

Public Land Auction

Allegan / Ottawa

September 17th, 2020

Allegan, Allegan (Dnr), and Ottawa Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan
- Ottawa

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan - DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Allegan

Lot #	Lot Information	Address	Min. Bid
10400	Parcel ID: 01-035-049-00; Legal Description: N 90 FT OF S 280 FT OF E 104 FT OF FOL DESC: E 1/4 THAT PT SE 1/4 SW 1/4 LYING N OF HWY SEC 35 T2N R13W. Comments: Vacant lot that is approximately 0.20 acres of land. Wooded lot with overgrown bushes and a few young trees. There is a large pile of tree debris from a tree that was cut down. Winding dirt road. Summer Tax Due: \$9.31	MARTHA CT ALLEGAN	\$400.00
10401	Parcel ID: 02-116-026-00; Legal Description: LOT 26 BLK 16 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$7.32	SOUTH HAVEN	\$800.00
10402	Parcel ID: 02-128-001-00; Legal Description: LOTS 1 & 2 BLK 28 BLACK RIVER PARK 1 SEC 34 T1N R16W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Summer Tax Due: \$16.67	SOUTH HAVEN	\$800.00
10403	Parcel ID: 02-323-045-00; Legal Description: LOT 45 BLK 23 MIAMI PARK 1 SEC 18 T1N R16W. Comments: A vacant lot that's approximately 0.07 acres in land. Heavily forested lot with thick clusters of old and young trees. Summer Tax Due: \$29.31	SOUTH HAVEN	\$900.00
10404	Parcel ID: 04-022-009-50; Legal Description: E 1/2 S 1/2 E 1/2 NW 1/4 SEC 22 T2N R15W Comments: A vacant lot that's approximately 20.3 Acres of land. A clearing near the road that leads to thick layer of young and old trees. Near the road are a few large tree limbs. A few overgrown dirt trails run through the property. Would be great hunting land! Summer Tax Due: \$266.35	117TH AVE FENNVILLE	\$8,000.00
10405	Parcel ID: 07-028-022-00; Legal Description: W 14 RDS OF SE 1/4 SE 1/4 SW 1/4 ALSO THE S 1/2 OF W 2.5 AC OF E 1/2 SE 1/4 SW 1/4 SEC 28 T2N R16W Comments: Two story house that sits on approximately 4.54 Acres. Most of the property is forested except for around the house which is overgrown grass. The house is in poor shape. The roof has collapsed on the main floor in the kitchen. Large amount of garbage and other debris in the home. A large tree branch has fallen in the front lawn. Shed in back yard covered in vegetation. The house needs some major repairs but the land is quite beautiful. Large trees. If this lot was cleaned up and a new house was built it would be a nice area in the country. Additional Disclosures: 66; 5 (see key for full text) Summer Tax Due: \$358.43	6711 114TH AVE FENNVILLE	\$10,500.00
10407	Parcel ID: 12-007-025-00; Legal Description: N 1/2 OF THE FOLLOWING DESC THE E 1/2 OF SW 1/4 OF SE 1/4 SW 1/4 AND THE W 1/2 SE 1/4 OF SE 1/4 SW 1/4 SEC 7 T1N R15W Comments: Approximately 4.98 acres of land. This property is landlocked. Forested Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$8.81	OFF 108TH AVE	\$1,300.00
10408	Parcel ID: 12-120-090-30; Legal Description: S 66 FT OF N 132 FT OF LOT 90 ASHBECK'S SUBDIVISION SECS 5 & 8 T1N R15W. Comments: A vacant lot that's approximately 0.94 acres of land. Debris from the neighboring property is spilling over onto the lot. Forested. In between two homes. Summer Tax Due: \$97.74	951 57TH ST	\$2,700.00
10409	Parcel ID: 12-164-003-00; Legal Description: LOT 3 BLK 4 FAIRMOUNT PARK SEC 4 T1N R15W Comments: A vacant lot that's approximately 0.07 acres of land. Groups of large trees offer shade to the ground covered in leaves. Some overgrown grass and bushes were scattered through the lot as well. Electric and phone are near the area. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10410	Parcel ID: 12-164-006-00; Legal Description: LOT 6 BLK 4 FAIRMOUNT PARK SEC 4 T1N R15W Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA		\$100.00

