

Public Land Auction

Allegan, Berrien, Cass, Van Buren

August 6th, 2026

Allegan, Allegan (Dnr), Berrien, Berrien (Dnr), 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).*

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan
- Berrien
- Cass
- Van Buren

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan DNR
- Berrien DNR

Michigan DNR Land Sales Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Allegan

Lot #	Lot Information	Address	Min. Bid
7600	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 01-021-010-00; Legal Description: COM AT A PT 2153.5' E OF SW COR OF N 1/2 OF N 1/2 NE 1/4 OF SEC 21 TH E 62.5' TH N 150 FT TH W 62.5' TH S 150 FT TO POB SEC 21 T2N R13W (93) Comments: Bundle of 2 parcels. Approximately 0.22 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 62.5 feet of road frontage along Rose Dr and extends ~150 feet. Paved driveway leads to a three car garage. Garage is 32' x 24' ~768 sq ft. Open grassy lot with a handful of trees. Ground is level throughout. Great size garage for the house next door. The house has Three bedrooms on the main floor and a bedroom in the basement. The house has been sitting for a long time. There is a car with plates registered in 2024 but the calendar in the house is from 2018. The house is a mix of block and poured foundation. Both look solid. The house is musty and there is mold forming in the basement. Water heater and furnace are still present. 100 breaker in good shape. The house is full of personal property. It looks like they just left everything. AC unit. Mix of stone wood and metal siding is in decent shape. The house needs wash and a vegetation needs to be trimmed back. Shingled roof looks fine. No leaks seen. Finished basement. This property has a ton of potential. Its in a nice little neighborhood and there is plenty of space for kids to play. On a dead end road so traffic is minimal. Would be a good starter home after its cleaned and repairs are done. Please do your due diligence before placing a bid. Additional Disclosures: 21; 32 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 01-021-011-00; Legal Description: COM AT A PT 2216 FT E OF SW COR OF N 1/2 N 1/2 NE 1/4 OF SEC 21 TH E 125 FT TH N 150 FT TH W 125 FT TH S 150 FT TO POB SEC 21 T2N R13W Summer Tax Due: TBA</p>	ROSE DR ALLEGAN; 3012 ROSE DR ALLEGAN	\$14,750.00
7602	<p>Parcel ID: 02-011-002-10; Legal Description: E 281' OF W 1/4 NE 1/4 SEC 11 LYING S OF CREEK EX E 33' THEREOF SEC 11 T1N R16W (09). Comments: Approximately 2.24 acres. Located in the Fennville Public School District. Residential/Agricultural Land Use Code: 401. Approximately 248 feet of road frontage along 109th Ave and extends all the way to Elm Creek Drain. The house was built in 1900. Gas. Forced air. ~1442 sq ft. 1000 gallon septic. 200 foot water well. Unfortunately this house has been neglected and misused. Large portions of the exterior have been lost and random pieces of metal and wood have been put in its place. This place is probably a DIY nightmare. It is full of garbage debris and animal feces. Multiple holes in the walls allowing animals to take up residence. Floors feel soft and are uneven. There is a storage building behind the home that is in very poor shape with the roof collapsing. Travel trailer parked on the property which we do not have title to and is not included in the sale. This house is going to require a major overhaul or the other option is to demo and build new. This one is gonna take some work and someone with some know how and extra elbow grease. Land consists of level ground and some rolling hills. A good portion of the lot is wooded. Open and grassy around the home. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 66; 5; 32; 63; 21 (see key for full text) Summer Tax Due: TBA</p>	6279 109TH AVE PULLMAN	\$10,250.00
7603	<p>Parcel ID: 02-101-053-00; Legal Description: LOT 53 BLK 1 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Broadway St in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>	SOUTH HAVEN	\$750.00

7604	Parcel ID: 02-103-054-00; Legal Description: LOT 54 BLK 3 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Kenwood Blvd in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA	SOUTH HAVEN	\$750.00
7605	Parcel ID: 02-112-023-00; Legal Description: LOT 23 BLOCK 12 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Garfield Blvd and ~100 feet along Lexington St in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA	SOUTH HAVEN	\$750.00
7606	Parcel ID: 02-116-026-00; Legal Description: LOT 26 BLK 16 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Hyde Blvd in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA	SOUTH HAVEN	\$750.00
7607	Parcel ID: 02-548-014-00; Legal Description: LOT 14 BLK 8 MIAMI PARK SEC 13 T1N R17W. Comments: Approximately 0.07 acres. Located in the South Haven Public School District. Commercial Land Use Code: 201. Wooded with thick vegetation. Not easily traversed. No observed structures. Located ~1700 feet from Lake Michigan. In a new neighborhood with fresh builds. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Summer Tax Due: TBA	SOUTH HAVEN	\$2,650.00
7608	Parcel ID: 02-668-032-00; Legal Description: LOTS 32 & 33 BLK 18 SCOTSONIA PARK SEC 25 T1N R17W. Comments: Approximately 0.14 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was not finished. The portion that is finished is gated off. This is a private road. Woody wetlands. There was standing water in certain areas. Looks like someone is building a trail through the property. Multiple stacks with pink flags and cleared portion. There is technically 60 feet of legal road frontage on Drew Lane in the Scotsonia Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 8; 41 (see key for full text) Summer Tax Due: TBA	DREW LANE SOUTH HAVEN	\$1,250.00

