

Public Land Auction

Mason, Muskegon, Oceana

August 16th, 2021

Mason, Mason (Dnr), Muskegon, and Oceana 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.

- Mason
- Muskegon
- Oceana

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:

- Mason 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 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 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.

Mason

Lot #	Lot Information	Address	Min. Bid
4000	Parcel ID: 004-700-225-01; Legal Description: WHISKEY CREEK CAMPSITE CONDOMINIUM UNIT 225 SEC 25 T17NR16W Comments: This sale includes a condo campsite at the Whiskey Creek development in eastern Mason County SW of Scottville near the Lake County line. There is a camper here that we do NOT have title to, therefore we cannot sell (or even give) it to you. There is power here. Campspot is nicely wooded and private to some degree with a firepit and cleared spot in the center. Be sure to check with the Whiskey Creek folks online to gather all of the information about membership, rules and fees. http://www.whiskeycreekcondo.com is the website for the condo association itself. Additional Disclosures: 21; 16; 15 (see key for full text) Summer Tax Due: \$34.08	4730 E Silver Beeches	\$1,156.68
4001	Parcel ID: 007-027-009-15; Legal Description: BEG 18 RODS W OF NE COR OF SEC TH W 33 FT, S 26 RODS, E 33 FT TH N 26 RODS TO POB SEC 27 T19N R18W .32 A M/L Comments: 33' wide parcel, runs 330 feet deep. West of 6433 W Dewey Road. Probably only of use to adjacent landowners. Level, dry wooded lands. Additional Disclosures: 9; 52 (see key for full text) Summer Tax Due: \$16.03	W. Dewey Road	\$681.53
4002	Parcel ID: 007-480-152-00; Legal Description: 3RD ADDITION TO PINEY RIDGE RESORT LOT 2 BLOCK 121 Comments: This parcel is located in the dune zone along the Lake Michigan shoreline near Ludington. Many lands in this area are federally protected and may not permit construction. There is no improved road to this parcel. It may suit a purpose for rustic camping. We suggest investigating all of the limitations to this parcel prior to bidding. Summer Tax Due: \$10.14	(Off) Piney Ridge Road	\$641.34
4003	Parcel ID: 007-480-324-00; Legal Description: 3RD. ADDITION TO PINEY RIDGE RESORT LOT 24 BLOCK 149. Comments: This parcel is located in the dune zone along the Lake Michigan shoreline near Ludington. Many lands in this area are federally protected and may not permit construction. There is no improved road to this parcel. It may suit a purpose for rustic camping. We suggest investigating all of the limitations to this parcel prior to bidding. Summer Tax Due: \$5.89	(Off) Piney Ridge Road	\$637.61
4004	Parcel ID: 011-136-025-05; Legal Description: COMM AT SE COR OF SEC TH N ALG SEC LINE 75.36 FT TO POB TH N ALG E SEC LINE 434.80 FT TH N 88 DEG 15'08"W 389.07 FT TH S 2 DEG 44'15"W 291.12 FT TH S 78 DEG 37'03"E 408 FT TO POB EXC N 208.71 FT OFE 208.71 FT THEREOF SEC 36 T18N R17W 1.95 A M/L Comments: Buyer will be required to furnish a refundable \$500 deposit to the Mason county treasurer within 5 business days of the auction to ensure proper cleanup is performed. Garbage and debris must be cleaned up within 60 days of transfer and approved by the Mason County Building and Zoning Dept. Mid century mobile home sits on a partial block basement. Parcel is a little under 2 acres in size and is irregular in shape. The driveway to this property runs across a different parcel (not included) with a collapsing house on it. We can't be sure of the legality of that access, but there *is* property that touches the road to the south about 50 feet if you needed to build a new driveway. You could probably also buy the parcel in front ... The mobile needs some work, but it's structurally sound. Clean it out, and resurface and you're back in business. Living room has a roof leak, but the rest looks decent. Parcel is irregular in shape ... see images for a more finite view. Summer Tax Due: \$247.81	2771 S SCOTTVILLE RD SCOTTVILLE	\$3,398.73
4005	Parcel ID: 012-471-027-00; Legal Description: OAK OPENINGS LOTS 27 TO 30 INC. BLOCK 18. Comments: North off Stolberg Road on a shared private road with no name. Level, dry wooded parcel is 4 platted lots in Oak Openings. The platted road here is unimproved. Summer Tax Due: \$8.92	(North off) Stolberg Road	\$1,071.28