10411	Parcel ID: 12-165-001-00; Legal Description: LOT 1 BLK 5 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This property is approximately 0.08 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10412	Parcel ID: 12-166-006-00; Legal Description: LOT 6 BLK 6 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10413	Parcel ID: 12-166-007-00; Legal Description: LOT 7 BLK 6 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10414	Parcel ID: 12-168-009-00; Legal Description: LOTS 9 & 10 INC BLK 8 FAIRMOUNT PARK SEC 4 T1N R15W Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10415	Parcel ID: 12-171-001-00; Legal Description: LOT 1 BLK 11 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10416	Parcel ID: 12-172-003-00; Legal Description: LOT 3 BLK 12 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10417	Parcel ID: 12-183-004-00; Legal Description: LOT 4 BLK 3 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This lot is approximately 0.07 acres of land. Forested. Just East of Upper and Lower Scott Lakes. Summer Tax Due: \$1.10		\$800.00
10418	Parcel ID: 12-186-007-00; Legal Description: LOTS 7 & 8 BLK 6 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This property is approximately 0.15 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$850.00
10419	Parcel ID: 12-186-014-00; Legal Description: LOT 14 BLK 6 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10420	Parcel ID: 12-187-005-00; Legal Description: LOT 5 BLOCK 7 FLAMINGO GARDENS SEC 10 T1N R15W Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10421	Parcel ID: 12-187-006-00; Legal Description: LOT 6 BLK 7 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$800.00

10422	Parcel ID: 12-192-010-00; Legal Description: LOT 10 BLK 12 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This lot is approximately 0.07 acres of land. It is very close to a garage near a home. Partially wooded. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$1.10		\$800.00
10423	Parcel ID: 12-193-019-00; Legal Description: LOT 19 BLK 13 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: A vacant lot that's approximately 0.07 acres of land. Across the street is a public boat launch for Upper Scott Lake. Nice spot to build a storage barn for a boat. Summer Tax Due: \$1.10		\$600.00
10424	Parcel ID: 12-203-001-00; Legal Description: LOTS 1 & 2 BLK 3 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: A vacant lot that's approximately 0.13 acres of land. Forested Summer Tax Due: \$2.23		\$800.00
10425	Parcel ID: 12-203-005-00; Legal Description: LOT 5 BLK 3 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Just a short walk West from 53rd St. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10426	Parcel ID: 12-209-003-00; Legal Description: LOT 3 BLK 9 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10427	Parcel ID: 12-214-003-00; Legal Description: LOTS 3 & 4 BLK 14 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This property is approximately 0.13 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10428	Parcel ID: 12-218-014-00; Legal Description: LOTS 14 & 15 BLK 18 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10429	Parcel ID: 12-219-016-00; Legal Description: LOT 16 BLK 19 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10430	Parcel ID: 12-221-017-00; Legal Description: LOT 17 BLK 21 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Just a short walk West from Woodland Dr. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10431	Parcel ID: 12-222-006-00; Legal Description: LOT 6 BLK 22 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: A vacant lot that's approximately 0.07 acres of land. Forested. Summer Tax Due: \$1.10		\$750.00
10432	Parcel ID: 12-317-013-00; Legal Description: LOTS 13 & 14 BLK 17 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00

10433	Parcel ID: 12-319-008-00; Legal Description: LOT 8 BLK 19 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10434	Parcel ID: 12-323-007-00; Legal Description: LOTS 7 & 8 BLK 23 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.13 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10435	Parcel ID: 12-328-009-00; Legal Description: LOTS 9 & 10 BLK 28 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10436	Parcel ID: 12-329-013-00; Legal Description: LOTS 13 & 14 BLK 29 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.14 acres of land. It sits next to a large cell tower property. Was able to access the property through a dirt road that runs next to a cell tower. Legal road frontage on platted subdivision road. Mostly tall trees and overgrown shrubs. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10437	Parcel ID: 12-329-019-00; Legal Description: LOTS 19 & 20 BLK 29 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.14 acres of land. It sits next to a large cell tower property. Was able to access the property through a dirt road that runs next to a cell tower. Legal road frontage on platted subdivision road. Mostly tall trees and overgrown shrubs. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10438	Parcel ID: 12-363-003-00; Legal Description: LOTS 3 & 4 BLK 13 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$850.00
10439	Parcel ID: 12-365-008-00; Legal Description: LOT 8 BLK 15 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10440	Parcel ID: 12-366-008-00; Legal Description: LOTS 8 & 9 BLK 16 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10441	Parcel ID: 12-369-020-00; Legal Description: LOT 20 BLK 19 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10442	Parcel ID: 12-371-003-00; Legal Description: LOT 3 BLK 21 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10443	Parcel ID: 12-380-012-00; Legal Description: LOT 12 BLK 30 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00

