiting this property in person. The house looks to be in overall good condition. There are multiple vehicles on the property. There is a partially fenced in are on the back of the property. Lots of debris everywhere including many tired and other mechanical things. the building on the back of the property is full of debris and will need some repairs. <b>Summer Tax Due:</b> \$276.24	32520 M 140 HWY COVERT;	\$8,200	

6629	<b>Parcel ID:</b> 80-09-001-029-00; <b>Legal Description:</b> 1-1-16 THAT PT OF SW 1/4 SW 1/4 SW 1/4 LY NWLY OF CO. RD 388. <b>Comments:</b> This Vacant lot is approximately 0.53 acres of land. It is triangular in shape. partially wooded with some large trees. Thick vegetation in other areas of the property. Could be a good spot to build with easy access to the road. <b>Summer Tax Due:</b> \$5.29	CR 388 GRAND JUNCTION;	\$650	
6630	<b>Parcel ID:</b> 80-09-008-011-20; <b>Legal Description:</b> 8-1-16 S 1/2 OF N 231' OF W 528' OF S 1/2 S 1/2 SW 1/4 NW 1/4. EX E 176' THEREOF. <b>Comments:</b> These trailers sits on approximately 0.93 acres of land. Small shed on the back of the property. The trailer closest to the road is in better shape then the trailer in the back of the property. Newer electrical. Block foundation is sound. Overall fair condition. There is a dirt/gravel driveway that runs through the property and runs into the neighboring property that also has a trailer. (Shared Driveway?) Mostly grassy on the Western portion of the property. There are some larger trees on the East side of the property. Could be a good spot to build. <b>Summer Tax Due:</b> \$448.23	5879 68TH ST SOUTH HAVEN;	\$2,400	
6631	<b>Parcel ID:</b> 80-09-009-012-00; <b>Legal Description:</b> 9-1-16 S 50' OF N 482.27' OF W 220.4' OF NW 1/4 NW 1/4 <b>Comments:</b> This trailer sits on approximately 0.25 acres of land. There are a couple large trees with some bushes but it is mostly a grassy lot. The trailer looks to be in overall fair condition but definitely seen better days. The trailer is boarded up. There is a small shed on the property. Shared driveway with neighbors. <b>Summer Tax Due:</b> \$330.06	4325 CR 687 SOUTH HAVEN;	\$2,500	
6632	<b>Parcel ID:</b> 80-09-030-023-00; <b>Legal Description:</b> 30-1-16 BEG ON CEN L OF M-43 HWY AT INTER OF N & S 1/4 L, TH N 44 DEG 06' 30" W ON CEN L 300', TH N 45 DEG 54' E 290.7' TO N & S 1/4 L, TH S ON 1/4 L 417.75' TO BEG. <b>Comments:</b> This triangular shaped lot is approximately 0.80 acres of land. There are power lines that run directly through the property. Mostly grassy. <b>Summer Tax Due:</b> \$27.45	M 43 HWY SOUTH HAVEN;	\$700	
6633	<b>Parcel ID:</b> 80-09-035-010-01; <b>Legal Description:</b> 35-1-16 W 660 FT OF E 1/2 OF NW 1/4 OF SEC. <b>Comments:</b> Multiple buildings sit on approximately 39.85 acres of land in Bangor. This property was occupied on last visit. Please use caution and be respectful if you're planning to visit in person. Modular home on the front of the property is in good shape. Block foundation looks good. Shingled roof looks good as well. Large wood porch on the front entrance. Multiple sheds on the property. There is a small one story brick home behind the modular home that looks to be in fair condition. A little TLC would go a long way with it. There is a newer looking barn/storage building on the property. There is also a large barn on the back of the property. It looks older then the rest of the buildings but is in fair shape. Crop Or Nursery Planting; Occupied; <b>Summer Tax Due:</b> \$1,038.76	61441 CR 380 BANGOR;	\$7,600	
6634	<b>Parcel ID:</b> 80-09-055-047-00; <b>Legal Description:</b> 2-1-16 N 14' OF FOLL DES. BEG ON E L OF SEC 7 R S OF RR, TH W 127', TH S 55', TH E 127', TH N 55' TO BEG. <b>Comments:</b> This strip of land is approximately 0.04 acres of land. It runs parallel to a building on the neighboring property. This would be a good purchase for the adjacent neighbors to pick up and increase their overall property size. There is a burn pit with trash. A children's swing and multiple wooden benches on the property. Sideyard Parcel; <b>Summer Tax Due:</b> \$10.74	CR 681 LACOTA;	\$650	