4006	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 012-482-001-00; Legal Description: OAK OPENINGS LOTS 1 TO 4 INC BLOCK 30 Comments: Bundle of two adjacent parcels in need of immediate clean up. Buyer will be required to post a \$20,000.00 performance bond in order to purchase this property. 7067 Stolberg must have the structure removed and all garbage and debris removed within 6 months of transfer. 2383 N 32nd St must have the foundation/pad removed along with all garbage and debris within 6 months of transfer. Mason County Building and Zoning must give final approval after clean up is complete. All 4 corners of this concrete block building are shifting, and there is a horizontal crack and deflection in the rear wall. Give it about 3 years (or one really good snow load) and this may be inverted. Likely beyond economic sense to repair at this point. Corner lot in Oak Openings near Tallman Lake. Sale 4007 is just to the rear if you'd like even more to clean up. Power here has been dropped by the utility provider. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$20,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 36 (see key for full text)</p> <p>(2 of 2) Parcel ID: 012-482-005-00; Legal Description: OAK OPENINGS LOTS 5, 6, 7, 26, 27 & 28, BLOCK 30. Comments: Parcel in the Oak Openings plat near Tallman Lake. There is what left of a house that collapsed or perhaps burned. There is nothing salvagable here except possibly a well or septic. Value in the land. Sale 4006 is adjacent if you want more room. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$256.09</p>	<p>7067 E STOLBERG RD FOUNTAIN;</p> <p>2383 N 32ND ST FOUNTAIN</p>	\$5,153.22
4008	<p>Parcel ID: 015-018-008-60; Legal Description: N 295.16 FT OF W 295.16 FT OF E 1/2 OF NW 1/4. SEC 18 T19N R17W 2 A M/L Comments: Well, we don't get these often. Abandoned oil and gas production facility (known as a "tank battery") on a square, fully fenced 2 acre parcel near Hamlin Lake in northern Mason County. The good news (if there is any) is that the geotextile liners appear to be retaining liquids, so there should be less contamination than there could be. The bad news is that the site will likely require expensive, insured, professional cleanup to return to any sort of use. There is a strong odor here (methanol?). See the photos for more detail. DO YOUR DUE DILIGENCE BEFORE BIDDING ON THIS. What might look like a pile of scrap metal might be a big headache. Most anything of value here (pumps, generators) have been removed. We strongly suggest a baseline environmental assessment be done at purchase. There is no well *on* this parcel. The well that fed the facility has been capped. It requires full decommissioning and is supervised by the Michigan EGLE. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$61.35</p>	<p>4603 W FOUNTAIN RD LUDINGTON</p>	\$1,604.73

4009	<p>Parcel ID: 015-024-007-72; Legal Description: N 308 FT OF E 318 FT OF SW 1/4 OF NE 1/4 OF NW 1/4 SEC 24 T19N R17W 2.24 A M/L Comments: Please note: A \$20,000.00 performance bond is required in order to purchase this property. The structure and shed must be demolished and all garbage and debris must be removed within 6 months of transfer. Mason County Building and Zoning must give final approval after cleanup is complete. Square parcel on a gravel road. There is a collapsing mobile biltmore here and a yard full of debris that includes trailers, boats and everything else that you can imagine. The structure is shot. There has been partial collapse, that was "fixed" by building post-and-beam support inside. Apparently the plumbing underneath froze, because plastic PVC water lines now run across the ceiling. The value here is in the land. Everything else here belongs in the landfill. There is a well here somewhere mixed in with the rubble. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$20,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$136.89</p>	4275 N FOREST LANE SCOTTVILLE	\$1,913.45
4011	<p>Parcel ID: 052-106-002-00; Legal Description: CITY ASSESSOR'S REPLAT LOT 2 BLOCK 6 Comments: Cute little vinyl sided bungalow in Scottville. 2 BR 1 BA. Wood floors, newer roof and furnace. This one has a lot of potential in the right hands. Suffering from "that animal smell" and basement dampness issues at present. Needs dejunking and a real thorough cleaning. Ancient 60A fused electrical service. One car detached garage. Second bedroom is tiny (they're both small). Spartan kitchen and bath. Walkout basement with interior stairwell as well. Don't miss this one if you're looking in this area! Summer Tax Due: \$669.62</p>	306 S MAIN ST SCOTTVILLE	\$7,405.62
4012	<p>Parcel ID: 052-106-006-00; Legal Description: CITY ASSESSOR'S REPLAT LOT 6 BLOCK 6 Comments: At the SE corner of the intersection of W Crowley and Second Streets in Scottville. Level, open, and ready for your new home! Would also made an excellent neighbor purchase for yard expansion! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$75.68</p>	203 S CROWLEY ST SCOTTVILLE	\$20,747.25
4013	<p>Parcel ID: 052-217-005-00; Legal Description: CITY ASSESSOR'S REPLAT LOTS 5 & 10 BLOCK 17. Comments: Parcel is roughly 300' feet wide x about 3 or 4 feet wide. It has no road frontage. Sits to the rear of 116 and 118 E 2nd Street in Scottville at the edge of a ravine. About 973 square feet of pure Michigan! Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$10.56</p>	(Behind) 116-118 E 2nd St	\$694.53