7609	<p>Parcel ID: 02-668-037-00; Legal Description: LOTS 37 & 38 BLK 18 SCOTSONIA PARK SEC 25 T1N R17W. Comments: Approximately 0.13 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. No observed structures. Wooded. The road leading to this property has been gated off. Private road. The property is being partially used by an adjacent neighbor to store recreational equipment. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT#7608 is located to the East just past the adjacent property.</p> <p>Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	DREW LANE SOUTH HAVEN	\$1,250.00
7610	<p>Parcel ID: 03-022-028-00; Legal Description: COM 776.6 FT W OF S 1/8 POST ON E LIN SEC 22 AS PL BEG TH W TO NW COR SE 1/4 SE 1/4 TH S 150 FT TH E TO PT DIRECTLY S OF PL BEG TH N 150 FT TO BEG SEC 22 T1N R14W. Comments: Approximately 1.87 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 530 feet of road frontage along 104th Ave and extends ~150 feet. Land consists of Deciduous forest, woody wetlands and open grassy space. Appears to be mostly level but there are some slight hills. The house was built in 1997. ~1216 sq ft. Gas heating, wall furnace, septic and well. Large concrete slab under home looks solid. Electric meter removed. Propane tank still present. There is a shed near the roadside that is in poor condition. Unfortunately the last residents abused the home and used the property as their personal garbage dump. It looks like they tossed everything out of there windows. There is a great deal of debris and garbage surrounding the home. Contamination indicators. This property will require a large clean up operation. The mobile is in very poor shape and should probably be tore down and hauled away. Floors felt soft in many areas. Mold growing in most of the home. Multiple holes in walls. Large tarp on the roof. Leaks found inside home. After cleaning up the lot and removing the mobile this would be a lovely little lot. Lots of young and mature trees. Plenty of space. Neighbors were friendly. This has potential but its going to take some work. Please do your due diligence before placing a bid. Additional Disclosures: 5; 63; 66; 17; 41 (see key for full text) Summer Tax Due: TBA</p>	4036 104TH AVE ALLEGAN	\$3,100.00
7611	<p>Parcel ID: 12-168-009-00; Legal Description: LOTS 9 & 10 INC BLK 8 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: Approximately 0.13 acres. Located in the Fennville Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~58 feet of legal road frontage on Kimball Ave in the Fairmount Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$800.00
7612	<p>Parcel ID: 12-187-017-00; Legal Description: LOTS 17-20 BLOCK 7 FLAMINGO GARDENS SEC 10 T1N R15W (91) Comments: Approximately 0.28 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 120 feet of legal road frontage on Crest Ave and 100 feet on Lindley Drive in the Flamingo Gardens Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$800.00
7613	<p>Parcel ID: 12-214-013-00; Legal Description: LOTS 13 & 14 BLK 14 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 60 feet of legal road frontage on Margate St in the Glenwood Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Behind a home. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00

7614	<p>Parcel ID: 12-315-013-00; Legal Description: LOTS 13 & 14 BLK 15 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 60 feet of legal road frontage on Park Ave in the Lake View Park Addition Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00
7615	<p>Parcel ID: 12-325-005-00; Legal Description: LOT 5 BLK 25 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: Approximately 0.07 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Forest Ave in the Lake View Park Addition Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$700.00
7616	<p>Parcel ID: 12-371-004-00; Legal Description: LOTS 4 & 5 BLK 21 LAKE VIEW PARK SEC 2 T1N R15W. Comments: Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 62 feet of legal road frontage on Norton St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$800.00
7617	<p>Parcel ID: 12-379-005-00; Legal Description: LOTS 5 & 6 BLK 29 LAKE VIEW PARK SEC 2 T1N R15W. Comments: Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 62 feet of legal road frontage on Churchill St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>	ALLEGAN	\$800.00
7618	<p>Parcel ID: 12-383-003-00; Legal Description: LOT 3 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. Comments: Approximately 0.07 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built. You can access this property by driving down 52nd street (4x4 vehicle is recommended) and then walking ~70 down the Carmen St. There is technically ~30 feet of legal road frontage on Carmen St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00