6635	<b>Parcel ID:</b> 80-11-026-003-00; <b>Legal Description:</b> 26-3-16 S 8 R OF E 17.5 R OF SW 1/4. <b>Comments:</b> Update: This house will be demolished by the county prior to the auction. You are bidding on vacant land for this parcel! This house sits on approximately 0.87 acres of land. The home is in poor condition overall. A demolition notice was posted on both structures on the premise. There are multiple buildings on the property and a partially paved driveway. There are many old car tires on the property as well as other dumping materials. There is debris all throughout the property that will need to be addressed. There are large trees on the property. Scheduled For Demo; Dangerous Building; <b>Summer Tax Due:</b> \$201.71	61072 68TH AVE HARTFORD;	\$2,900	
6637	<b>Parcel ID:</b> 80-12-155-003-00; <b>Legal Description:</b> 30-4-16 LOT 42 EX SLY 100' THEREOF. PITCHER ACRES NO. 1 <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. It is a small lot that sits next to two homes. Would be a good property for one of the adjacent property owners to buy and increase their current property lines. <b>Summer Tax Due:</b> \$40.12	PITCHER DR BENTON HARBOR;	\$1,300	
6638	<b>Parcel ID:</b> 80-14-030-010-00; <b>Legal Description:</b> 30-3-14 S 200' OF W 145' OF E 165' OF SW FR1/4 <b>Comments:</b> This house sits on approximately 0.66 acres of land. It is close to Eagle Lake. There is a nice large cement driveway that leads to an attached two car garage. Partially fenced in backyard. There is a large grassy front lawn. This house looks to have been built recently. Vinyl siding is in great shape. The roof looks to be newer. Overall this house looks to be in good to excellent condition. We definitely don't get this type of property often. Don't miss your chance to own this one. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; <b>Summer Tax Due:</b> \$501.77	67888 EAGLE DR PAW PAW;	\$7,900	
6639	<b>Parcel ID:</b> 80-14-430-059-50; <b>Legal Description:</b> 31-3-14 E 60 FT OF LOT 59. PALMER BEACH. <b>Comments:</b> These garages sit on approximately 0.19 acres of land and look well-maintained. There is a paved driveway that lead to the garages. There is some large fallen tree limbs piled near the edge of the lot. It is very close to Eagle lake. There is grassy backyard that leads to some woods. There are some large bushes at the front of the property that gives ample privacy from the road. These garages were built with the house next door. Perfect place for private storage near the lake. This property was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; <b>Summer Tax Due:</b> \$95.04	44103 SOUTH ST PAW PAW;	\$1,400	
6640	<b>Parcel ID:</b> 80-14-660-054-00; <b>Legal Description:</b> 31-3-14 LOT 54 TRAILS END PARK SUBDIVISION. <b>Comments:</b> This property is approximately 0.11 acres of land. It sits behind a home. I was unable to find access to this property. It is a part of the Trails End Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; <b>Summer Tax Due:</b> \$10.55	PARK DR PAW PAW;	\$450	