10444	Parcel ID: 12-383-003-00; Legal Description: LOT 3 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. Comments: A vacant lot that's approximately 0.07 acres of land. This lot is down a seasonal road that does not have any electric poles up. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. A wooded lot with a mix of young and old trees. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10445	Parcel ID: 12-383-004-00; Legal Description: LOTS 4 & 5 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. Comments: A vacant lot that's approximately 0.14 acres of land. This lot is down a seasonal road that does not have any electric poles up. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. A wooded lot with a mix of young and old trees. Just a quick walk East from 52nd St. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10446	Parcel ID: 12-388-006-00; Legal Description: LOT 6 BLK 38 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.08 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10447	Parcel ID: 12-391-001-00; Legal Description: LOT 1 BLK 41 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This property is approximately 0.11 acres of land. It is down a seasonal road that is very sandy. Would recommend a vehicle with 4 wheel drive. Forested. Summer Tax Due: \$2.23		\$800.00
10448	Parcel ID: 12-403-033-00; Legal Description: LOTS 33 & 34 BLK 3 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10449	Parcel ID: 12-406-010-00; Legal Description: LOT 9 & 10 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W Comments: This property is approximately 0.14 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10450	Parcel ID: 12-406-015-00; Legal Description: LOT 15 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.08		\$800.00
10451	Parcel ID: 12-410-005-00; Legal Description: LOT 5 BLK 10 LOWER SCOTT LAKE SUBDIVISION 1 SEC 4 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.46		\$800.00
10452	Parcel ID: 12-413-004-00; Legal Description: LOTS 4 & 5 BLK 13 LOWER SCOTT LAKE SUBDIVISION 1 SEC 4 T1N R15W Comments: This property is approximately 0.12 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10453	Parcel ID: 12-417-037-00; Legal Description: LOT 37 BLK 17 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: A vacant lot that's approximately 0.07 acres of land. Forested. Summer Tax Due: \$1.10		\$750.00
10454	Parcel ID: 12-419-008-00; Legal Description: LOT 8 BLK 19 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: This lot is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00

10455	Parcel ID: 12-420-011-00; Legal Description: LOT 11 BLK 20 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: A vacant lot that's approximately 0.06 acres near the corner of Woodland and 11th avenue. Younger trees with some vegetation. Summer Tax Due: \$2.18		\$800.00
10456	Parcel ID: 12-421-020-00; Legal Description: LOT 20 BLK 21 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: A vacant lot that's approximately 0.07 acres of land. A wooded lot made up of a mix of old and young trees. Electric and phone are in the area. Summer Tax Due: \$1.10		\$750.00
10457	Parcel ID: 12-426-006-00; Legal Description: LOT 6 BLK 26 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This property is approximately 0.05 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.08		\$750.00
10458	Parcel ID: 12-428-019-00; Legal Description: LOT 19 BLK 28 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10459	Parcel ID: 12-429-013-00; Legal Description: LOTS 13 & 14 BLK 29 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 Comments: This property is approximately 0.13 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10460	Parcel ID: 12-429-019-00; Legal Description: LOT 19 BLK 29 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This property is approximately 0.06 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10461	Parcel ID: 12-431-018-00; Legal Description: LOT 18 BLK 31 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10462	Parcel ID: 12-434-006-00; Legal Description: LOTS 6 & 7 BLK 34 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This property is approximately 0.13 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10463	Parcel ID: 12-438-007-00; Legal Description: LOT 7 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W Comments: This property is approximately 0.05 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10464	Parcel ID: 12-443-014-00; Legal Description: LOT 14 BLK 43 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.10		\$750.00
10465	Parcel ID: 12-444-001-00; Legal Description: LOT 1 BLK 44 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: A corner vacant lot that's approximately 0.07 acres of land. Forested. Summer Tax Due: \$1.10		\$750.00