7619	<p>Parcel ID: 12-390-001-00; Legal Description: LOTS 1 & 2 BLK 40 LAKE VIEW PARK SEC 2 T1N R15W. Comments: Approximately 0.15 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. No observed structures. Wooded. Road is not well established and a 4x4 vehicle is recommended when visiting this property. Rolling hills. Easily traversable but there are a substantial amount of thorned vegetation. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. Very secluded. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Power and phone are in the area but are not established on this section of road.</p> <p>Summer Tax Due: TBA</p>		\$700.00
7620	<p>Parcel ID: 12-402-028-00; Legal Description: LOT 28 BLK 2 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: Approximately 0.07 acres. Located in the Bloomington Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Adams St in the Lower Scott Lake Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00
7621	<p>Parcel ID: 12-403-039-00; Legal Description: LOTS 39 & 40 BLK 3 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: Approximately 0.14 acres. Located in the Bloomington Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 100 feet of legal road frontage on Mckinley Highway and 60 feet along Jefferson St in the Lower Scott Lake Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$800.00
7622	<p>Parcel ID: 12-419-008-00; Legal Description: LOT 8 BLK 19 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: Approximately 0.07 acres. Located in the Bloomington Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built. You can access the property by walking about ~60 through the woods. There is technically 30 feet of legal road frontage on Olive Ave in the Lower Scott Lake Subdivision #2. Plat map provided in photos for reference. Land consists of deciduous forest. Easily traversable. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00
7623	<p>Parcel ID: 12-452-008-00; Legal Description: LOTS 8 & 10 BLOCK 2 LOWER SCOTT LAKE SUBDIVISION # 5 SEC 4 T1N R14W (98) Comments: Approximately 0.13 acres. Located in the Bloomington Public School District District. Residential Land Use Code: 401. No observed structures. Partially wooded. This parcel consists of two lots in the Lower Scott Lake Subdivision that are NOT adjacent. There is a small lot separating the two. Please use aerial photo provided for reference. This will likely cause the property to be unbuildable due to size. It appears the adjacent neighbor is using a portion of this land as a dirt driveway. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. This is a great opportunity for an adjacent land owner to increase their property size. Please do your due diligence before placing a bid.</p> <p>Summer Tax Due: TBA</p>	54TH ST	\$750.00

7624	<p>Parcel ID: 12-456-001-00; Legal Description: LOTS 1 & 13-16, 19 & 20 BLK 6 LOWER SCOTT LAKE SUBDIVISION. 5 SEC 4 T1N R15W. (98). Comments: Approximately 0.38 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 200 feet of legal road frontage on Lake Side Drive and ~166 along Foster Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$900.00
7625	<p>Parcel ID: 12-457-001-00; Legal Description: LOTS 1, 2, 5, 6, 13 TO 18 INCL BLOCK 7 LOWER SCOTT LAKE SUBDIVISION. 5 SEC 4 T1N R15W. (98). Comments: Approximately 0.64 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~110 feet of legal road frontage on Foster Ave, ~100 feet along Lakeside Drive and ~166 along Kimball Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$900.00
7626	<p>Parcel ID: 12-458-014-00; Legal Description: LOTS 14-18 INCL BLK 8 LOWER SCOTT LAKE SUBDIVISION # 5 SEC 4 T1N R15W (98) Comments: Approximately 0.31 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 135 feet of legal road frontage on Kimball Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Sits behind a house on Marty Drive. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$800.00
7627	<p>Parcel ID: 12-459-016-00; Legal Description: LOTS 16 & 18 BLK 9 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W (98) Comments: Approximately 0.12 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~54 feet of legal road frontage on Catalpa Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. This parcel is made up of two lots that are not adjacent. This may make the land to small to build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. LOT#7628 is adjacent to the North. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00
7628	<p>Parcel ID: 12-459-019-00; Legal Description: LOTS 19 & 20 BLK 9 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. Comments: Approximately 0.12 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~54 feet of legal road frontage on Catalpa Ave and ~100 feet along Marty Drive in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. LOT#7627 is adjacent to the South. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00