6641	<p><b>Parcel ID:</b> 80-15-027-019-20; <b>Legal Description:</b> 27-1-13 A PARCEL OF LAND BOUNDED ON THE W BY 27TH ST, ON THE S BY THE N L OF THE KAL-HAVEN TRAIL, ON THE E BY LANDS OF OTHERS AND ON THE N BY THE S L OF SOUTH STREET IN THE VILLAGE OF KENDALL. *** SPLIT FROM: 80-15-027-019-10 <b>Comments:</b> This property is approximately 0.90 acres of land. It looks as though South Street runs down the middle of this property. You may want to do some additional homework on this property before bidding. Grassy but mostly wooded lot. The Kal-Haven Trail runs along the South portion of this property. Could be a nice spot to build just be sure about the property lines and South Street.</p> <p><b>Summer Tax Due:</b> \$35.62</p>	SOUTH ST GOBLES;	\$1,000	
6642	<p><b>Parcel ID:</b> 80-15-070-020-10; <b>Legal Description:</b> 29-1-13 LOTS 3,7 &amp; 8. BLOCK 31 VILLAGE OF PINE GROVE MILLS <b>Comments:</b> This lot sits on approximately 0.63 acres of land. Dirt gravel driveway runs along the side of the lot and leads to the back. The previous owner's current home may be encroaching on this property. There is a large fenced in portion of the property. Mostly grassy with some large trees here and there. There is a large storage building in the fenced in portion along with some personal property. Occupied; Personal Property; Encroachments;</p> <p><b>Summer Tax Due:</b> \$53.85</p>	32ND ST GOBLES;	\$1,400	
6643	<p><b>Parcel ID:</b> 80-17-015-098-01; <b>Legal Description:</b> 15-1-17 COM AT E 1/4 PT OF SEC, TH N ALG E SEC L 289' TO BEG, TH CON N ALG E SEC L 140.66', TH N 54 DEG 13'25"W 552.36' TO SLY R.O.W. OF BLUE STAR HWY, TH SWLY ALG SD R.O.W. 127.75' TH S 37 DEG 15'45"E 35.4', TH S 18 DEG 15'E 155.08', TH S 89 DEG 20'30"E 108.63', TH S 22 DEG 10'30" E 234.15', TH S 89 DEG 20'30"E 274.42' TO BEG. <b>Comments:</b> This one story home sits on approximately 2.9 acres of land that becomes more heavily forested towards the back of the lot. There is some overgrowth of vegetation along the sides and back of the home. The garage is in very poor shape. The roof has collapsed and there is a lot of debris. The house has three medium sized bedrooms and a full bath. This house could be a nice project for the right handy man. Mold; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$775.72</p>	9339 BLUE STAR HWY SOUTH HAVEN;	\$6,000	
6644	<p><b>Parcel ID:</b> 80-17-084-077-00; <b>Legal Description:</b> 34-1-17 E 182' OF W 207' OF S 239.30' OF SW 1/4 SW 1/4 SE 1/4 <b>Comments:</b> This trailer sits on approximately 0.96 acres of land with a good sized side yard. There was an SUV parked in the crescent driveway. In the back, there was some debris and old metal trash drums. The trailer is located on concrete slabs. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Personal Property; Occupied;</p> <p><b>Summer Tax Due:</b> \$843.79</p>	74954 24TH AVE SOUTH HAVEN;	\$4,500	
6645	<p><b>Parcel ID:</b> 80-17-112-014-00; <b>Legal Description:</b> 27-1-17 LOTS 14 TO 18 INCLUSIVE. BLOCK 2 BOULEVARD SUB NO 1. <b>Comments:</b> This duplex trailer sits on approximately 0.37 acres of land. There was a vehicle in front of the trailer, beside a ride-on mower. There is another ride-on mower behind the trailer. Along the side of the trailer is a small storage shed. There are a few pieces of natural and constructional debris on the property. We did not gain access to inside the trailer because the property was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; Personal Property;</p> <p><b>Summer Tax Due:</b> \$376.04</p>	74838 CR 380 SOUTH HAVEN;	\$1,600	

