

Public Land Auction

Allegan, Berrien, Cass, Van Buren

September 3rd, 2024

Allegan, Berrien, Berrien, Cass, and Van Buren Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland*(DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

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.

Allegan

Lot #	Lot Information	Address	Min. Bid	Sold For
7300	<p>Parcel ID: 02-103-002-00; Legal Description: LOT 2 BLK 3 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Garfield Blvd in the Black River Park Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the South Haven Public School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$8.12</p>	SOUTH HAVEN;	\$750.00	
7301	<p>Parcel ID: 02-380-077-00; Legal Description: LOT 77 AL PERTELLE BEACH SECS 25 & 36 T1N R17W. Comments: This vacant lot is approximately 0.05 acres of land. No observed structures. About 90 feet of road frontage. About a half mile away from lake Michigan. This lot is made up of mostly young growth forest. A few mature trees mixed in. Thick vegetation throughout but easily traversable. Appears to be mostly flat ground. Nice location to build if you'd like to be in a forest setting and close to Lake Michigan but this single lot is very small and likely not large enough to build on. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the South Haven Public School District. Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$29.42</p>	Beachview Dr SOUTH HAVEN;	\$900.00	
7302	<p>Parcel ID: 08-120-010-00; Legal Description: LOT 10 BEARDSLEY'S ASSESSOR'S PLAT SEC 29 T1N R11W. (69). Comments: This vacant lot is approximately 0.53 acres of land. About ~125 feet of road frontage. No observed structures but there appears to have been one on the property at some point in time. It has since been removed. There is a partially paved driveway that abruptly stops once it enters the property. Mostly open with tall grass. Lots of young trees with a handful of large mature ones. There are a few piles of debris that will need to be cleaned up. Flat ground. Nice little neighborhood. Would be a nice spot to rebuild. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Plainwell Community School District. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: TBA</p>	932 JAMES ST PLAINWELL;	\$5000.00	

7303	<p>Parcel ID: 12-034-009-50; Legal Description: W 125' OF E 1100' OF S 500' OF E 1/2 SW 1/4 SEC 34 T1N R15W (93) Comments: This trailer sits on approximately 1.41 acres of land. The property appears to be abandoned. 125 feet of road frontage on Baseline Rd. Cement blocked area with a 2" well pipe sticking out of ground. There is a small DIY shed next to the trailer. It is built with random materials. Would be good for storing non expensive items. The trailer is sitting on blocks and dirt. The trailer is quite old and is showing its age. There is a septic tank behind the trailer. The electric meter has been removed and the main power line has been cut. Propane tank appears to have been removed as well. Large burn pit behind the trailer. Possible contamination. The back side of the trailer has some damage and a tarp is being used to keep out the elements. One side of the trailer is bowing out and duct tape has been used to keep it together. The inside of the trailer is in poor shape as well. The floors feel soft and unstable. There is debris and other personal items throughout the house. 100 amp breaker box is in disrepair. Bathroom is trashed. The mobile home is in poor shape and should be removed from the property. I believe the value here is in the land. It would be a great spot to build a small home. Quiet are in the forest. It could be a lovely spot with the right amount of care. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bloomingdale Public School District. Notice: Farther North of the property sits a mobile home and a shipping container. I was unable to determine if these were on the property. It is very close to the boundary line. This trailer is in very poor shape as well. The shipping container had debris and personal items stored in it. If bidding on this property you may want to have a survey done to determine if these are encroaching on the property. Personal Property; Mobile Home; Structural Issues; Summer Tax Due: \$34.04</p>	BASELINE RD;	\$1350.00	
7305	<p>Parcel ID: 12-209-008-00; Legal Description: LOT 8 BLK 9 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Pinewood St in the Glenwood Park Subdivision. Plat map is provided in the photos. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.34</p>	;	\$750.00	
7306	<p>Parcel ID: 12-210-009-00; Legal Description: LOTS 9-10 BLK 10 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W (2021) SPLIT/COMBINED ON 12/23/2020 FROM 12-210-001-00; Comments: This vacant lot is approximately 0.13 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Woodland Drive in the Glenwood Park Subdivision. Plat map is provided in the photos. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$10.86</p>	;	\$850.00	

7307	<p>Parcel ID: 12-240-002-00; Legal Description: LOTS 2 3 & W 1/2 LOT 4 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W (98) Comments: The vacant lot is approximately 0.73 acres of land. No observed structures, however there was a building previously on the property but has since burned down. Some of the remains are still on the property. The property is still occupied by a few people living in travel trailers. Multiple vehicles were on the property. A few burn pits. Debris and other personal property all throughout the lot. Handful of trees. It looks like the property hasn't been reassessed since the fire destroyed the house. Due to this the SEV may not accurately represent the current value of the property. Mostly flat. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bloomingdale Public School District Personal Property; Occupied; Sev Not Accurate;</p> <p>Summer Tax Due: \$180.05</p>	5989 BASELINE RD GRAND JUNCTION;	\$5250.00	
7308	<p>Parcel ID: 12-312-015-00; Legal Description: LOTS 15 & 16 BLK 12 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.15 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Lakewood Ave in the Lake View Park Addition Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$2.70</p>	Lakewood Ave, Fennville;	\$800.00	
7309	<p>Parcel ID: 12-315-011-00; Legal Description: LOT 11 BLK 15 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Park Ave in the Lake View Park Addition Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$1.34</p>	;	\$750.00	
7310	<p>Parcel ID: 12-376-005-00; Legal Description: LOTS 5 & 6 BLK 26 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Troy St in the lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$2.70</p>	Troy St, Pullman;	\$800.00	