7629	<p>Parcel ID: 12-461-001-00; Legal Description: LOTS 1-2 BLK 11 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W (98) Comments: Approximately 0.13 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 54 feet of legal road frontage on Catalpa Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>		\$750.00
7630	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 17-025-046-00; Legal Description: STARTING AT CTR OF SEC 25 ON CTR LINE OF 103RD AVE TH W 162.88 FT TH N 768.3 FT FOR POB TH N 200 FT TH W 81.67 FT TH S 200 FT TH E TO POB SEC 25 T1N R12W. (66). Comments: Approximately 0.37 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Approximately 200 feet of road frontage along Harmony Lane and extends ~81.50 feet. Land consists of open grassy space with a good amount of mature trees that provide ample shade. Across the street from apartment complex. This mobile was built in 1965. ~1080 Sqft. 100 foot water well. Gas wall furnace. 1000 gallon septic. There has been an addition put of the front of the home at one point. This section has block foundation. Four bedroom one bathroom. The house looks like its been sitting vacant for a couple years but there is evidence that a squatter was here at some point in time. The house is full of debris and is very dirty. It will require a good cleaning and likely repairs to get it back into good living condition. Metal roof mobile looks fine. There is a two car garage next to the home that is in decent shape but the roof needs to be cleared of debris and inspected for needed repairs. Metal exterior on the garage and home will need minor repairs. Electric meter and gas meter have been removed. There is a large storage garage behind the home that is in fair shape. No leaks seen in the metal roof. Tall garage door for larger vehicle to park. Slab foundation looks good. Electric box in this building has been harvested. Full of personal property and debris. There is also a carport/garage next to this storage building. It has a slab foundation as well. It appears to be reinforced to be used has a motor puller or for lifting other heavy machinery. This property has a ton of potential. Could be a great fixer upper or you could removed the mobile and start a fresh build. Plenty of space. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 17; 50; 48; 66; 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 17-025-050-00; Legal Description: COM AT THE CTR POST OF SEC 25 TH W ON 1/4 LIN 244.32 FT TH N 768.3 FT FOR THE POB TH N 300 FT TH W 81.67 FT TH S 300 FT TH E 81.60 FT TO POB EX COM AT CTR PST SEC 25 TH W 244.32' TH N 968.3' TO POB TH N 100' TH W 81.67' TH S 100' TH E TO POB SEC 25 T1N R12W. Comments: Approximately 0.39 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Land consists of open grassy space with a few trees. This ranch was built in 2013. Please do your due diligence before placing a bid. Summer Tax Due: TBA</p>	334 HARMONY LANE PLAINWELL; HARMONY LANE PLAINWELL	\$5,050.00
7632	<p>Parcel ID: 20-035-009-00; Legal Description: N 1/2 NE 1/4 NW 1/4 EX THE E 982.59 FT THEREOF SEC 35 T3N R16W. (74). Comments: Approximately 5.11 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. Approximately 337 feet of road frontage along 126th Ave and extends ~660 feet. Lands consists of deciduous forest, woody wet lands and open grassy space. Some level areas but also rolling hills. The house was built in 1974 and is ~2200 Sqft. Forced air w/ ducts. 1000 gallon septic. 150 foot water well. Stone veneer exterior. Two bedroom one bath. Attached two car garage. Unfortunately the house is in poor shape and will require a good deal of work to get it back into good living condition. There is a good amount of mold in the home reaching all rooms. The basement was blocked off with debris that has mildew. The house is full of debris and personal property. The garage is floor to ceiling with personal property. Good amount of debris an around the exterior of the home. Chain link surrounds a good portion of the home and woods. Wild bamboo growing behind the home. Roof is covered in debris and will likely need to be replaced. Leaks found inside home. Its sad the property was treated poorly because this is a great lot and the house was really nice at one time. Large sun room off the living room with fireplace. Be prepared for a lot of work with this one. Please do your due diligence before placing a bid. Additional Disclosures: 5; 32; 66; 21; 41 (see key for full text) Summer Tax Due: TBA</p>	6336 126TH AVE FENNVILLE	\$24,800.00

7633	<p>Parcel ID: 22-300-177-00; Legal Description: LOT 177 INDIAN SHORES SEC 14 T2NR14W. Comments: Approximately 0.17 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. Approximately 60 feet of road frontage along Teepee Trail and extends ~120 feet. No observed structures. Wooded. Appears to be level throughout. Very close to Allegan Lake. Could be a good spot to store those lake toys. Great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid.</p> <p>Summer Tax Due: TBA</p>	TEEPEE TRL ALLEGAN	\$1,400.00
7634	<p>Parcel ID: 51-280-098-00; Legal Description: LOT 89 EX W 212' RUSSELL'S FRACTION (2000) Comments: Approximately 0.41 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 97 feet of road frontage along Race St and ~182 feet on Cook Street. Ground slopes down as you go from North to South. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. This is an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	201 RACE ST ALLEGAN	\$13,150.00
7635	<p>Parcel ID: 54-550-010-00; Legal Description: LOT 10 JOHN KOLVOORD'S ADDITION. Comments: Approximately 0.20 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Florence St and extends ~132 feet. This cape cod home was built in 1947. Three bedroom one bathroom. ~620 Sqft. Forced air w/ ducts. Electric and gas meter have been removed. Dirt/gravel driveway leads to a detached two car garage. Ground slopes up from the road. Small grassy front and back yard with a handful of trees. Back of the property is adjacent to nice fenced in playground. Located on dead end road so there is minimal traffic. Unfortunately this house is in poor shape and the previous resident was a hoarder. The house is unsanitary and there is a very strong odor. Large amount of debris and garbage inside the home as well as the garage. Siding on the home is missing in certain areas and there is visible wood rot in multiple areas. the windows have rot around them as well. Wood front steps are dangerous. The house is going to require a good amount of work to get it in good living condition. It might be a better idea to demo and rebuild. The garage is in better shape although a small section of the roof needs repairs. Slab foundation looks solid but much of it is covered in debris. Both garage doors functioned. Metal siding looks good. There's potential here but its going to require you to get your hands dirty. Please do your due diligence before placing a bid. Additional Disclosures: 66; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	221 FLORENCE OTSEGO	\$8,450.00