6646	<p><b>Parcel ID:</b> 80-17-234-060-00; <b>Legal Description:</b> 1-17 LOTS 60-61-62-63 &amp; 64 BLK 14 SOUTH HAVEN SYNDICATE PARK SUB. <b>Comments:</b> This trailer sits on approximately 0.24 acres of land. Along the property is a a short white fence that encloses the trailer and spacious side yard. There are two small sheds next to the trailer as well. This property is shaded by the large trees surrounding it. The inside of the trailer was in good condition, apart from some localized roof issues in the back bedroom. Each of the three bedrooms had a mattress in them. The full bathroom looked in good condition. The most glaring issue is with the water damaged ceiling near the back of the trailer. This property could be a real find for someone looking for a location to construct a new home.</p> <p><b>Summer Tax Due:</b> \$941.14</p>	77498 20TH AVE SOUTH HAVEN;	\$3,400	
6647	<p><b>Parcel ID:</b> 80-18-016-020-25; <b>Legal Description:</b> 16-2-14 COM AT W 1/4 POST OF SEC, TH S 0 DEG 23'37"W ALG W SEC L 637.23 FT TO SLY L OF GLENDALE SHORES, TH S 87 DEG 52'30"E ALG SAID SLY L 439.97 FT, TH S 0 DEG 16'06"E 120.10 FT, TH S 9 DEG 25'53"E 117.60 FT, TH S 17 DEG 54'02"E 112.28 FT, TH S 23 DEG 24'06"E 121.89 FT TO BEG, TH S 35 DEG 56'08"E 139.24 FT, TH N 87 DEG 52'30"W PAR WITH S L OF GLENDALE SHORES 440.0 FT TO CEN L OF CR 665, TH N 38 DEG 46'10"W ALG SAID CEN L 38.23 FT TO A 730.91 FT RADIUS CURVE TO THE RIGHT, TH NWLY ALG SAID CEN L ON THE ARC OF SAID CURVE 101.11 FT, SAID CURVE HAS A CHORD BEARING N 34 DEG 49'38"W 101.02 FT, TH S 87 DEG 52'30"E 439.92 FT TO BEG. *** SPLIT ON 18 AUGUST 2006 FROM 80-18-016-020-00 FOR 2007. <b>Comments:</b> This vacant lot is approximately 1.21 acres of land. Grassy large open field. Nice spot to build a home, a large storage barn, or even possibly some small crops. There are many small farms around the area. Quiet area outside of town.</p> <p><b>Summer Tax Due:</b> \$25.02</p>	CR 665 PAW PAW;	\$950	
6648	<p><b>Parcel ID:</b> 80-18-016-020-30; <b>Legal Description:</b> 16-2-14 COM AT W 1/4 POST OF SEC, TH S 0 DEG 23'37"W ALG W SEC L 637.23 FT TO SLY L OF GLENDALE SHORES, TH S 87 DEG 52'30"E ALG SAID SLY L 439.97 FT, TH S 0 DEG 16'06"E 120.10 FT, TH S 9 DEG 25'53"E 117.60 FT, TH S 17 DEG 54'02"E 112.28 FT TO BEG, TH S 23 DEG 24'06"E 121.89 FT, TH N 87 DEG 52'30"W PAR WITH S L OF GLENDALE SHORES 439.92 FT TO CEN L OF CR 665, TH NWLY ALG SAID CEN L ON THE ARC OF A 730.91 FT RADIUS CURVE TO THE RIGHT 124.82 FT, SAID CURVE HAS A CHORD BEARING N 25 DEG 57'05"W 124.66, TH S 87 DEG 52'30"E 446.06 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 1.10 acres of land. Grassy large open field. Nice spot to build a home, a large storage barn, or even possibly some small crops. There are many small farms around the area. Quiet area outside of town.</p> <p><b>Summer Tax Due:</b> \$25.26</p>	CR 665 PAW PAW;	\$950	
6649	<p><b>Parcel ID:</b> 80-18-016-020-35; <b>Legal Description:</b> 16-2-14 COM AT W 1/4 POST OF SEC, TH S 0 DEG 23'37"W ALG W SEC L 637.23 FT TO SLY L OF GLENDALE SHORES, TH S 87 DEG 52'30"E ALG SAID SLY L 439.97 FT, TH S 0 DEG 16'06"E 120.10 FT, TH S 9 DEG 25'53"E 117.60 FT TO BEG, TH S 17 DEG 54'02"E 112.28 FT, TH N 87 DEG 52'30"W PAR WITH S L OF GLENDALE SHORES 446.06 FT TO CEN L OF CR 665, TH NWLY ALG SAID CEN L ON THE ARC OF A 730.91 FT RADIUS TO THE RIGHT 111.56 FT, SAID CURVE HAS A CHORD BEARING N 16 DEG 41'12"W 111.44 FT, TH S 87 DEG 52'30"E 443.55 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 1.11 acres of land. Grassy large open field. Nice spot to build a home, a large storage barn, or even possibly some small crops. There are many small farms around the area. Quiet area outside of town.</p> <p><b>Summer Tax Due:</b> \$25.80</p>	CR 665 PAW PAW;	\$950	