7311	Parcel ID: 12-379-008-00; Legal Description: LOTS 8 & 9 BLK 29 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Troy St in the Lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$2.78	Troy St, Pullman;	\$800.00	
7312	Parcel ID: 12-383-006-00; Legal Description: LOT 6 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Carmen St in the Lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.34	Carmen St, Pullman;	\$750.00	
7313	Parcel ID: 12-414-001-00; Legal Description: LOT 1 BLK 14 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land on 111th Ave. No observed structures. This lot is made up of mostly deciduous forest. Mix of young and mature trees. Easy to traverse. Small amount of dumping. Nothing to difficult to clean out. Appears to be mostly flat ground. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement and to verify that it is suitable for your intended use. Residential improved land use code 401. Located in the Bloomingdale Public School District. Summer Tax Due: \$1.34	;	\$750.00	
7314	Parcel ID: 12-426-001-00; Legal Description: LOT 1 BLK 26 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.05 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scoot Lake Subdivision No 3. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.30	Maryland Ave, Pullman;	\$750.00	
7315	Parcel ID: 12-434-011-00; Legal Description: LOT 11 BLK 34 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Forest Ave in the Lower Scott Lake No 3 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the South Haven Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.34	;	\$750.00	

7316	Parcel ID: 12-438-005-00; Legal Description: LOT 5 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.04 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scott Lake No 4 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: TBA	Maryland Ave, Pullman;	\$750.00	
7317	Parcel ID: 12-438-008-00; Legal Description: LOT 8 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.05 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scott Lake No 4 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.30	Maryland Ave, Pullman;	\$750.00	
7318	Parcel ID: 12-445-002-00; Legal Description: LOT 2 BLK 45 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. The property is located on an unimproved road but it is just off from Newman Lane. No observed structures. This lot is made up of mostly deciduous forest. Mix of young and mature trees. Thick vegetation throughout. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature but the lot may not be big enough. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential improved land use code 401. Located in the Fennville Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$1.34	;	\$750.00	
7319	Parcel ID: 12-458-013-00; Legal Description: LOT 13 BLK 8 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Kimball Ave in the Lower Scott Lake No5 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$2.41	Kimball Ave, Pullman;	\$750.00	

7320	<p>Parcel ID: 51-300-038-50; Legal Description: COM 359.7' N & 21' W OF SE COR SEC 29 TH WLY ALG S SIDE MAPLE ST 66' TO A PT 361.9' N & 87' W OF SE COR SEC 29 TH S 132' TH ELY 66' TO A PT 132' S OF PT OF COM TH N 132' TO BEG EX THAT PORTION LYING NELY OF A LIN DESC AS BEG AT A PT ON S LIN SEC 29 WHICH IS S 88 DEG W 36.18' OF SE COR SEC 29 TH N 13 DEG E 108.96' TH N 24 DEG W 400' TO PT OF END SEC 29 T2N R13W (85) Comments: This vacant lot is approximately 0.03 acres of land. About 30 feet of legal road frontage. It is triangular in shape. This is a small yard lot that is being maintained by the adjacent property owner. Terrain challenged. Too small to build and would be difficult on the hill as well. This would be a good purchase for one of the adjacent property owners looking to increase their property size. Located in the Allegan Public School District. Residential land use code 402. Vul - Vacant Urban Lot; Sideyard Parcel;</p> <p>Summer Tax Due: \$4.89</p>	MAPLE ST ALLEGAN;	\$750.00	
7321	<p>Parcel ID: 54-452-003-00; Legal Description: ELY 30' MEASURED ALG FRANKLIN ST OF LOT 3 BLOCK B ALSO LOT 4 BLOCK B EX THAT PT LYING S OF DRAIN HOMESTEAD ADDITION Comments: This vacant lot is approximately 0.09 acres of land. About ~50 feet of road frontage on E Franklin. E Allegan runs along the East side of the property. No observed structures. Terrain challenged. Has a drainage stream run through the South side of the property. Busy road. There is a driveway entrance on E Franklin but the ground drops sharply once on the property. Some cement remains possibly from an old driveway. This would be a difficult lot to develop due to the stream and the slope of the ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Otsego Public School District. Terrain Challenged; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$108.84</p>	514 E FRANKLIN OTSEGO;	\$2250.00	

Berrien DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10094	<p>Parcel ID: 11-54-7150-0022-01-5; Legal Description: Sheneman's Addition: Block 49: The S 37.5 feet of Lot 7 Comments: County GIS shape is mapped in the wrong location. Parcel dimensions are 37.5 ft. (north-south) X ~252.3 ft (east-west). The subject property is a vacant ~0.2-acre parcel that has 4 private adjacent landowners. The parcel is located northeast of the Vineyard Avenue and the Rose Street intersection within the City of Benton Harbor MI. The area consists of rolling terrain that's poorly drained near the drain to the east. The parcel is zoned within the R-S Single Family Residential district which requires a minimum of ~0.17-acre and 60 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance due to its narrow width. The property does not have legal road frontage on an established maintained road and is only accessible via an adjacent landowner. Dnr Aa; Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: TBA</p>	Ross St. Benton Harbor;	\$600.00	