Allegan DNR

Lot #	Lot Information	Address	Min. Bid
10001	<p>Parcel ID: 04-028-001-10; Legal Description: E 110 ft of W 240 ft of N 396 ft E1/2 NE1/4 NE1/4 Comments: The subject property is in Clyde Township and is zoned R1-Rural Residential. The parcel has 110 foot of road frontage on the south side of 116th Avenue west of the 54th Street intersection in Fennville MI. According to Clyde Township building regulations properties are required to be at least 5 acres with a minimum lot width of 330 feet. The subject does not meet these restrictions and would likely require a township approved variance to have a permanent structure built onsite. The subject property is ~1 acre with dimensions of 110 feet (east-west) X 396 feet (north-south). The area is predominantly flat and dry with loamy-sand soils. ~1 acre. Deciduous forest. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA</p>		\$6,750.00
10002	<p>Parcel ID: 12-401-003-00; Legal Description: Lower Scott Lake Subdivision: Block 1 Lots 3 to 8, 34, 35, 37 to 40. Comments: The property has legal road access on 111th Avenue and 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~0.82 acres. Wooded. Easily traversable. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA</p>		\$3,100.00
10003	<p>Parcel ID: 12-401-010-00; Legal Description: Lower Scott Lake Subdivision: Block 1 Lots 10 to 12, 30, 31. Comments: The property has legal road access on 55th Street south of the 111th Avenue intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~0.34 acres. Deciduous forest. Nice easily traversable land. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA</p>		\$1,300.00
10004	<p>Parcel ID: 12-401-014-00 12-401-017-00; Legal Description: Lower Scott Lake Subdivision: Block 1 Lots 14, 17, 18, 25 to 27. Comments: The property has legal road access on 55th Street south of the 111th Avenue intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. Lots 17 and 18 are non-contiguous to the remainder of the property. ~0.41 acres. Neighboring property has chickens. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA</p>		\$1,550.00
10005	<p>Parcel ID: Part of 12-404-001-00 (A); Legal Description: Lower Scott Lake Subdivision: Block 4 Lots 1 to 5, 35, 36, 39, 40. Comments: The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Deciduous forest. Easily traversable. Plenty of young and old trees. Lee Township is not a zoned community. The State of MI does NOT own Lot 34 which is mapped on the Allegan Co. GIS. The State of MI sold this lot to WILBERT ALEXANDER on 3/30/1999 (deed may have not been recorded by private party). ~0.61 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA</p>		\$2,300.00

10006	Parcel ID: Part of 12-404-001-00 (B); Legal Description: Lower Scott Lake Subdivision: Block 4 Lots 7 to 11, 30 to 33. Comments: The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. The State of MI does NOT own Lot 34 which is mapped on the Allegan Co. GIS. The State of MI sold this lot to WILBERT ALEXANDER on 3/30/1999 (deed may have not been recorded by private party). ~0.61 acres Additional Disclosures: 42; 8; 75 (see key for full text) Summer Tax Due: TBA		\$2,300.00
10007	Parcel ID: Part of 12-404-001-00 (C); Legal Description: Lower Scott Lake Subdivision: Block 4 Lots 15 to 19, 22, 23, 25 to 27. Comments: The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. The State of MI does NOT own Lot 24 which is mapped on the Allegan Co. GIS. There was a Tax Reverted Reconveyance to Edward Barton on 11/15/1976 (deed may have not been recorded by private party). ~0.68 acres Additional Disclosures: 8; 75; 42 (see key for full text) Summer Tax Due: TBA		\$2,550.00
10008	Parcel ID: 12-405-001-00 12-409-001-00; Legal Description: Lower Scott Lake Subdivision: Block 5 Lots 1 to 6 8 to 10 12 to 16; Lower Scott Lake Subdivision No. 1 Subdivision: Block 9 Lots 1 to 5, 10 to 13, 15, 17 to 20. Comments: ~5.14 acre lot. Land consists of deciduous forest and woody wetlands. There was standing water in some places. Looks to be mostly level with some rolling hills. Very pretty area. Small amount of dumping found. (a few old tires) This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$19,300.00
10009	Parcel ID: Part of 12-410-004-00 (A); Legal Description: Lower Scott Lake Subdivision No. 1 Subdivision: Block 10 Lots 4, 36 to 40. Comments: The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Land consists of deciduous forest. Easily traversable. Plenty of space with young and mature trees. Lee Township is not a zoned community. ~0.41 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$1,550.00
10010	Parcel ID: 12-410-029-00 Part of 12-410-004-00 (B); Legal Description: Lower Scott Lake Subdivision No. 1 Subdivision: Block 10 Lots 8, 10 to 13, 15, 17 to 34. Comments: The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~1.65 acres Additional Disclosures: 8; 75; 42 (see key for full text) Summer Tax Due: TBA		\$6,200.00
10011	Parcel ID: 12-413-001-00; Legal Description: Lower Scott Lake Subdivision No. 1 Subdivision: Block 13 Lots 1 to 3, 6 to 20. Comments: The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Deciduous forest. Plenty of space with young and mature trees. Easily traversable. Lee Township is not a zoned community. Lots 1 to 3 are non-contiguous to the remainder of the property. Lots 1 to 3 are the only lots with road access to 111th Ave. ~1.23 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 42; 75 (see key for full text) Summer Tax Due: TBA		\$4,650.00