Mason DNR

Lot #	Lot Information	Address	Min. Bid
10081	Parcel ID: 53-007-720-214-00; Legal Description: WEIMER SUBDIVISION BLOCK 12 LOTS 14 18 Comments: Parcel is roughly 60 feet wide x 220 feet deep. It has steep uphill frontage on N Lakeshore Drive, but the primary footprint of the lot sits atop the hill on Pere Marquette Road. Very nice "through the trees" views of Hamlin Lake to the west/sunsets. Zoned R-2. You will want to check with local zoning officials as to whether the parcel is large enough for new construction. Would make a wonderful addition for a neighboring property. This is state owned DNR excess property. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Pere Marquette Road	\$4,050.00
10082	Parcel ID: 53-002-750-048-00; Legal Description: WINCHESTER VILLAGE SUBDIVISION LOT 48 Comments: Nice wooded residential parcel with creek frontage to the rear on Weldon Creek. Located north of Walhalla on a quiet dead end road. parcel is roughly 1/2 acre in size. Zoned RE - Rural estate. This is a state owned, DNR surplus lands parcel. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Northwood Drive	\$2,600.00
99910082	Parcel ID: 53-002-750-048-00; Legal Description: WINCHESTER VILLAGE SUBDIVISION LOT 48 Comments: Nice wooded residential parcel with creek frontage to the rear on Weldon Creek. Located north of Walhalla on a quiet dead end road. parcel is roughly 1/2 acre in size. Zoned RE - Rural estate. This is a state owned, DNR surplus lands parcel. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Northwood Drive	\$2,600.00