Van Buren

Lot #	Lot Information	Address	Min. Bid	Sold For
6400	<p>Parcel ID: 80-02-370-009-00; Legal Description: 501-19 28-3-13 858-615 778-365 952-707 1024-347-346 1054-469,469 1407-458 LOT 9 MARTHA'S VINEYARD Comments: This vacant lot is located in a rural subdivision. It is approximately 0.46 acres of land. ~100 feet of road frontage on Jewells Dr. No observed structures. Open grassy lot with a handful of trees. The Large tree in the middle of the property has some metal hardware stuck in it. Some minor debris. Partial chain link fence around the perimeter. Good sized lot. Nice spot to build. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Mattawan Consolidated School District.</p> <p>Summer Tax Due: \$142.13</p>	29624 JEWELLS DR LAWTON;	\$16149.18	
6401	<p>Parcel ID: 80-03-026-018-01; Legal Description: 328-A 26-2-15 1317-772 1358-614 1451-717 1495-439 1581-505 S 8 A OF N 1/2 E 1/4 NE 1/4 OF SEC. EXCEPT COM AT E1/4 POST OF SEC, TH N ALG E SEC L 1442.0', TH W AT RT ANG 338.0' TO BEG, TH N PAR WITH E SEC L 208.72', TH W AT RT ANG 208.72', TH S PAR WITH E SEC L 208.72', TH E AT RT ANG 208.72' TO BEG. SUBJECT TO EASEMENT FOR INGRESS & EGRESS. SPLIT FROM: 80-03-026-018-00 Comments: The trailer and old house sit on approximately 7 acres of land. The trailer has been condemned and is in very bad shape. It is missing an entire wall. Broken windows, roof collapsing, mold, and animals living inside. The other building isn't much better. The roof is collapsing. Animals are living in the home. There is mold and vegetation growing in the home. The value in this lot is not the buildings its the land and the forest. After clearing the lot out you could build something really cool and have plenty of space to adventure. ~540 feet of road frontage. The parcel is oddly shaped and resembles a doughnut with the center missing. It wraps around a separate parcel that has a house on it. The center of this lot is not part of the sale. This property is subject to easement for ingress and egress for the occupied property in the center of this lot. Residential land use code 401. Located in the Lawrence Public School District School District. Auction lot 6402 is adjacent to the Southwest. Condemned; Dangerous Building; Animal Damaged; Easement Or Access Across;</p> <p>Summer Tax Due: \$213.51</p>	40824 48TH ST LAWRENCE;	\$4139.77	
6402	<p>Parcel ID: 80-03-026-019-20; Legal Description: 328-D 26-2-15 1067-380 1317-772 1358-614 1451-717 1581-505 COM AT E 1/4 POST OF SEC, TH N 0 DEG 05'34"E ALG E SEC L 1312.44 FT, TH N 89 DEG 47'16"W 500.0 FT TO BEG, TH S 0 DEG 05'34"W (ALSO REC'D AS S 0 DEG 14'11"E) 342.49 FT, TH N 89 DEG 50'33"W 379.89 FT, TH N 8 DEG 10'10"E 346.18 FT, TH S 89 DEG 47'16"E 331.26 FT TO BEG. *** SPLIT ON 30 MAY 2000 FROM 80-03-026-017-01 FOR 2001. Comments: This vacant lot is approximately 2.79 acres of land. Appears to be mostly deciduous forest and woody wetlands. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lawrence Public School District. Auction lot 6401 is adjacent to the Northeast. Roads - None Known (Possibly Landlocked); Wetland Indicators;</p> <p>Summer Tax Due: \$70.65</p>	48TH ST LAWRENCE;	\$1719.70	

6403	<p>Parcel ID: 80-03-407-029-00; Legal Description: 448-G29 1-2-15 LOT 29 BLK 7 SCOTT SHORES. Comments: This vacant lot is approximately 0.11 acres of land. ~50 feet of road frontage. No observed structures. Mostly Deciduous forest. Thick vegetation in areas but it is easily traversable. Power lines run through the property on the North section. Across the street from South Scott Lake. Nice spot to build. Good neighborhood. Low traffic. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District. Easement Or Access Across; Summer Tax Due: \$10.55</p>	VINE AVE BLOOMINGDALE;	\$876.04	
6404	<p>Parcel ID: 80-05-018-024-00; Legal Description: 220 18-1-14 827-464 865-245/297 1066-877-879 1434-706 N 8 RODS 13 LINKS OF S 25 RODS 14 LINKS OF W FR 1/2 OF NW FR 1/4 OF SEC. Comments: The buildings sit on approximately 2.77 acres of land. ~150 feet of road frontage. Mostly wooded wetlands and deciduous forest. The house is not in the best shape. It appears to have been sitting for awhile. The basement was wet and there's evidence it was full of water at one point. The stairs leading to the basement are rotting. The wood porch that wraps around the home is collapsing and unsafe. The block foundation looks solid from what was visible but much of it is covered up. Vinyl siding is in decent shape but vegetation is growing up all around the home. Many trees growing close to the foundation will cause issues in the future. Wood burning stove for heat. Water heater in the basement but I imagine its shot due to the standing water. The shingled roof looks ok for its age, I did not see any leaks inside the home. The roof had a lot of vegetation on it as well difficult to see. One bedroom one bathroom. Small house. I suspect if the house sits longer mold will start to form. There is a one car garage in front of the home that is being swallowed up by ivy and other vegetation. Shingled roof on the garage is in poor shape. Garage door opens fine. Still usable. There is a larger barn behind the home. It looks like it was used for animals. Old wood framing. Metal roof is old but in fair shape. Sliding barn door. Trees growing close to the block foundation. The barn is still very usable. The shed next to the barn is insulated and in fine shape. A tree has fallen on the shed but it doesn't appear to have done any damage. This is a nice property that has a ton of potential. Clearing out the lot and making some repairs would go a long way. Lots of space for activities. Plenty of forest to explore. This is a good small fixer upper. Residential land use code 401. Located in the Bloomingdale Public School District. Mold; Personal Property; Summer Tax Due: \$317.24</p>	9673 46TH ST BLOOMINGDALE;	\$3718.71	
6405	<p>Parcel ID: 80-06-031-002-00; Legal Description: 454 31-1-15 794-621 1503-630 1728-579 1730-898 *** N 295' OF W 295' OF E 65 ACRES OF W 1/2 OF NE 1/4 OF SEC. Comments: The mobile sits on approximately 2.00 acres of land. ~300 feet of road frontage. Mostly deciduous forest. Some of the ground felt wet. Some wet land indicators but seems mostly dry. The mobile home is too far gone. It needs to be removed from the property. Full of garbage, debris, and animals. Moldy and collapsing. It is sitting on a cement slab that looks solid. There are some animal burrows next to the foundation that could cause issues in the future. Submersed well and pump. Did not see an electric meter or propane tank. Lots of debris on the back of the mobile will need to be cleaned. The value here is in the land, slab foundation and well. You've got a jump start on a new development. Residential land use code 401. Located in the Bangor Public School District. Animal Damaged; Sanitation Issues And Garbage; Mobile Home Pad; Mobile Home; Mold; Wetland Indicators; Dangerous Building; Summer Tax Due: \$241.23</p>	56931 CR 380 GRAND JUNCTION;	\$4637.18	