Berrien DNR

Lot #	Lot Information	Address	Min. Bid
10021	<p>Parcel ID: 11-43-0009-0064-10-3; Legal Description: Commencing 279.5 feet S of NE corner, thence S 120 feet, thence S89D58°™ W to water's edge of Lake Michigan, thence NELY on Lake to a point S89D58°™ W of beginning, thence N89D58°™ E to POB, EXCEPT the E 633 feet thereof Comments: The subject property is a vacant ~0.5-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access and is only accessible to the adjacent landowners or via Lake Michigan. The property has about 120-foot frontage on Lake Michigan and is located west of Lake Vista Drive west of the Lakeshore Drive intersection within Shoreham MI. The property is comprised of well drained sandy soil with 0 to 3% slopes with a large bluff going down to Lake Michigan. It appears that some of the adjacent landowners have been maintaining portions of the property as part of their yard and have also constructed stairs going down the bluff to Lake Michigan. These uses have not been permitted by the State of Michigan. The parcel is zoned within the R-1 Estate Residential District which requires a minimum size of 21000 sq. feet (0.48-acre) and a width of 100 foot to meet local zoning to build requirements. The subject property likely meets local zoning to build as a standalone parcel based on the local zoning ordinance. On the contrary most of the property is located along the beach ridge which prohibits building. In addition the side yard setback is 25 feet which would limit a structure to only ~70-foot of buildable space and legal access to a road would likely be a requirement before a building permit would be approved. Additional Disclosures: 75; 7; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$34,000.00

Cass

Lot #	Lot Information	Address	Min. Bid
1500	<p>Parcel ID: 14-020-028-046-00; Legal Description: 441 SEC 28 T7S R16W COM S 68 1/5 DEG E 145.05 FT FRM PT IN CEN LAKE SHORE DR N 46 1/4 DEG E 1111.9 FT FRM INTERESECCEN SD HWY WITH W LINE SEC, TH S 68 1/5 DEG E 39.2 FT, S 84 FT, W 40 FT, N 2 3/4 DEG E 100.3 FT TO POB. Comments: Approximately 0.08 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Shared drive from Lake shore Dr. Small one bedroom one bathroom home. ~504 sq ft. Across the street from Barron Lake. Unfortunately this house has been roughly used and is not in the best shape. The bathroom is destroyed. Incomplete construction throughout. There is a good deal of debris surrounding the home. Gas meter has been removed. Electric meter still hooked up but not active. Looks like it was heated with a wood burner but it has been removed. Electrical box is in disrepair. Vinyl siding is covering older siding and foundation. Some of the vinyl siding is missing especially on the East wall. Some wood rot around the windows. Small shed in back yard. Shingled roof has a good amount of moss and debris build up. This house is going to need a good amount of work before its back in good living condition but its small so it shouldn't be that difficult. It has potential and its close to the lake. Please do your due diligence before placing a bid. Additional Disclosures: 66; 21; 48; 50 (see key for full text) Summer Tax Due: \$45.42</p>	2638 LAKE SHORE DR NILES	\$1,140.14
1502	<p>Parcel ID: 14-060-018-330-55; Legal Description: COM W 188 FT FRM S 1/4 COR, TH W 36.81 FT, N 0 DEG 59'33"E 191 FT, E 36.81 FT, S 0 DEG 59'33"W 191 FT TO BEG. SEC 18 .16 A. Comments: Approximately 0.16 acres. Located in the Edwardsburg Public School District. Residential Land Use Code: 402. Approximately 36 feet of road frontage along Redfield St and ~191 feet along Sterling Dr. No observed structures. The land consists of open grassy space with a small row of trees near Redfield St. The ground slopes down from the road and then slopes back up. Possible drainage flood zone. Property was mowed and appears neighbors are maintaining it. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$9.86</p>	70652 STERLING DR EDWARDSBURG	\$508.66
1503	<p>Parcel ID: 14-110-130-003-00; Legal Description: 663 LOT 3 STANSELS ADD TO VIL POKAGON EX BEG NW COR SD LOT TH S 8 RDS 11 FT E TO BDY LN MCR ELY ALG SD BDY TO S BDY NY AV W ON SD LINE TO BEG STANSEL ADD VIL POKAGON. Comments: Approximately 0.01 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. Triangle shaped. Next to railroad tracks. Most likely to small to build. This is a very small parcel that doesn't have much use. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 9; 23 (see key for full text) Summer Tax Due: \$2.74</p>	COMMERIAL ST DOWAGIAC	\$423.57
1504	<p>Parcel ID: 14-130-370-020-00; Legal Description: 430-674 410-1092 3821038 1831 5S-16W LOT 20 INDIAN LAKE ESTATES. Comments: Approximately 0.18 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. The land consists of open grassy space with a few trees. The mobile is quite old and has been sitting for some time. Bathroom is destroyed. Some areas of the floor feel soft. ~ 728 sq ft. Two Bathroom. There is a small shed behind the home. Chain link fenced in yard does close in the property. Mobile is sitting on block built up on dirt. No slab. This mobile should probably be removed and something else put in its place. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$143.78</p>	54614 ESTATES LN EAU CLAIRE	\$3,459.48