6650	<p><b>Parcel ID:</b> 80-18-016-020-40; <b>Legal Description:</b> 16-2-14 COM AT W 1/4 POST OF SEC, TH S 0 DEG 23'37"W ALG W SEC L 637.23 FT TO SLY L OF GLENDALE SHORES, TH S 87 DEG 52'30"E ALG SAID SLY L 439.97 FT, TH S 0 DEG 16'06"E 120.10 FT TO BEG, TH S 9 DEG 25'53"E 117.60 FT, TH N 87 DEG 52'30"W PAR WITH S L OF GLENDALE SHORES 443.55 FT TO CEN L OF CR 665, TH NWLY ALG SAID CEN L ON THE ARC OF A 730.91 FT RADIUS TO THE RIGHT 117.07 FT, SAID CURVE HAS A CHORD BEARING N 7 DEG 43'33"W 116.94 FT, TH S 87 DEG 52'30"E 440.0 FT TO BEG.</p> <p><b>Comments:</b> This vacant lot is approximately 1.20 acres of land. Grassy large open field. Nice spot to build a home, a large storage barn, or even possibly some small crops. There are many small farms around the area. Quiet area outside of town.</p> <p><b>Summer Tax Due:</b> \$26.40</p>	CR 665 PAW PAW;	\$950	
6651	<p><b>Parcel ID:</b> 80-18-016-020-45; <b>Legal Description:</b> 16-2-14 COM AT W 1/4 POST OF SEC, TH S 0 DEG 23'37"W ALG W SEC L 637.23 FT TO SLY L OF GLENDALE SHORES AND BEG, TH S 87 DEG 52'30"E ALG SAID SLY L 439.97 FT, S 0 DEG 16'06"E 120.10 FT, TH N 87 DEG 52'30"W 440.0 FT TO CEN L OF CR 665, TH NWLY ALG SAID CEN L ON THE ARC OF A 730.91 FT RADIUS CURVE TO THE RIGHT 45.04 FT TO W SEC L, SAID CURVE HAS A CHORD BEARING N 1 DEG 22'19"W, TH N 0 DEG 23'37"E ALG W SEC L 76.08 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 1.21 acres of land. It is mostly an open field but there is some vegetation near the road. Nice open spot to build a home or that storage barn you've always wanted. Quiet area out of town.</p> <p><b>Summer Tax Due:</b> \$27.30</p>	CR 665 PAW PAW;	\$1,000	
6652	<p><b>Parcel ID:</b> 80-18-034-014-10; <b>Legal Description:</b> 34-2-14 N 264' OF W 330' OF N1/2 OF SW1/4 OF SW1/4 OF SEC. <b>Comments:</b> This building sits on approximately 2.0 acres of land. It is mostly wooded except for small clearing the building and garage sits on. There are some old trailer remains on the back of the property. The one car detached garage sits next to the home and is longer then usual garages. Could be a good spot to rebuild or could be a good job for the right handy man. Quiet country area. Snakes were seen through the property, use caution if visiting in person.</p> <p><b>Summer Tax Due:</b> \$200.06</p>	39961 47TH AVE PAW PAW;	\$4,500	
6653	<p><b>Parcel ID:</b> 80-40-541-704-00; <b>Legal Description:</b> 32-1-15 LOT 4. BLOCK 17 VILLAGE OF BREEDSVILLE. <b>Comments:</b> This house sits on approximately 0.40 acres of land in Grand Junction. It is on the end of River Street so there will be minimum street traffic. Sidewalk leads to a small front porch with roof. There is an abandoned truck in the driveway. There is a lot of debris inside the home and garage. A little TLC could go a long way with this property. The wood siding is in poor shape and could use a good sanding and fresh paint job. Shingled roof looks to be in fair condition. Small grassy front lawn. Trees surround the home. Personal Property;</p> <p><b>Summer Tax Due:</b> \$297.85</p>	42 RIVER ST BREEDSVILLE;	\$5,300	
6654	<p><b>Parcel ID:</b> 80-42-680-102-00; <b>Legal Description:</b> 17-1-14 W 1/2 OF LOT 102 ORIGINAL PLAT OF BLOOMINGDALE. <b>Comments:</b> This home sits on approximately 0.10 acres of land. Chain link fence around the home. This home has 2 bedrooms, 1 full bathroom and a crawlspace basement. Unfortunately, the basement was flooded and was not able to fully inspect. Siding is a mix of block and wood. The siding will need some repairs. Shingled roof looks older but is in fair condition. This is a handy man special. Could be a investment if picked up for the right price. Mold; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$1,077.35</p>	102 W PINE ST BLOOMINGDALE;	\$5,100	