6406	Parcel ID: 80-06-280-819-00; Legal Description: 708-A19 10-1-15 LOT 19 BLOCK 8 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.08 acres of land. No observed structures. This lot is made up of mostly thick vegetation and a few trees. Appears to be mostly flat ground. Possible encroachment from adjacent land owners fence. Difficult to determine the property lines. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Bloomingdale Public School District. Summer Tax Due: \$4.51	CR 388 GRAND JUNCTION;	\$619.01	
6407	Parcel ID: 80-06-280-922-00; Legal Description: 709-A22 10-1-15 1690-397 *** LOT 22 BLOCK 9 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.08 acres of land. No observed structures. Made up of mostly deciduous forest and thick vegetation. Appears to be mostly flat ground. Down a long dirt road. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Bloomingdale Public School District. Summer Tax Due: \$4.51	CR 388 GRAND JUNCTION;	\$625.51	
6408	Parcel ID: 80-06-281-619-00; Legal Description: 716-A19 10-1-15 1410-933 1426-399 1484-717 1489-721 1535-258 1541-503 1550-738 LOTS 19 & 20. BLOCK 16 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Second St in the Little Bear Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$5.79	CR 388 GRAND JUNCTION;	\$652.07	
6409	Parcel ID: 80-06-283-202-00; Legal Description: 732-A2 10-1-15 1477-780 LOT 2 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. Comments: This vacant lot is approximately 0.15 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Adams Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$6.95	CR 388 GRAND JUNCTION;	\$676.15	
6410	Parcel ID: 80-06-283-214-00; Legal Description: 732-A14 10-1-15 1708-346 *** LOT 14 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. Comments: This vacant lot is approximately 0.08 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Adams Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$4.63	CR 388 GRAND JUNCTION;	\$622.65	

6411	<p>Parcel ID: 80-06-283-220-00; Legal Description: 732-A20 10-1-15 1471-729 1483-879 LOT 20 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Jackson Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$4.63</p>	CR 388 GRAND JUNCTION;	\$630.01	
6412	<p>Parcel ID: 80-06-420-919-00; Legal Description: 809-A19 15-1-15 792-736 1171-394 1720-723 *** LOTS 19 & 20. BLOCK 9 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Maple St in the Saddle Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Adjacent to auction lot 6413 to the West. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$9.58</p>	9244 EAST ST GRAND JUNCTION;	\$725.98	
6413	<p>Parcel ID: 80-06-420-921-00; Legal Description: 809-A21 15-1-15 1188-870 1720-723 *** LOTS 21 & 22. BLOCK 9 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Maple St in the Saddle Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Adjacent to LOT#6412 to the East. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$9.58</p>	EAST ST GRAND JUNCTION;	\$726.53	

6414	<p>Parcel ID: 80-07-010-017-00; Legal Description: 159 10-2-17 1736-369 1737-594 *** S 1/2 NE 1/4 NE 1/4 EX RR ROW.</p> <p>Comments: This vacant lot is approximately 18.60 acres of land. ~650 feet of road frontage. There are the remains of a couple structures on the property. Near the main entrance to the North are remains of a small buildings cement foundation. Mostly cleaned up just chunks of cement. Farther West in the property lies the remains of a larger building but there is more construction debris that will be more of a pain to clean up. Older tractor and some other personal property such as lawnmowers and grills. This is beautiful property that should be cleaned up and developed. Mostly made up of deciduous forest. There are some areas that have wet land indicators but it is mostly flat and dry. Thick vegetation throughout a lot of the property but there are clearings from the previous owners. This would be an incredible spot to build if you like nature and privacy. Close to a busy road but you could build a long driveway and put your house deep in the woods. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. The Van Buren State Park Trail runs through the whole property to the West. Residential land use code 401. Located in the Covert Public School District. Wetland Indicators; Personal Property;</p> <p>Summer Tax Due: \$501.24</p>	28770 M 140 HWY COVERT;	\$24828.72	
6415	<p>Parcel ID: 80-07-015-043-00; Legal Description: 274-G 15-2-17 641-300,485 1122-636 1378-146 1398-919 1535-258 1541-507 N 66 FT OF S 505 FT OF SW 1/4 OF SW 1/4 OF SEC.</p> <p>Comments: This vacant lot is approximately 2.00 acres of land. ~66 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest and woody wet lands. There is an irrigation/stream that runs along the roadside. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. Wetland Indicators;</p> <p>Summer Tax Due: \$129.86</p>	76TH ST COVERT;	\$1280.82	
6416	<p>Parcel ID: 80-07-240-002-00; Legal Description: 832-A2 11-2-17 1535-258 1541-512 LOT 2 HOWARD SUBDIVISION.</p> <p>Comments: This vacant lot is approximately 0.34 acres of land. ~50 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest and woody wet lands. Thick vegetation throughout but not too difficult to traverse up until you get to the wetlands portion. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees. There is a decent dry section of land but it may be difficult to build near the wetlands. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. Wetland Indicators;</p> <p>Summer Tax Due: \$21.09</p>	CR 378 COVERT;	\$643.59	