10466	Parcel ID: 12-445-008-00; Legal Description: LOTS 8 & 9 BLK 45 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This property is approximately 0.13 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10467	Parcel ID: 12-448-018-00; Legal Description: LOT 18 BLK 48 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W Comments: This property is approximately 0.07 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8; 42 (see key for full text) Summer Tax Due: TBA		\$100.00
10468	Parcel ID: 12-455-003-00; Legal Description: LOTS 3 & 4 BLK 5 LOWER SCOTT LAKE SUBDIVISION 5 SEC 3 T1N R15W. Comments: A vacant lot that 's approximately 0.13 acres of land. There is a mobile trailer sitting on the property next to this lot. A mix of young and old trees found through the lot. Fallen leaves and small shrubbery made up the ground floor. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10469	Parcel ID: 12-457-019-00; Legal Description: LOTS 19 & 20 BLK 7 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. Comments: This property is approximately 0.12 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area but have not been developed on the subdivision road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.23		\$800.00
10470	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 16-029-011-00; Legal Description: A PAR OF LAND 16 RDS IN LENGTH N & S & 5 RDS IN WIDTH E & W IN NW COR OF NW 1/4 SW 1/4 SEC 29 T3N R13W. Comments: Bundle of 3 lots! This house sits on approximately 0.50 acres of land. Grassy with a handful of trees. The building is in very poor shape. One of the walls has fallen over and the roof has partially collapsed. It has been open to the elements for some time. Would be a nice spot to rebuild if you like a country atmosphere. Additional Disclosures: 36; 22 (see key for full text) <i>(2 of 3)</i> Parcel ID: 16-030-018-00; Legal Description: A PAR OF LAND 20 RDS E & W BY 40 RDS N & S IN NE COR NE 1/4 SE 1/4 SEC 30 EX A PAR OF LAND IN NW COR THEREOF 8 RDS E & W BY 20 RDS N & S SEC 30 T3N R13W. Comments: A vacant lot that's approximately 3.99 Acres of land. Wooded lot with overgrown brush on the street side. <i>(3 of 3)</i> Parcel ID: 16-030-019-00; Legal Description: 1 ACRES OF LAND 8 RDS E & W & 20 RDS N & S LYING IN THE NW COR OF THE FOL DESC PAR 20 RDS E & W BY 40 RDS N & S IN THE NE COR OF THE NE 1/4 SE 1/4 SEC 30 T3N R13W. Comments: This property is approximately 1 acre of land. Summer Tax Due: \$251.21	3400 127TH AVE ALLEGAN; ALLEGAN; ALLEGAN	\$8,900.00
10472	Parcel ID: 51-170-070-00; Legal Description: W 30 FT OF LOT 82 STEIN & GREEN ADDITION. Comments: Please note: The summer 2020 taxes on this parcel were recently increased due to a large cleaning bill the City of Allegan assessed to the property. This is a vacant lot in the City of Allegan. It is approximately 0.09 acres of land. Sits between a house and a parking lot. Next to Secretary of State. Mostly tall grass with a couple younger trees at the back of the property. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$10,372.21	413 RUSSELL ST ALLEGAN	\$6,500.00
99910436	Parcel ID: 12-329-013-00; Legal Description: LOTS 13 & 14 BLK 29 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This property is approximately 0.14 acres of land. It sits next to a large cell tower property. Was able to access the property through a dirt road that runs next to a cell tower. Legal road frontage on platted subdivision road. Mostly tall trees and overgrown shrubs. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA		\$800.00