6655	<p><b>Parcel ID:</b> 80-43-040-124-01; <b>Legal Description:</b> 18-4-14 LOTS 14 &amp; 15. EXCEPT W 33 FT THEREOF. BLOCK 10 ORIGINAL PLAT OF DECATUR</p> <p><b>Comments:</b> This two story home sits on approximately 0.30 acres of land. It has a small grassy front yard but most of the property has trees and other vegetation. Wheel chair accessible front entrance. There is a an enclosed mudroom on the front of the home. Vinyl siding looks to be in fair condition. The roof is in poor shape which has allowed water to enter the home. It has caused a lot of damage inside the home. There is a ton of debris inside the home. Sanitation Issues And Garbage; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$471.57</p>	501 SCHOOL ST DECATUR;	\$8,100	
6656	<p><b>Parcel ID:</b> 80-43-040-144-01; <b>Legal Description:</b> 20-4-14 LOTS 7 &amp; 12. BLOCK 13 ORIGINAL PLAT OF DECATUR</p> <p><b>Comments:</b> This house sits on approximately 0.50 acres of land. It is across the street from "High's marine, Inc". Vinyl siding is a bit dirty but after a wash would look like it would be in good condition. Shingled roof not showing any red flags looks to be in fair condition as well. Sidewalk leads to the front entrance. Gravel driveway runs along the side of home. Large fenced in back yard. As you travel back into the property it opens up to some large trees and runs all the way to East Sherwood Street. There are some pieces of personal property on the concrete slabs in the back yard. Personal Property;</p> <p><b>Summer Tax Due:</b> \$570.44</p>	404 E DELAWARE ST DECATUR;	\$3,300	
6657	<p><b>Parcel ID:</b> 80-43-040-161-00; <b>Legal Description:</b> 20-4-14 LOT 5 BLOCK 15 ORIGINAL PLAT OF DECATUR</p> <p><b>Comments:</b> This one story home sits on approximately 0.25 acres of land. It is across the street from some rail road tracks but a good distance away. Siding is in fair condition could use a wash and some fresh paint. The roof looks ok in the front but gets worse on the back portion. This would be a good property for a handy man that's not scared of a big project. The floor on the inside has been removed. There is a lot of unfinished construction. Possibly fire damaged and was being renovated. This house will need a lot of work before its back in living condition. Structural Issues; Dangerous Building; Incomplete Construction; Fire Damage; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$292.70</p>	508 PAW PAW ST DECATUR;	\$3,600	
6658	<p><b>Parcel ID:</b> 80-43-040-276-00; <b>Legal Description:</b> 20-4-14 LOT 21 BLOCK B ORIGINAL PLAT OF DECATUR</p> <p><b>Comments:</b> This house sits on approximately 0.25 acres of land in downtown Decatur. It is adjacent to the "First Presbyterian Church". This house looks to be in overall good/fair condition. The roof shows no glaring red flags. The Siding could use a wash but is in otherwise decent condition. Small sidewalk leads to the front entrance to the home which is an enclosed windowed porch. Foundation looks sound as well. This could be a good opportunity for a small family. Or a handyman looking to spruce up a home.</p> <p><b>Summer Tax Due:</b> \$645.02</p>	120 E ST MARYS ST DECATUR;	\$6,000	
6659	<p><b>Parcel ID:</b> 80-44-350-019-00; <b>Legal Description:</b> 10-3-15 BEG AT NE COR LOT 5 BLK 4 OF VILLAGE OF LAWRENCE, TH N 37 DEG 20' W 84.4', TH S 44 DEG 30' W 12' TO NW COR SD LOT, TH S 45 DEG 30' E 83.5' TO BEG UNPLATTED</p> <p><b>Comments:</b> This vacant lot sits behind a home. There doesn't appear to be any access to this property. Presumably land locked. This parcel is very small coming in at approximately 0.01 acres of land. Good chance for the surrounding neighbors to increase their current property lines. Unbuildable Lands / Too Small; No Road Access;</p> <p><b>Summer Tax Due:</b> \$6.72</p>	MAIN ST LAWRENCE;	\$600	