Muskegon

Lot #	Lot Information	Address	Min. Bid
4500	Parcel ID: 02-009-200-0013-50; Legal Description: MONTAGUE TOWNSHIP SEC 9 T12N R17W ALL THAT PT OF THE FOLLOWING DESC TRACT "A" LYING NELY OF A LN DESC AS COM AT E 1/E COR OF SD SEC TH N 87D 54M 27S W ALG THE E/W 1/4 LN 1408.05 FT TH N 45D 07M 03S W 561.02 FT TH S 67D 18M 30S W 343.34 FT TO POB TH N 20D 36M 09S W 531.05 FT TO POE TRACT "A": THE N 200 FT OF S 400 FT OF SW 1/4 OF NE 1/4 Comments: Triangle shaped landlocked vacant lot between a house and the highway Summer Tax Due: \$3.86	US 31 MONTAGUE	\$443.24
4501	Parcel ID: 02-691-000-0039-00; Legal Description: MONTAGUE TOWNSHIP PARKWOOD MOBILE VILLAGE #1 LOT 39 Comments: Mobile home in bad shape. Water damage evident. Detached shed. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$260.38	10640 PARKWOOD DR MONTAGUE	\$3,559.77
4502	Parcel ID: 04-355-064-0001-00; Legal Description: BLUE LAKE TOWNSHIP FRUITVALEY ADDITION TO FRUITVALE LOT 1 BLK 64 SEC 17 T12N R16W Comments: Roughly 50 x 100 lot in the country Summer Tax Due: \$2.35	RUSSELL RD WHITEHALL	\$420.41
4503	Parcel ID: 04-530-001-0081-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADDITION TO FRUITVALE LOT 81 BLK 1 SEC 3 T12N R16W Comments: Approximately 25 by 100 lot in the country Summer Tax Due: \$1.17	HOLTON	\$401.71
4504	Parcel ID: 04-530-010-0026-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADDITION TO FRUITVALE LOTS 26-29 INC BLK 10 SEC 3 T12N R16W Comments: Vacant landlocked lot approx 125x100 Summer Tax Due: \$6.77	HOLTON	\$488.87
4505	Parcel ID: 05-016-100-0006-00; Legal Description: HOLTON TOWNSHIP SEC 16 T12N R15W W 5 AC OF E 1/2 OF NE 1/4 OF NW 1/4. Comments: Four plus acres of vacant land in the country Summer Tax Due: \$118.20	BRUNSWICK RD HOLTON	\$1,850.18
4506	Parcel ID: 06-102-100-0001-10; Legal Description: FRUITLAND TOWNSHIP SEC 2 T11N R17W S 5 FT OF W 442 FT OF N 990 FT OF NW 1/4 Comments: Back there, about 1000 feet, five foot wide strip Summer Tax Due: \$2.41	DURHAM RD WHITEHALL	\$769.49
4507	Parcel ID: 06-112-100-0008-00; Legal Description: FRUITLAND TOWNSHIP SEC 12 T11N R17W THAT PART OF NE 1/4 OF NW 1/4 LYING NELY OF BELL RD SWLY OF PM RR & S OF LAKEWOOD RD EXC COM AT A PT 214.5 FT E OF NW COR OF NE 1/4 OF NW 1/4 AS A POB TH E 600 FT TH SWLY 231 FT TH NWLY 600 FT TO POB Comments: 4 acres of wooded property, teardrop shape Summer Tax Due: \$36.01	BELL RD WHITEHALL	\$917.03
4508	Parcel ID: 07-009-300-0001-00; Legal Description: DALTON TOWNSHIP SEC 9 T11N R16W N 20 RDS OF NW 1/4 OF SW 1/4 Comments: Occupied or frequented, Small house in fair condition, over 9 acres of land Summer Tax Due: \$425.09	5770 RUSSELL RD TWIN LAKE	\$4,105.37
4509	Parcel ID: 07-012-400-0009-00; Legal Description: DALTON TOWNSHIP SEC 12 T11N R16W E 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 EXC N 198 FT TH'OF Comments: Over three acres of wooded vacant land Summer Tax Due: \$80.96	DALSON RD TWIN LAKE	\$906.71
4510	Parcel ID: 07-702-004-0014-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 14 AND LOTS 29-34 INC BLK 4 SEC 4 T11N R16W Comments: Small landlocked lot on a paper road Summer Tax Due: \$16.87	MICHIGAN TWIN LAKE	\$632.36
4511	Parcel ID: 07-702-011-0003-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 3-5 INC BLK 11 SEC 4 T11N R16W Comments: Landlocked micro lot on a paper road Summer Tax Due: \$4.70	VACANT TWIN LAKE	\$453.35
4512	Parcel ID: 07-702-011-0008-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 8-12 INC BLK 11 SEC 4 T11N R16W Comments: Landlocked small vacant lot on a paper road Summer Tax Due: \$7.05	VACANT TWIN LAKE	\$489.31