Allegan - DNR

Lot #	Lot Information	Address	Min. Bid
99100	Parcel ID: 02-660-030-00; Legal Description: SCOTSONIA PARK SUBDIVISION BLOCK 10 LOTS 30 31 Comments: This lot is approximately 0.13 acres of land. No active road frontage. The only way to access this property would be by platted subdivision road and boat. Forested Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA		\$400.00
99101	Parcel ID: a Part of 03-12-201-004-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 1 LOT 4 Comments: A vacant lot that's approximately 0.06 acres of land. Frontage on 109th Ave Forested. Additional Disclosures: 42; 8; 75 (see key for full text) Summer Tax Due: TBA		\$300.00
99102	Parcel ID: b Part of 03-12-201-004-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 1 LOTS 6 TO 9 13 14 Comments: This lot is approximately 0.50 Acres. Forested. There is access on the subdivision two-track called Wood Land Drive and 109 Ave. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$1,800.00
99103	Parcel ID: c Part of 03-12-201-004-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 1 LOTS 17 18 Comments: A vacant lot that's approximately 0.14 acres of land. Frontage on 53rd Street. Forested. Double lot. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$600.00
99104	Parcel ID: 03-12-202-002-00; 03-12-202-007-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 2 LOTS 2 6 7 10 TO 18 Comments: A vacant lot that is approximately 0.72 acres of land. Frontage on 53rd Street. Forested. Also access on subdivision two-track called Wood Land Drive Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$3,600.00
99105	Parcel ID: 03-12-203-003-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 3 LOTS 3 4 6 TO 18 Comments: A vacant lot that's approximately 1.02 acres of land. Frontage on 53rd Street Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$4,800.00
99106	Parcel ID: 03-12-204-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 4 LOTS 1 3 TO 8 10 11 14 16 TO 18 Comments: A vacant lot that's approximately 0.88 acres of land. Frontage on 53rd Street. Forested. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA		\$3,900.00
99107	Parcel ID: Part of 03-12-205-001-00; 03-12-205-016-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 5 LOTS 1 2 16 TO 18 Comments: A vacant lot that's approximately 0.20 acres of land. Frontage on 53rd Street. Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$1,500.00
99108	Parcel ID: a Part of 03-12-205-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 5 LOTS 4 5 Comments: A vacant lot that's approximately 0.34 acres of land. Frontage on 53rd Street Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$400.00
99109	Parcel ID: b Part of 03-12-205-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 5 LOTS 10 11 Comments: This property is approximately 0.14 Acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are near the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$400.00
99110	Parcel ID: 03-12-206-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 6 LOTS 1 2 7 8 10 TO 18 Comments: A vacant lot that's approximately 1.01 acres of land. Frontage on 53rd Street Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$3,900.00
99111	Parcel ID: a Part of 03-12-208-005-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 8 LOTS 7 10 TO 12 Comments: Approximately 0.24 Acres. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$800.00

99112	Parcel ID: b Part of 03-12-208-005-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 8 LOTS 17 18 Comments: A vacant lot that's approximately 0.27 acres of land. Frontage on 53rd Street Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$600.00
99113	Parcel ID: a Part of 03-12-209-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 9 LOTS 1 2 4 14 TO 18 Comments: A vacant lot that's approximately 0.56 acres of land. Frontage on 53rd Street Forested. Electric and phone are in the area. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$2,400.00
99114	Parcel ID: b Part of 03-12-209-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 9 LOTS 6 7 Comments: 0.12 Acres. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$400.00
99115	Parcel ID: a Part of 03-12-210-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 10 LOTS 4 6 7 12 13 14 Comments: Approximately 0.42 Acres. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,200.00
99116	Parcel ID: b Part of 03-12-210-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 10 LOTS 9 10 Comments: Approximately 0.13 Acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$400.00
99117	Parcel ID: c Part of 03-12-210-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 10 LOTS 16 17 18 Comments: A vacant lot that's approximately 0.28 acres of land. Frontage on 53rd Street Forested. Electric and phone are in the area. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$900.00
99118	Parcel ID: 03-12-211-001-00; 03-12-211-013-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 11 LOTS 1 2 4 12 TO 18 Comments: A vacant lot that's approximately 1.05 acres of land. Frontage on 53rd St and 110th Ave and Forested. Electric and phone are in the area. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$3,000.00
99119	Parcel ID: Part of 03-12-212-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 12 LOTS 3 4 15 TO 17 Comments: A vacant lot that's approximately 0.32 acres of land. Frontage on 110th Ave. Forested. Electric and phone are in the area. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$1,500.00
99120	Parcel ID: a Part of 03-12-213-003-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 13 LOTS 7 8 10 11 Comments: Approximately 0.27 acres. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$800.00
99121	Parcel ID: b Part of 03-12-213-003-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 13 LOTS 15 TO 18 Comments: Approximately 0.28 Acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 8; 42; 75 (see key for full text) Summer Tax Due: TBA		\$800.00
99122	Parcel ID: Part of 03-12-214-001-00; 03-12-214-005-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 14 LOTS 1 2 5 15 TO 18 Comments: Approximately 0.48 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested Note - lot 5 is not adjacent to the remainder of the property. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,400.00