6417	<p>Parcel ID: 80-11-018-016-00; Legal Description: 294-C 19-3-16 683-817? 1716-354 1729-225 *** COM AT NW COR OF SEC, TH SLY ALG W SEC L 690.2', TH S 89 DEG 43' E 385' TO BEG OF DES, TH CON S 89 DEG 43' E 85', TH N 186.87', TH W 85', TH S TO BEG. Comments: This vacant lot is approximately 0.36 acres of land. Mostly deciduous forest. Unable to find road access to the property. It appears to have access issues but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Hartford Public School District. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$49.79</p>	70TH ST WATERVLIET;	\$1154.02	
6418	<p>Parcel ID: 80-15-019-008-01; Legal Description: 196-A 19-1-13 779-154 874-723 975-826 1518-641 1666-26 1674-282 1725-521 *** S 25' OF FOLL DESC. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE 1/4 NE 1/4 OF SEC, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 260', TH E AT RT ANG 250', TH N ALG SD SEC L 260' TO BEG. Comments: This vacant lot is approximately 0.22 acres of land. About 40 feet of road frontage. No observed structures but there is the remains of a building. Partial cement slab. Remains of an electric meter. Mostly an open grassy lot with a handful of trees. Some large trees have fallen over and were partially cut up and left on property. Small chain link fenced in section. Flat ground. Partial dirt/gravel driveway. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Gobles Public School District. Adjacent to Auction Lot# 6419 to the South</p> <p>Summer Tax Due: \$27.87</p>	13568 32ND ST GOBLES;	\$1421.72	
6419	<p>Parcel ID: 80-15-019-013-80; Legal Description: 198-J 19-1-13 779-154 874-723 975-826 1518-641 1666-27 1674-282 1725-521 *** S 60' OF FOLL DES. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE1/4 NE1/4, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 320', TH E AT RT ANG 250', TH N ALG SD SEC L 320' TO BEG. Comments: This vacant lot is approximately 0.38 acres of land. About 60 feet of road frontage. No observed structures. Row of trees down the center of the property. Partial cleared areas. Some large trees have fallen over and were partially cut up and left on property. Some other slight debris nothing to difficult to clean out. Mostly flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Gobles Public School District. Adjacent to Auction Lot# 6418 to the North</p> <p>Summer Tax Due: \$39.49</p>	32ND ST GOBLES;	\$1203.91	

6420	<p>Parcel ID: 80-16-090-014-40; Legal Description: 858-37 619-A24 1-4-13 LOTS 24 & 25 FROSTY ACRES PLAT. Comments: These buildings sit on approximately 0.49 acres of land. ~160 feet of road frontage. Unfortunately most of the structures are in poor shape. The house appears to be in decent shape from an exterior inspection but once you enter the home it obvious there are issues. The floors are wavy and feel unstable. The ceilings are sinking in certain areas and you can see that the walls are buckling from the ceilings dropping down. There is evidence there was a tarp on the South East section of the home. Water has been leaking into the home for some time now. The room underneath this section is in very poor shape. The floors are collapsing and there is mold. The building looks like it was originally a trailer that had additions built on to make it more permanent. The front entrance to the home has a mud room with a block stair case leading to the front door. Drywall ceiling is failing and starting to collapse. The cement slab looks solid with a bit of cracking. The inside of the trailer is unsanitary and there is mold/mildew growing on most of the surfaces. Two bedrooms, one bathroom. You may be able to gut the home and repair it but you may want to start fresh and build a new home in its place. Nice wide cement driveway with gate. Chain link fence surrounds the perimeter of the property. Open grassy lot with a handful of trees. The sheds/outbuildings are not in the best shape either. There is a small metal shed to the East of the home. It has a cement ramp that leads to plywood flooring that is bowing. The metal roof has some leaking. This is a DIY shed. There is another small metal shed with a shingled roof that is in poor condition. This shed has a cement ramp leading up into it as well. If you replaced the roof on this shed it would be very usable. As it sits with the leaking roof it will start to rot and will soon be unstable. Directly North from this shed is another DIY outbuilding that has a collapsing roof. The metal siding is beat up and does not look stable. This building is full of debris and garbage. This structure is attached to the storage shed that is in the best shape out of all the outbuildings. Metal siding is standing up strait. The metal roof looks fine. Cement ramp leads into the building that has plywood floors. It is being used to store lawn equipment. There is a riding lawnmower that has sunk through the flooring. All of these outbuilding were DIY builds. Unknown if they are up to code. Some had electric boxes installed inside but there were no breaker/fuse boxes. Power must have been ran from the main house. This property is going to need a good amount of work before its back in living condition. Be prepared. Its in a small neighbor with low traffic. Would be a nice spot to build a small home for a family. Residential land use code 401. Located in the Lawton Community School District. Incomplete Construction; Mold; Structural Issues; Roof Issues; Personal Property; Summer Tax Due: \$211.35</p>	75341 MARIE DR LAWTON;	\$3006.35	
6421	<p>Parcel ID: 80-17-084-038-00; Legal Description: 538-C 34-1-17 951-434 1605-467 1608-942 *** S 1 A OF N 3 A OF S 5 A OF S 14 A OF N 32 A NW 1/4 SE 1/4 EX RR ROW. 1 A. Comments: The trailer sits on approximately 1.00 acres of land. About ~30 feet of road frontage. Backs up to the Van Buren Trail to the West. Unfortunately the trailer is in very poor condition and should be removed from the property. This lot is made up of mostly deciduous forest, grass lands, and wooded wet lands. Thick vegetation throughout. Although there are some clearings. There are the remains of a old tree that fell over. Some debris and garbage but nothing to crazy. Evidence people have had fires back on the property. Appears to be mostly flat ground. Adjacent to Auction Lot #6422 directly South of this lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. Mobile Home; Obsolete Structure; Summer Tax Due: \$29.37</p>	M 140 HWY SOUTH HAVEN;	\$693.24	