4513	Parcel ID: 07-712-006-0012-00; Legal Description: DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOTS 12 & 13 BLK 6 SEC 3 T11N R16W Comments: Landlocked micro lot on a paper road Summer Tax Due: \$1.75	VACANT TWIN LAKE	\$405.95
4514	Parcel ID: 08-170-000-0334-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 15 T11N R15W CLEAR LAKE PROPERTIES LOT 334 Comments: Vacant lot with no current street access, approximately 25x100 Summer Tax Due: \$2.35	9TH ST TWIN LAKE	\$417.94
4515	Parcel ID: 08-775-000-0001-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 1 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$147.20	4208 LOCKSLEY LN TWIN LAKE	\$2,652.52
4516	Parcel ID: 08-775-000-0002-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 2 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$147.20	4210 LOCKSLEY LN TWIN LAKE	\$2,652.52
4517	Parcel ID: 08-775-000-0003-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 3 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$147.20	4212 LOCKSLEY LN TWIN LAKE	\$2,652.52
4518	Parcel ID: 08-775-000-0004-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 4 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$147.20	4214 LOCKSLEY LN TWIN LAKE	\$2,652.52
4519	Parcel ID: 09-009-300-0025-10; Legal Description: LAKETON TOWNSHIP SEC 9 T10N R17W TH E 212.5 FT OF THE NE 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4 EXC THE S 297 FT TH'OF Comments: 30 foot by 120 foot strip (i.e., not buildable) in the country Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$15.30	N PETERSON RD MUSKEGON	\$625.14
4520	Parcel ID: 09-390-000-0045-00; Legal Description: LAKETON TOWNSHIP HAVENGAS SUB LOT 45 SEC 1 T10N R17W Comments: Small house, occupied or frequented, bring yard tools Summer Tax Due: \$362.76	1565 HANSEN ST MUSKEGON	\$7,563.81
4522	Parcel ID: 09-642-000-0062-00; Legal Description: LAKETON TOWNSHIP NORTHLAND PARK SUB #2 LOT 62 SEC 11 T10N R17W Comments: Check with local unit building authority as to buildable Summer Tax Due: \$91.59	CADILLAC DR MUSKEGON	\$1,242.19
4523	Parcel ID: 10-025-400-0019-20; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 25 T10N R16W PART OF THE SE 1/4 OF THE SE 1/4 OF SEC 25 DESC AS: COMM AT THE SE COR OF SD SEC; TH N 01D 18M 32S E 629.35 FT ALG THE E LN OF SD SEC TO THE POB; TH CONT N 01D 18M 32S E 121.22 FT; TH N 89D 59M 41S W 360 FT; S 01D 18M 32S W 121.22 FT; TH S 89D 59M 41S E 360 FT TO POB CONT 1.002 ACS SUBJ TO HWY ROW FOR BROOKS RD OVER THE ELY 33 FT THEREOF. ALSO SUBJ TO ANY ESMTS, RESTRICTIONS, AND ROW OF RECORD Comments: OCCUPIED double wide on nearly an acre of land Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: \$313.92	1681 S BROOKS RD MUSKEGON	\$6,328.45
4524	Parcel ID: 10-026-200-0022-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W COM 33 FT S & 893 FT W OF NE COR OF THE NE 1/4, NE 1/4 OF SEC 26, TH S 264 FT, TH W 100 FT, TH N 264 FT, TH E 100 FT TO BEG .62A EXC THE N 7 FT TO BE USED FOR HWY PURPOSES SUBJ TO A PERMANENT UTILITY ESMT OVER THE S 25 FT OF THE N 32 FT OF THIS PROPERTY Comments: Commercial vacant lot on a main road Summer Tax Due: \$147.20	3059 E APPLE AVE MUSKEGON	\$5,052.31
4525	Parcel ID: 10-180-000-0004-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 34 T10N R16W BARTLEYS SUB D LOT 4 Comments: Vacant lot in a residential neighborhood, about 82x123. The car does not come with it, the tires very well may. Summer Tax Due: \$21.88	1953 WOODWARD ST MUSKEGON	\$767.52
4526	Parcel ID: 10-370-000-0003-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 4 T10N R15W A N HANSEN'S SUB'D THE W 235.6 FT LOT 3 Comments: Vacant 100x235 lot in a neighborhood. Check with local unit building authority as to buildable. Summer Tax Due: \$60.83	N GETTY ST MUSKEGON	\$1,209.01