99123	Parcel ID: Part of 03-12-214-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 14 LOTS 8 TO 12 Comments: Approximately 0.34 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,000.00
99124	Parcel ID: a Part of 03-12-215-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 15 LOTS 1 2 15 16 Comments: Approximately 0.24 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Electric and phone are in the area. Forested. Note - these two sets of parcels are not adjacent to each other. Additional Disclosures: 42; 8; 75 (see key for full text) Summer Tax Due: TBA		\$800.00
99125	Parcel ID: b Part of 03-12-215-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 15 LOTS 9 TO 12 Comments: Approximately 0.24 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$800.00
99126	Parcel ID: 03-12-216-005-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 16 LOTS 3 5 6 12 15 16 Comments: Approximately 0.36 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested Note - lots 5 6 12 are not adjacent to the remainder of the property. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,200.00
99127	Parcel ID: 03-12-217-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 17 LOTS 1 TO 11 17 18 Comments: Approximately 0.88 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$2,600.00
99128	Parcel ID: a Part of 03-12-218-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 18 LOTS 1 17 18 Comments: Approximately 0.18 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 42; 8; 75 (see key for full text) Summer Tax Due: TBA		\$600.00
99129	Parcel ID: b Part of 03-12-218-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 18 LOTS 6 10 TO 13 Comments: Approximately 0.34 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,000.00
99130	Parcel ID: 03-12-219-003-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 19 LOTS 3 TO 6 8 9 12 TO 15 17 18 Comments: Approximately 0.72 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested. Note - lots 8 9 17 18 are not adjacent to the remainder of the property. Electric and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$2,400.00
99131	Parcel ID: 03-12-220-006-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 20 LOTS 6 9 12 14 TO 16 Comments: Approximately 0.36 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed Forested Note - lots 6 9 12 are not adjacent to the remainder of the property. Electric and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$1,200.00
99132	Parcel ID: a Part of 03-12-221-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 21 LOTS 1 2 18 Comments: A vacant lot that's approximately 0.18 acres of land.. Frontage on subdivision two-track called Wood Land Drive. Forested. Electric and phone are in the area. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA		\$900.00
99133	Parcel ID: b Part of 03-12-221-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 21 LOTS 7 TO 9 Comments: Approximately 0.18 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$600.00