6422	<p>Parcel ID: 80-17-084-057-00; Legal Description: 539-C 34-1-17 951-434 1605-467 1608-942 *** S 66' OF N 32 A OF NW 1/4 SE 1/4 EX RR ROW Comments: The house sits on approximately 2.09 acres of land. 66 feet of road frontage. Unfortunately the house is in poor condition and has been abandoned. A tree has knocked over the powerline pull in front of the home and landed on the roof just above the entryway. Difficult to see the extent of the damage due to foliage. The block foundation looks solid. Cement sidewalk wraps around most of the house. Electric meter still hooked up but the gas meter has been removed. Vinyl siding is dirty but in fair shape. Thick vegetation and overgrowth around the home. The yard has been allowed to grow for some time. Septic tank located on South side of house. Wood gazebo and a few burn piles behind the home. Small wood porch on the back entrance. The interior of the home is in poor shape. There are multiple holes in the ceilings from unwanted animals. Animal damaged. The inside of the home needs to be deep cleaned. 100 amp breaker box. Old furnace. Floors felt soft in certain areas. Master bedroom has an en suite bathroom. Two other bedrooms and another full bath. The interior of the home needs a deep clean and repairs but its not too far gone yet. This property has a lot of potential. Large back yard that leads into a forest. Would be a fun spot for kids to play. Tucked away from the busy road. Adjacent to Auction Lot #6421 North of this property. If purchasing this lot it would be wise to purchase the other as well. In order to keep your privacy. Lands backs up to the Van Buren Trail. Did not see a well due to the over growth, but I imagine that is the source of water. Residential land use code 401. Located in the Covert Community School District. Roof Issues; Animal Damaged; Summer Tax Due: \$1,067.74</p>	22752 M 140 HWY SOUTH HAVEN;	\$6918.25	
6423	<p>Parcel ID: 80-43-040-161-00; Legal Description: 589 20-4-14 584-203 1204-869 1208-392 1551-791 1557-92 1605-493 1681-640 1692-736 *** LOT 5 BLOCK 15 ORIGINAL PLAT OF DECATUR Comments: This building sits on approximately 0.25 acres of land. Unfortunately the house looks to be a total loss. The roof is collapsing as well as the foundation. The foundation appears to be sinking and has caved in on multiples areas. This building will need to be removed. I don't believe this one is fixable. Corner lot with about 65 feet of road frontage on Paw Paw St and about 165 feet of road frontage on Parkhurst. The lot is mostly open and grassy with a handful of trees. Across the street from a pair of railroad tracks. This would be a nice spot to rebuild if your looking to be close to downtown Decatur. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Decatur Public School District. Residential land use code 401. Roof Issues; Foundation Issues; Structural Issues; Animal Damaged; Dangerous Building; Summer Tax Due: \$365.31</p>	508 PAW PAW ST DECATUR;	\$4894.08	
6424	<p>Parcel ID: 80-43-040-321-00; Legal Description: 730 20-4-14 1367-977 1398-197 1492-101 1493-829 1568-227 1611-109 *** BEG 12' ELY FROM NW COR LOT 11, TH SLY 24', TH ELY 90', TH NLY 24' TO N L OF LOT 10, TH WLY 90' TO BEG. BLOCK D ORIGINAL PLAT OF DECATUR Comments: This commercial building sits on approximately 0.05 acres. Small paved parking area directly behind the building. Large glass window storefront on S Phelps street. 24 feet of road frontage. The building is in overall good/fair condition. The flat roof looks decent, does not appear to be leaking. The Roof soffit/fascia on the rear of the building has some wood rot. Four entrances to the building two in the front and two in the rear. One of the doors in the rear has been boarded. Vinyl and metal siding are in decent shape but could use some minor repairs. The rear of the building need some minor repairs done to the siding. Gas meter has been removed. Electric meter still hooked up. Great location for a small business. This property has a ton of potential. Commercial land use code 201. Located in the Decatur Public School District. Dnvi; Summer Tax Due: \$220.95</p>	117 S PHELPS ST DECATUR;	\$4713.19	