1505	<p>Parcel ID: 14-150-007-005-01; Legal Description: 1120-1299, 1112-2224, 1112-2212, 1071-1192, 998-0076, 107A-1, T5S R15W, FRM W QTR COR OF FRL SEC 7, N00°52'08"E, ALG W SEC LINE, 294.63 FT (RECORDED AS N0°56'30"W 295 FT) TO POB; TH N00°52'08"E, ALG SD LINE, 123.00 FT; TH S88°21'16"E 266.00 FT; TH S00°52'08"W, PARA WITH W SEC LINE, 123.00 FT; TH N88°21'16"W (RECORDED AS S89°52'39"W) 266.00 FT TO POB. 0.75 A. M/L. SEC 7. SUBJ TO EASEMENT. ("TRACT 1" ON SURVEY #21215) PROPERTY SPLIT: 01.06.2022 PARENT: 14-150-007-005-00. Comments: Approximately 0.75 acres. Located in the Dowagiac Union School District. Commercial Land Use Code: 201. Approximately 123 feet of road frontage along M-51 and extends ~266 feet deep. No observed structures. The land consists of open grassy space with trees on the East section. Very thick vegetation on wooded side. Next to large commercial building. Terrain appears to be level throughout. There is an easement on this property. There is a property marker on the South West corner. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$81.22</p>	51433 M 51 DOWAGIAC	\$1,824.89
1506	<p>Parcel ID: 14-150-210-004-00; Legal Description: LC 477-1168 885B LOTS 4 BLK 10 TWIN SHORES. Comments: Approximately 0.05 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land consists of mixed trees and light vegetation. Backs up to a large metal fence on the adjacent property. Large pile of tree logs very close if not on the property. Terrain is level throughout. Lot#1507 is adjacent to this property to the East. There is also Lot#1508, 1509 and 1510. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Summer Tax Due: \$16.04</p>	MORTON ST DOWAGIAC	\$620.64
1507	<p>Parcel ID: 14-150-210-005-00; Legal Description: 886 LOT 5 BLK 10 TWIN SHORES. Comments: Approximately 0.06 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. This looks like it was once a driveway entrance for the adjacent property to the East. Terrain level throughout. Some debris from the former adjacent residents needs to be cleaned up. There is also a large pile of tree logs near or on the property. A large dumpster is present and it appears a cleaning operation has already begun in the surrounding area. Lot#1506 is adjacent to this property to the West and Lot#1508 is adjacent to the East.. There is also Lot#1509 and 1510 to the South. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Summer Tax Due: \$16.04</p>	MORTON ST DOWAGIAC	\$620.64
1508	<p>Parcel ID: 14-150-210-006-00; Legal Description: 418-1177 887 LOT 6, 7, 8 & 9 BLK 10 TWIN SHORES. Comments: Approximately 0.17 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land consists of mixed trees, vegetation, and a open grassy/dirt section. Terrain level throughout. There is an electric meter that has been removed and the main line cut. There is a good amount of debris that needs to be cleaned up. A large dumpster is present and it appears a cleaning operation has already began. Terrain appears level. Lot#1507 is adjacent to this property to the West and Lot#1509 is adjacent to the South. There is also Lot#1506 and 1510 nearby. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Summer Tax Due: \$46.95</p>	MORTON ST DOWAGIAC	\$1,333.25