99134	Parcel ID: c Part of 03-12-221-001-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 21 LOTS 14 TO 16 Comments: Approximately 0.18 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested. Electric and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$600.00
99135	Parcel ID: 03-12-222-001-00; 03-12-222-017-00; Legal Description: GLENWOOD PARK SUBDIVISION BLOCK 22 LOTS 1 TO 4 10 TO 15 17 Comments: A vacant lot that's approximately 0.66 acres of land. Frontage on 109th Ave. and subdivision two-track called Wood Land Drive Forested. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$3,300.00
99136	Parcel ID: Part of 12-417-001-00; Legal Description: LOWER SCOTT LAKE SUBDIVISION #2 BLOCK 17 - LOTS 1 TO 5 36 38 TO 40 Comments: A vacant corner lot that's approximately 0.61 Acres of land. Frontage on 111th Ave and Olive Ave, Forested lot with a mix of young and old trees. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$2,700.00
99137	Parcel ID: 12-431-001-00; Legal Description: LOWER SCOTT LAKE SUBDIVISION #3 BLOCK 31 - LOTS 1 TO 4 6 TO 17 19 20 Comments: A vacant lot that's approximately 1.14 acres of land. Legal access to 54th Street. Forested Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$5,400.00
99138	Parcel ID: 51-305-153-00; Legal Description: PLAN OF ALLEGAN SUBDIVISION LOTS 740 741 742 743 744 745 746 747 748 749 750 751 Comments: Approximately 2.68 acres of land.. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested in the Western portion. The East half of the block is within the Kalamazoo River which has widened since the original plat map was recorded. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,800.00
99139	Parcel ID: 51-305-152-00; Legal Description: PLAN OF ALLEGAN SUBDIVISION LOTS 734 735 AND S 1/2 OF LOTS 732 733 Comments: Approximately 0.93 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Property is forested with the southern part being wet/floodplain from the Kalamazoo River. Electric, gas, and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$500.00
99140	Parcel ID: 51-105-264-00; Legal Description: PLAN OF ALLEGAN SUBDIVISION LOTS 1105 1120 AND E 1/2 OF LOTS 1106 1119 LYING ABOVE CONTOUR 618 Comments: Approximately 0.27 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Property is forested with most of it being wet/floodplain from the Kalamazoo River Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$500.00
99141	Parcel ID: 11-009-043-00; Legal Description: N1/3 OF W1/2 OF SE1/4 EXCLUDING SOUTH HILL ADDITION TO CASTLE PARK ALSO EXCLUDING COM 1345.76 FT W OF E1/4 POST THENCE N 20.05 FT THENCE S 88D 58M 26S W 217.69 FT TO NELY LINE OF LOT 6 OF SOUTH HILL ADDITION THENCE S 53D 37M 20S E ON SD LINE 45 FT THENCE S ON E LINE LOTS 5 & 6 SD ADDITION 258 FT THENCE N 88D 51M 57S E 181.28 FT TH N 264.95 FT TO POB ALSO EXCLUDING COM 1345.76 FT W & 264.95 FT S OF E 1/4 POST THENCE S 620 FT THENCE W 265 FT THENCE N 228.18 FT THENCE N 53D 26M E 105 FT THENCE N 322 FT THENCE N 88D 51M 57S E 181.28 FT TO POB Comments: Approximately 0.86 acres of land. Property is located SW of the intersection of Old Interurban Drive and Auduben Street near Lake Michigan. Property is in a critical dune area. Parcel is mostly forested with no road frontage (i.e. landlocked) Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA		\$6,000.00
99330	Parcel ID: 22-023-030-00; Legal Description: S 4/5 of E 5 acres of S1/2 of SE1/4 of NW1/4 Comments: A vacant lot that's approximately 4 acres of land. Property is located on the NW corner of Monroe Road and 39th Street; Forested; 0% Mineral Ownership. Powerlines run through the east portion that slopes. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$18,750.00

99331	Parcel ID: 22-023-019-00; Legal Description: S 10 Acres of NE1/4 of NW1/4 Comments: 10 Acres! Property has frontage on the west side of 39th Street and is located north of the Monroe Road intersection; Forested; 0% Mineral Ownership. Mostly wooded lot with electric poles running through southern portion of the lot. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$37,750.00
99999138	Parcel ID: 51-305-153-00; Legal Description: PLAN OF ALLEGAN SUBDIVISION LOTS 740 741 742 743 744 745 746 747 748 749 750 751 Comments: Approximately 2.68 acres of land.. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Forested in the Western portion. The East half of the block is within the Kalamazoo River which has widened since the original plat map was recorded. Additional Disclosures: 75; 8; 42 (see key for full text) Summer Tax Due: TBA		\$1,800.00
99999139	Parcel ID: 51-305-152-00; Legal Description: PLAN OF ALLEGAN SUBDIVISION LOTS 734 735 AND S 1/2 OF LOTS 732 733 Comments: Approximately 0.93 acres of land. Legal road frontage on platted subdivision road(s) but the road(s) have not been constructed. Property is forested with the southern part being wet/floodplain from the Kalamazoo River. Electric, gas, and phone are in the area. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$500.00