6425	<p>Parcel ID: 80-43-040-586-00; Legal Description: 957 20-4-14 743-477 1157-20 1203-180 1418-885 1469-710 1659-886 1683-533 1717-811 * LOT 2. BLOCK W ORIGINAL PLAT OF DECATUR</p> <p>Comments: This vacant lot is approximately 0.25 acres of land. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of trees. There is a large tree in the center of the property. This tree has metal screwed into it and is damaging one of the limbs. Mostly flat with a slight slope as you enter the property. Cement driveway still remains with a dog house and some chairs sitting on it. Small amount of debris. Nice spot to rebuild. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Decatur Public School District. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$2,192.32</p>	302 PAW PAW ST DECATUR;	\$8671.86	
6426	<p>Parcel ID: 80-44-107-101-00; Legal Description: 544 10-3-15 644-536 693-08 1169-496 1194-144 1199-622 1224-849 1549-226 1560-932 1624-91 1624-556 1648-900/1 1672-172 *** BEG 100' E OF SW COR OF LOT 8, TH E 30', TH N 82.5' TO N L OF LOT 8, TH E 25' TO ALLEY, TH N ALG SD ALLEY 57.5', TH W 52', TH S 18', TH W 3', TH S 122' TO BEG BLK 7 ORIGINAL PLAT OF LAWRENCE</p> <p>Comments: This commercial building sits on approximately 0.13 acres of land. About 30 feet of road frontage on E St Joseph St and about 60 feet of road frontage on Allen Ct. Unfortunately the building is in very poor shape. The roof is falling in multiple areas. The inside of the building has been cleared out but it has been vandalized. The building has been boarded up. There is mold inside the building. It appears to have been partially finished with a possible store front. The wood framed portions of the building are in poor shape. The floor is rotting and unstable. Walls have been ripped down to studs. Holes in walls. 100 amp breaker box in the finished section. An additional breaker box with some large fuses in the back cement portion of the building. The slab foundation is solid but there are some cracks and sinking in a few spots. There are some trees around the perimeter that are growing very close to the foundation and roof. These should be removed. Some of the brick walls are cracking. There are multiple garage doors, doors and windows. Most appear to be broken and have been boarded up or blocked but metal caging. This building will need a great deal of work to get in back in good usable condition. It needs a new roof at the minimum. Nice location. If you're looking for a large commercial building and aren't afraid to get your hands dirty this would be a good fixer upper. Just know its going to need a lot of work. Be prepared. Commercial land use code 201. Located in the Lawrence Public School District. Mold; Incomplete Construction; Foundation Issues; Roof Issues; Vandalism;</p> <p>Summer Tax Due: \$426.10</p>	111 E ST JOSEPH ST LAWRENCE;	\$6742.12	

6427	<p>Parcel ID: 80-44-350-003-00; Legal Description: 754-B 10-3-15 515-123 834-628 992-193 1227-490 1589-916 1615-782 *** BEG AT NE COR LOT 3 BLK 11 OF VILLAGE OF LAWRENCE, TH E 144', TH S 82.5', TH E 136.88', TH S 247.50', TH W 280.88' TO NE COR LOT 7 OF SD BLK 11, TH N 330' TO BEG UNPLATTED. Comments: This vacant lot is approximately 1.87 acres of land. Appears to be woody wetlands. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lawrence Public School District. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$47.07</p>	BLACKMAN ST LAWRENCE;	\$2056.37	
6428	<p>Parcel ID: 80-44-350-011-00; Legal Description: 757-A 10-3-15 582-458 857-830 1699-979 *** BEG AT SW COR LOT 9 BLK 11 OF VILLAGE OF LAWRENCE TH E TO A L 1947' E OF & PAR TO W SEC L, TH S ALG SD L 330', TH W TO E L BLACKMAN ST, TH NLY ALG E L SD ST TO BEG UNPLATTED. Comments: This vacant lot is approximately 4.97 acres of land. 330 feet of road frontage. No observed structures. This lot is made up of mostly woody wetlands and deciduous forest. Thick vegetation throughout. Difficult to traverse. There is a small cleared section of grass along the road. Appears to be mostly flat but I did see some humps/hills on the lot. A few large trees have fallen over in the forest. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Lawrence Public School District. Wetland Indicators; Summer Tax Due: \$39.05</p>	BLACKMAN ST LAWRENCE;	\$1008.53	
6429	<p>Parcel ID: 80-45-700-036-00; Legal Description: 947-A 29-3-13 761-824 705-76 953-440 1470-348 *** BEG ON E SEC L 645.5' N OF SE COR OF SEC, TH W PAR TO S SEC L TO RR, TH NELY ALG RR TO E SEC L, TH S TO BEG. EX E 2 R THEREOF. UNPLATTED. Comments: This commercial building was still in use and occupied on last visit. Please use caution and be respectful if visiting the property in person. The building appears to be an auto repair store. It sits on approximately 0.61 acres of land. ~190 feet of road frontage on N Nursery Road to the East. The North portion of the property runs parallel to railroad tracks. The building looks to be in overall fair shape from the exterior inspection. Block foundation looks solid where visible, although a good portion of the rear of the building is blocked by overgrown vegetation and debris. There are multiple vehicles parked in the parking lot and in the grass behind the building. Mix of metal and shingled roof looks to be in fair shape although there are a few areas where the soffit/fascia needs repairs. Mix of vinyl, composite, metal, and block siding looks good but again there are a few spots that need repairs. For the most part looks fine. Good amount of vegetation growing up on the exterior walls. There is a total of 7 garage doors. It looks like there was an 8th garage door on the South side of the building but it was covered with plywood. Poured concrete entry way in front of all doors. The middle garage door is extra tall for larger vehicles. Large dirt/gravel parking lot in front of the building. Grassy lot surrounds the building. Gas meter and electric meter are still hooked up and appear active. Good amount of debris piled up along the rear of the building. Trailers, campers, boats and vehicles parked on property. This is a large commercial building that will most likely need some repairs and renovations but as it sits looks like a decent building. Spoke with former owners and they stated they were going to attempt to buy back at the auction. Commercial land use code 201. Located in the Lawton Community School District. Personal Property; Dnvi; Occupied; Summer Tax Due: \$1,239.22</p>	619 N NURSERY ST LAWTON;	\$11558.67	