1509	Parcel ID: 14-150-210-010-00; Legal Description: 888 LOTS 10 & 11 BLK 10 TWIN SHORES. Comments: Approximately 0.12 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. Terrain level throughout. There is a good amount of debris that needs to be cleaned out. A large dumpster is present and it appears a cleaning operation has already began. Lot#1508 is adjacent to this property to the North and Lot#1510 is adjacent to the South. There is also Lot#1506 and 1507 to the North. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$30.88	ELLIS PL DOWAGIAC	\$843.38
1510	Parcel ID: 14-150-210-012-00; Legal Description: 888A LOT 12 BLK 10 TWIN SHORES. Comments: Approximately 0.06 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land is level throughout. There are a few trees but many have fallen over. There is a good amount of debris that needs to be cleaned out. There is a large dumpster and it appears a cleaning operation has already started. Lot#1509 is adjacent to this property to the North. Lot#1508, 1507, and 1506 are also located to the North. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Summer Tax Due: \$16.04	ELLIS PL DOWAGIAC	\$620.64
1511	Parcel ID: 14-150-222-017-00; Legal Description: 1031A LOTS 17, 18 & 19 BLK 22 TWIN SHORES. Comments: Approximately 0.18 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. The land consists of open grassy space around the home and a couple trees. The house was built in 1940. ~480 sq ft. The house appears to have been gutted at some point. It is down to studs and bare slab foundation. The windows have been boarded. Yard is clean with the exception of a fire pit that appears to have been burning garbage. Block fence in the backyard has some tree damage. Someone had been "camping" inside the home but it looks like they were being considerate of the property. This would be a good fixer upper for someone looking to tackle a smaller home. Please do your due diligence before placing a bid. Additional Disclosures: 50; 46 (see key for full text) Summer Tax Due: \$130.94	TWIN SHORES DR DOWAGIAC	\$2,380.78
1512	Parcel ID: 14-150-240-011-00; Legal Description: 1252 LOTS 11, 12 & 13 BLK 40 TWIN SHORES. Comments: Approximately 0.17 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.69	STONE ISLAND AVE DOWAGIAC	\$366.49
1513	Parcel ID: 14-160-100-028-00; Legal Description: DW 44 LOT 55, ALSO COM NELY COR LOT 56, NWLY ON NELY LINE TO NWLY COR THEREOF, SWLY ON NWLY LINE 2 RDS SELY PARALLEL WITH NELY LINE TO SELY LINE, NELY ALONG SELY LINE 2 RDS TO PL OF BEG. ORIGINAL PLAT CITY OF DOWAGIAC. Comments: Approximately 0.23 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Unfortunately this older home has been misused and abused. It appears it was in the process of a remodel but was abandoned. The only "new" work appears to be the dry wall which was never finished and only in certain rooms. Mix of metal and shingle roof needs repairs ASAP. Mix of stone and block foundation has some cracks but nothing major stood out. The interior of the home has the smell of soot and there is evidence of a small fire. There doesn't appear to be any major fire damage other than some soot and the smell. There is personal property, debris, and garbage throughout the home. The attached one car garage is full of debris. It appears the former residents were growing "plants" in this home at one time and left grow media and debris behind. Although this house is in rough shape I think there's potential here. Someone with the means should fix this place up and bring it back to its former glory. The land consists of open grass around the home with a few trees. Large corner lot looks nice from the road. There is an alley that runs along the East side of the property which allows access to the attached garage. Small fenced in section behind the home. This would be a large undertaking but it deserves to be fixed up and would be amazing home all fixed up. Please do your due diligence before placing a bid. Additional Disclosures: 5; 48; 66; 50; 11; 46; 63; 47 (see key for full text) Summer Tax Due: \$1,962.04	303 W HIGH ST DOWAGIAC	\$16,464.09

1514	<p>Parcel ID: 14-160-200-249-00; Legal Description: DW 746-7 LOT 6 EX 10 FT OFF N SIDE PATRICK HAMILTONS ADDITION CITY OF DOWAGIAC. Comments: Approximately 0.17 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple large dogs on the property during last visit. Please use extra caution. Unfortunately it appears this property is not being maintained and will need repairs and a major cleanup. Strong smell on front porch. Sanitation issues. Stone foundation has cracks and will need repairs. Siding on home needs repairs as well. There are two gas lines and two electric meter hook ups but there is only one hooked up for both. Paved driveway leads to a fenced in back yard with an old vehicle. This property is going to require a good amount please be prepared. Please do your due diligence before placing a bid. Additional Disclosures: 45; 66; 6; 33; 21 (see key for full text) Summer Tax Due: \$1,050.60</p>	303 N FRONT ST DOWAGIAC	\$18,407.23
1515	<p>Parcel ID: 14-160-300-819-00; Legal Description: DW 2145A N 1/2 W 1/2 LOT 2 JOEL H. SMITH'S ADD CITY OF DOWAGIAC. Comments: Approximately 0.25 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. The land consists of open grassy space with some very large mature trees. One has a large limb that has partially fallen in the backyard. Paved driveway leads to the backyard, where there is a large slab foundation. Maybe for a garage that's no longer there. This house was in the process of being remodeled but never crossed the finish line. Unfortunately the roof and soffit areas have failed allowing moisture and animals to enter the home. Animal damage throughout. Ceiling has collapsed in multiple areas. Mold is forming. Floors feel soft in some areas. Two bedroom one bathroom. Could not locate electric box. Water heater still present. The house was built in 1948 and is ~824 sq ft. This would be a good purchase for handyman that has all the needed tools to fix this home up. There's potential but its going to take some elbow grease Please be prepared. Please do your due diligence before placing a bid. Additional Disclosures: 50; 5; 63; 21; 32 (see key for full text) Summer Tax Due: \$394.00</p>	206 HAINES ST DOWAGIAC	\$14,045.30

Additional Disclosures Key

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

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

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

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

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

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

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330j](#). You may wish to consult a licensed attorney or title company to assist in this research.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale.** It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

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

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

32: This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a [Wetland Map Viewer](#) which

provides easy access to wetland data. It is your responsibility to determine if this parcel is suitable for your desired use.

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

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please ***exercise caution*** if you choose to assess this property in person.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

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

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

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