Ottawa

Lot #	Lot Information	Address	Min. Bid
8701	Parcel ID: 70-03-01-300-042; Legal Description: S 100 FT OF E 165 FT OF W 1/2 OF SW 1/4. SEC 1 T8N R16W Comments: Parcel is about 300' feet past the end of a shared private road, off 148th Avenue. It runs 100' feet N-S x 165' feet E-W. Nicely wooded. You will want to investigate easement and access rights prior to bidding. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$266.97	148TH AVE SPRING LAKE	\$1,600.00
8706	Parcel ID: 70-03-21-482-028; Legal Description: THAT PART OF LOT 2 BLK 4 COM NW COR OF LOT 2, TH SE'LY TO A PT ON THE S LI OF LOT 2 WHICH IS 3 FT E OF SW COR OF LOT 2, TH W 3 FT TO SW COR OF LOT 2, TH N ALG W LI OF LOT 2 TO BEG. HOPKINS ADD Comments: This is, essentially, the discrepancy between two different descriptions of the same boundary. It is mere inches wide and not even enough room to put a sign on. Of little use to anyone other than the two adjacent property owners. It fronts only on the alley as far as we can tell. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$25.34	FRANKLIN AVE GAP GRAND HAVEN	\$500.00
8710	Parcel ID: 70-04-12-300-022; Legal Description: PART OF SW 1/4 COM 99 FT N OF S 1/4 COR, TH W 222.75 FT, N 33 FT, E 222.75 FT TO N & S 1/4 LI, TH S 33 FT TO BEG. SEC 12 T8N R15W Comments: Parcel does not front on a public road. Appears to front on a private road, legal access not interpreted. Not of much use to anyone other than an adjoining property owner. 33' N-S x 222' E-W Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$93.81	(Off) STATE RD	\$800.00
8715	Parcel ID: 70-06-19-200-023; Legal Description: W 28 FT OF N 53/80 OF W 1/2 OF NE 1/4. SEC 19 T8N R13W 1.13 A Comments: This sale includes a 28' foot wide strip of land at the edge of a tillable farm lot. It fronts 28' feet along the road and runs aboiut 1757 feet deep to the south. Not of much value to anyone other than adjacent land owners Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$12.92	CLEVELAND ST	\$650.00
8725	Parcel ID: 70-14-20-200-998; Legal Description: PART OF NE 1/4 COM S 0D 0M 45S E 662.27 FT & S 88D 52M 09S E 657.84 FT ALG S LI HIGHPOINT ACRES NO 11 FROM N 1/4 COR, TH CONT S 88D 52M 09S E 15.01 FT ALG SD S LI TO NW COR HIGHPOINT VIEW NO 2, TH S 0D 38M W 662.28 FT ALG W LI HIGHPOINT VIEW NO 2 TO N LI HUNTERS MEADOWS, TH N 88D 51M 54S W ALG SD N LI TO PT 657.84 FT FROM N&S 1/4 LI, TH N TO BEG. SEC 20 T6N R13W GAP PARCEL Comments: This is a strip of land resulting from inconsistent legal desriptions during the subdivision of property. The strip runs north-south behind home in the range from 3414 to 3450 Sagecrest Drive in a newer subdivision. It has no road access. It is of no value to anyone but adjacent property owners. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$95.11	(Behind) 3414 - 3450 Sagecrest Drive	\$950.00
8740	Parcel ID: 70-18-13-200-015; Legal Description: PART OF NE 1/4 COM AT N 1/4 COR, TH N 88D 29M 34S E 1584.48 FT & S 0D 06M 45S E 1324.6 FT ALG E LI OF W 8 AC OF NE 1/4 OF NE 1/4 TO PT OF BEG, TH S 88D 27M 27S W 4.91 FT, TH S 0D 09M 53S E 331.15 FT ALG E LI OF W 12 A OF N 1/4 OF NE 1/4, TH N 88D 26M 55S E ALG S LI OF N 1/4 OF S 1/2 OF NE 1/4 TO PT S 0D 06M 45S W FROM PT OF BEG, TH N 0D 06M 45S W TO BEG. SEC 13 T5N R13W Comments: Parcel is nary a sliver wide. At it's *widest* point it is 4.5' feet wide ... it then runs over 330' feet to a point at the other end. It is a verrrrrry long triangular piece of land. Oh. And it has no access to any road. It is along the east boundary of the property at 3100 Coronation, Byron Center and is likely the result of a survey or document description oversight. It has no value to anyone but the two adjoining owners. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	(Off) RILEY ST BYRON CENTER	\$650.00
8741	Parcel ID: 70-18-15-100-998; Legal Description: PART OF NW 1/4 COM 352.56 FT E & S 01D 22M 30S W 165 FT FROM NW SEC COR, TH E 18.36 FT, TH S 01D 22M 30S W 43.56 FT, TH W 18.36 FT, TH N 01D 22M 30S E 43.56 FT TO BEG. SEC 15 T5N R13W (GAP PARCEL) Comments: Parcel is 18.36' feet x 43.56' feet in size. Too small for construction. Has frontage on a private alley, unsure of legal right to use that access. To the rear of 2350 Riley Street. Not of much use except to the neighbors. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	(Behind) 2350 RILEY ST	\$450.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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