6430	<p>Parcel ID: 80-51-303-008-00; Legal Description: 25-C2 19-1-13 611-284 669-605 1437-437 1711-332 1724-2 1730-626 *** LOTS 8 & 9 BLOCK 3 KILLEFER'S ADDITION. Comments: This vacant lot is approximately 0.34 acres of land. The property is located on a platted subdivision Alley but the road has not been constructed. Was able to gain access by going onto a hospitals private parking lot. The property has legal road frontage on N State St in the Killefer's Addition Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. All utilities are in the area. Located in the Gobles Public School District. Auction lot 6431 is adjacent to the East. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$144.46</p>	N STATE ST GOBLES;	\$1886.96	
6431	<p>Parcel ID: 80-51-719-035-00; Legal Description: B-227-D 19-1-13 733-804 1437-437 1711-332 1724-2 1730-626 *** BEG AT NE COR OF LOT 10 BLOCK 3, TH ELY 160' ALG N L OF SD LOT 10 IF EXTENDED TO THE EAST, TH N AT RT ANG 148.50', TH W 160' TO NE COR OF LOT 9, BLK 3 OF SD KILLEFER'S ADD, TH S ON E L OF SD LOT 9 TO BEG. UNPLATTED. Comments: This vacant lot is approximately 0.55 acres of land. The property is located on a platted subdivision Alley but the road has not been constructed. Was able to gain access by going onto a hospitals private parking lot. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. All utilities are in the area. Small amount of dumping found. Remains of an old shed possibly. Boards, cinder blocks, and glass. Located in the Gobles Public School District. Auction lot 6430 is adjacent to the West. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$92.67</p>	406 N STATE ST GOBLES;	\$1396.81	
6432	<p>Parcel ID: 80-54-102-008-00; Legal Description: A-484-A 2-15 1327-335 1573-70 LOT 8. ALSO W 1/2 OF THAT PT OF VACATED ALLEY LY E OF LOT 8. BLOCK 2 MONROE'S ADDITION Comments: This vacant lot is approximately 0.19 acres of land. ~65 feet of road frontage. No observed structures. There is an old swing set on the East side of the property. Small tree has fallen over and still remains on the lot. Close to downtown Bangor. Open grassy lot with a handful of trees. Would be a great spot to build a small home. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District. Vul - Vacant Urban Lot; Personal Property;</p> <p>Summer Tax Due: \$58.83</p>	CHASE ST BANGOR;	\$1020.40	

6433	<p>Parcel ID: 80-54-407-063-00; Legal Description: A-567 7-2-15 453-285 502-302 962-461 1542-139 1585-709 1591-703 1702-418 * BEG AT NW COR OF SEC, TH S ALG W SEC L TO CEN L CEMETERY RD, TH ELY ALG SD CEN L TO N SEC L, TH W ALG SD SEC L TO HIGH WATER L OR MILL POND, TH WLY ALG SD HIGH WATER L TO N SEC L, TH W ALG SD SEC L TO BEG. EX CENTER ST AND CEMETERY RD R.O.W. UNPLATTED. Comments: This vacant lot is approximately 0.55 acres of land. Close to downtown Bangor. Great fishing spot. Plenty of road frontage and plenty of water front There are a few flat areas off the road but most of the land is terrain challenged. I'm not positive you would be able to build something on the lot. If you did it would have to be small. Really cool spot. Beautiful views and so close to downtown. Someone needs to do something cool with this property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District. Terrain Challenged; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$170.63</p>	N CENTER ST BANGOR;	\$3147.80	
6434	<p>Parcel ID: 80-54-550-016-01; Legal Description: 619 2-16 653-10 1026-918 1415-74 1554-685 1589-824 1686-234 *** BEG ON S L LOT 13 AT PT 10' N 65 DEG 4'W OF SE COR SD LOT 13, TH N 21 DEG 28'45"E 164.42' TO PT ON W L OF LOT 15 24.08' SLY OF NW COR LOT 15, TH S 64 DEG 28'40"E PAR N L LOT 15 45.45', TH S 25 DEG 07'30"W 64.64' TO NE COR LOT 16, TH N 65 DEG 04'W ALG N L SD LOT 16 0.50', TH S 25 DEG 40'30"W 91.79', TH N 64 DEG 15'W 0.70', TH S 25 DEG 45'W 1.30', TH S 64 DEG 15'E 2.1' TO W L OF LOT 17, TH S 25 DEG 07'30"W TO S W COR OF SD LOT 17, TH NWLY ALG N L OF MONROE ST TO BEG. ASSESSOR'S PLAT OF PART OF THE VILLAGE OF BANGOR. Comments: This commercial building sits on approximately 0.15 acres of land. About 35 feet of road frontage on M-43. There is a small section of parking lot behind the building that offers additional parking beyond the street parking on M-43. Unfortunately the building's plumbing froze which broke some pipes allowing water to flood the building. The excess moisture allowed severe mold/mildew to grow in most of the building and will require a full rehab. A third party stated that water filled the building until it started to pour out into the street causing people to contact the water department. It was kept locked up tight after the water was shut off. 4 offices and one bathroom. 200 amp break. Large Air conditioner inside the building. Nice long windows in each office. Metal and stone siding looks good. Flat roof looks fine but was unable to get on the roof for a better view. Foundation looks and feels solid. Three door entrances. This is a nice building and should be gutted and renovated. Its a shame the previous residents didn't let the place dry out before locking it up. It could be split into individual offices to rent or would be a good commercial building for a small company. On a busy road with plenty of eyes passing by. Commercial land use code 201. Located in the Bangor Public School District. Mold; Freeze Damage;</p> <p>Summer Tax Due: \$31,808.86</p>	228 W MONROE ST BANGOR;	\$11356.52	