6660	<b>Parcel ID:</b> 80-45-700-016-00; <b>Legal Description:</b> 28-3-13 COM ON W SEC L 400' N OF SW COR OF SEC, TH E 340' TO BEG OF DES, TH N 120', TH E 80', TH S 120', TH W 80' TO BEG. UNPLATTED. <b>Comments:</b> Landlocked vacant parcel off N Nursery St No Road Access; <b>Summer Tax Due:</b> \$41.51	(off) N NURSERY ST LAWTON;	\$1,000	
6661	<b>Parcel ID:</b> 80-45-700-019-00; <b>Legal Description:</b> 28-3-13 COM ON W SEC L 400' N OF SW COR OF SEC, TH E 420' TO BEG OF DES, TH N 120', TH E 80', TH S 120', TH W 80' TO BEG. UNPLATTED. <b>Comments:</b> Landlocked vacant parcel off N Nursery St No Road Access; <b>Summer Tax Due:</b> \$41.51	(off) N NURSERY ST, LAWTON;	\$1,000	
6662	<b>Parcel ID:</b> 80-47-582-099-00; <b>Legal Description:</b> 12-3-14 BEG ON W L OF LIBERTY ST 132' NLY OF N L ST JOSEPH ST, TH WLY PAR WITH NLY L OF ST JOSEPH ST 132', TH NLY PAR WITH WLY L OF LIBERTY ST 198', TH ELY PAR NLY L ST JOSEPH ST 132' TO WLY L OF LIBERTY ST, TH SLY ON SAME TO BEG EX SLY 66' THEREOF UNPLATTED VILLAGE OF PAW PAW. <b>Comments:</b> This two story home sits on approximately 0.40 acres of land. It is across the street from "Kids Paradise" and "Tyler Field". Shingled roof looks older and needs repairs. its a shame because the house seems like a nice home but the roof issues have damaged the home allowing water to build up in the basement (standing water) and caused the ceilings to fall apart. This could be a good deal for an exceptional handy man. Mix of wood and vinyl siding could use a wash and repaint. Block foundation looks sound. . Has a large grassy lawn that surrounds the home. There are a few large trees on the property that offer some nice shade. Mold; Roof Issues; <b>Summer Tax Due:</b> \$1,077.35	206 LIBERTY ST PAW PAW;	\$7,900	
6663	<b>Parcel ID:</b> 80-52-001-020-00; <b>Legal Description:</b> 16-3-16 BEG ON S L OF MAIN ST AT PT 23' WLY FROM NE COR OF LOT 5, TH WLY ALG S L SD ST 22', TH S 90', TH ELY PAR SD ST 22', TH N 90' TO BEG. BLOCK 1 ORIGINAL PLAT OF HARTFORD <b>Comments:</b> This commercial store front sits on approximately 0.05 acres of land in downtown Hartford. Large glass windows on the front of the entrance. Shingled front portion looks to be in good shape. Wood siding could use a sanding and fresh paint. There is floor debris inside the building and some ceiling damage. This property is in a great location but interior needs attention. <b>Summer Tax Due:</b> \$769.59	32 W MAIN ST HARTFORD;	\$17,000	
6664	<b>Parcel ID:</b> 80-52-816-008-00; <b>Legal Description:</b> 16-3-16 COM AT S 1/4 POST OF SEC, TH E 599.32', TH N ALG SLY EXT OF WLY L OF ALLEN, HUNTLEY & STICKNEY'S ADD 1148.19' TO BEG OF DESC, TH CONT N 126.59', TH N 87 DEG 22' 10" E 123.75' TO WLY L OF PLEASANT ST, TH S ALG SD WLY L 60.83', TH ALG CURVE TO LEFT WITH RAD OF 102.51' TO FAR END OF CHORD WHICH BEARS S 19 DEG 34', 08" E 68.67', TH S 87 DEG 22' 10" W 146.77' TO BEG. UNPLATTED <b>Comments:</b> This one story house sits on approximately 0.37 acres of land in Hartford. The vinyl siding looks good. Shingled roof doesn't show any damage and is in over all fair condition. Block foundation looks sound. There is a small sidewalk to leads to a small wooden porch on the entrance to the home. Next to the home is a two-car garage that looks in good condition. Along with the garage, a storage building is located on the property. This storage building looks in good condition and is quite large. This would be a great place for storing household items or even another vehicle. The house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; <b>Summer Tax Due:</b> \$459.00	208 PLEASANT ST HARTFORD;	\$3,700	

6665	<b>Parcel ID:</b> 80-53-432-007-00; <b>Legal Description:</b> 1-17 LOT 7 BLK 2 ASSESSOR'S PLAT OF HERRIMAN'S ADDITION TO SOUTH HAVEN. <b>Comments:</b> This vacant lot is approximately 0.20 acres of mostly wooded land. This lot is across the street from a storage structure holding construction supplies and equipment. This would be a great addition of land for the adjacent property owners. <b>Summer Tax Due:</b> \$175.96	814 CHAMBERS ST SOUTH HAVEN;	\$350	
6666	<b>Parcel ID:</b> 80-53-885-011-45; <b>Legal Description:</b> 3-1-17 UNIT 45 BOAT YARD BASIN CONDOMINIUM <b>Comments:</b> Boat slip #45 of the marina off of North Bailey avenue in South Haven. There are two electrical ports by the breaker box and light. A covered boat was using the boat slip at the time of inspection. The wooded walkway extends along the left side of the slip. This is a great spot to keep your water toy during the summer in South Haven. Association Fees; Personal Property; <b>Summer Tax Due:</b> \$207.75	40 N BAILEY AVE SOUTH HAVEN;	\$2,300	
6667	<b>Parcel ID:</b> 80-54-300-001-00; <b>Legal Description:</b> 7-2-15 LOT 1 SUPVR PLAT OF WAKEMAN ADDITION <b>Comments:</b> This vacant lot sits on approximately 0.12 acres of land. The grass is well-maintained and has a few large trees near the back of the lot. This is a great lot for adjacent land owners to add to their property size. <b>Summer Tax Due:</b> \$21.15	RANDOLPH ST BANGOR;	\$950	
6668	<b>Parcel ID:</b> 80-54-506-006-00; <b>Legal Description:</b> 2-16 LOTS 6 & 7. EXCEPT N 74 FT THEREOF. BLOCK 6 ORIGINAL PLAT OF BANGOR. <b>Comments:</b> A one story home that sits on approximately 0.20 acres of land in Bangor. This house had a posting stating there had been some drugs and hazardous chemicals removed from the home. Possibly a meth house but you should do your own homework. A tree had fallen on the house at some point and damaged the roof. The inside of the home looks water damaged with some mold starting to grow. The house could need a lot of work overall. Roof Issues; Dangerous Building; <b>Summer Tax Due:</b> \$881.28	207 BANGOR ST BANGOR;	\$8,800	
6669	<b>Parcel ID:</b> 80-54-608-003-00; <b>Legal Description:</b> 2-16 LOT 3 BLOCK 8 CROSS ADDITION. <b>Comments:</b> This vacant lot is about 0.20 acres of land and has numerous trees in the back of the lot. A great site to start construction on a new home. Near the "Church of Christ". <b>Summer Tax Due:</b> \$226.11	209 UNION ST BANGOR;	\$3,100	
6670	<b>Parcel ID:</b> 80-54-700-007-00; <b>Legal Description:</b> 12-2-16 LOT 7. ALSO E 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOT 7. A.H. MORRISON'S MAP OF THE CITY OF SOUTH BANGOR. <b>Comments:</b> This two story home sits on approximately 0.45 acres of land that extends along a railroad track. This property may have had some squatters at one point. Please use caution and be respectful if visiting this property in person. This property is near the "Bangor Alternative High School". Shingles look to be in fair condition. There is a localized leak that has cause some damage near the kitchen that will need attention. Wood siding looks to be in decent shape as well. There is a large screened in porch on the home. Some large trees give the house some shade. <b>Summer Tax Due:</b> \$962.88	403 W CASS ST BANGOR;	\$19,750	
6671	<b>Parcel ID:</b> 80-54-700-165-00; <b>Legal Description:</b> 12-2-16 LOTS 165 & 166. A.H. MORRISON'S MAP OF THE CITY OF SOUTH BANGOR. <b>Comments:</b> The property is approximately 0.41 acres of land on the corner of Alexander and West Monroe street. This would be a great work space for auto mechanics or car enthusiasts. Was occupied and still in use on last visit. Please be respectful and use caution if visiting this property in person. Occupied; <b>Summer Tax Due:</b> \$1,283.75	620 W MONROE ST BANGOR;	\$11,000	

6672	<p><b>Parcel ID:</b> 80-54-801-028-40; <b>Legal Description:</b> 1-2-16 BEG ON N &amp; S 1/4 L 811.86 FT S OF CEN OF SEC, TH N 89 DEG 41'38"E 260 FT, TH S 0 DEG 00'13"W 116.31 FT TO N L OF NORTH ST, TH S 89 DEG 23'30"W ON SAME 260.0 FT TO N &amp; S 1/4 L, TH N ON SAME 117.68 FT TO BEG. EXCEPT W 33 FT THEREOF. <b>Comments:</b> This one story house in Bangor sits on approximately 0.68 acres of land. The perimeter of the property is curtained by large trees giving this home some natural privacy. Vegetation has started to slowly grow up along the side of the home. Vinyl siding looks to be in fair condition. Shingled roof looks to be in fair condition as well. This Could be a good property for a handy man looking to make a quick flip. Three bedroom Two bathroom. The house didn't show any signs of roof leakage but the house felt damp and there was some mold starting to show on the walls near the floor. Mold;</p> <p><b>Summer Tax Due:</b> \$976.23</p>	1210 GREENHOUSE RD BANGOR;	\$25,250	
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# 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](http://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 <b>married couple</b> ): _____			
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 <b>Schedule of Entity Ownership</b> 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.



## Tenancy

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

Check One Box Below:

**TENANTS IN COMMON**

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

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

**TENANTS BY THE ENTIRETIES** (A married couple)

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

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

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



## SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

# Property Transfer Affidavit

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

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

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

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

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

**EXEMPTIONS**

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

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

**CERTIFICATION**

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

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

## Instructions:

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

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

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

## Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

## Penalties:

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

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