4529	Parcel ID: 10-404-000-0337-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W HOME GARDENS NO 4 LOT 337 Comments: Older house in good shape. Fixer upper or move in. Summer Tax Due: \$361.38	1954 CATHERINE AVE MUSKEGON	\$8,351.27
4530	Parcel ID: 10-753-000-0013-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W SHADY WOODS LOT 13 Comments: OCCUPIED house in Muskegon Township, detached garage, needs updating Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$263.08	1961 MCLAUGHLIN AVE MUSKEGON	\$6,811.55
4531	Parcel ID: 11-018-200-0020-00; Legal Description: EGELSTON TOWNSHIP SEC 18 T10N R15W A PARCEL OF LAND IN SE 1/4 OF NE 1/4 DESC AS COM AT E 1/4 COR OF SD SEC TH W 1315.63 FT ALG E/W 1/4 LN OF SD SEC TO W LN OF SE 1/4 OF NE 1/4 TH ALG SD W LN N 01D 56' E 332.44 FT TO POB OF THIS DESC TH CONT ALG SD W LN N 01D 56' E 660.36 FT TO SWLY LN OF CONSUMERS POWER FEE STRIP TH ALG SD SWLY LN S 38D 54' 34" E 843.79 FT TH W 552.26 FT TO POB Comments: Over four acres in a triangle shaped parcel Summer Tax Due: \$155.44	MACARTHUR RD MUSKEGON	\$2,124.36
4532	Parcel ID: 11-021-200-0005-00; Legal Description: EGELSTON TOWNSHIP THE E 2 ACRES OF THE N 1/2 OF THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF NE 1/4 SEC 21 T10N R15W. Comments: OCCUPIED small house with a couple small outbuildings Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$325.66	251 S HILTON PARK RD MUSKEGON	\$5,647.27
4533	Parcel ID: 11-030-100-0033-00; Legal Description: EGELSTON TOWNSHIP SEC 30 T10N R15W THAT PART OF THE W 1/2 NW 1/4 DESC AS COMM AT THE W 1/4 COR SD SEC, TH ALNG W LINE SD SEC N 275.50 FT TO A POINT 275 FT NLY OF THE E/W 1/4 LINE FOR THE POB, CONT. ALNG SD W LINE N 138.54 FT, TH ALNG THE NLINE OF S 1/3 OF N 6 ACRES OF S 12 ACRES OF THE W 1/2 NW 1/4 N 87 DEG 23' 08" E 200 FT, TH S 138.64 FT TO A POINT 275 FT NLY OF THE E/W 1/4 LINE TH S 87 DEG 24' 53" W 200 FT TO POB. SUBJECT TO EASEMENTS Comments: OCCUPIED Small house on a crawl, small garage and shed Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$197.78	1340 S BROOKS RD MUSKEGON	\$4,176.11
4534	Parcel ID: 11-410-002-0021-00; Legal Description: EGELSTON TOWNSHIP MARCH GARDENS #1 LOTS 21, 22, 41 & 42 BLK 2 Comments: Some of the neighbor's possessions may have spilled over. Summer Tax Due: \$70.65	S CHANDLER ST MUSKEGON	\$2,178.70
4535	Parcel ID: 13-002-200-0010-00; Legal Description: CASNOVIA TOWNSHIP SEC 2 T10N R13W S 242 FT OF THAT PART OF SE 1/4 OF NE 1/4 LYING E OF C & O R/WAY. Comments: OCCUPIED Manufactured home, pole barn with two over head doors Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: \$292.97	1801 NEWAYGO RD BAILEY	\$2,872.14
4537	Parcel ID: 16-007-100-0030-00; Legal Description: SULLIVAN TOWNSHIP SEC 7 T9N R15W COM AT SE COR OF NE 1/4 OF NW 1/4 TH W 133 FT TH N 140 FT TH E 133 FT TH S 140 FT TO POB Comments: The lot is about 140 by 100. Look closely at the picture, you can make out a structure. Now, more about the lot.. Summer Tax Due: \$128.33	3575 CLOVERVILLE RD FRUITPORT	\$2,453.49
4538	Parcel ID: 16-220-013-0001-30; Legal Description: SULLIVAN TWP CATLIN & MUNGERS SUB E 200 FT OF BLK 13 Comments: Out yonder beyond the trail, there is a vacant lot about 200x360. Land locked vacant lot, that is. Summer Tax Due: \$162.50	SPAULDING RD RAVENNA	\$5,705.67
4539	Parcel ID: 24-140-001-0008-00; Legal Description: CITY OF MUSKEGON ALBERTS & HOLTHE SUB LOTS 8 & 9 BLK 1 Comments: 80x139 vacant corner lot in the city Summer Tax Due: \$42.38	734 LYMAN AVE MUSKEGON	\$1,154.15
4540	Parcel ID: 24-165-000-0018-00; Legal Description: CITY OF MUSKEGON BOLEMA GROVE SUB DIV PART OF BLK 2 R P EASTONS 2ND SUB-DIV OF PART OF SEC 32 T10N R16W LOT 18 Comments: Small house in rough shape, detached garage Summer Tax Due: \$216.90	1869 MANZ ST MUSKEGON	\$8,254.80
4541	Parcel ID: 24-175-000-0080-00; Legal Description: CITY OF MUSKEGON BRUNSWICK ADD LOT 80 Comments: Narrow vacant lot Summer Tax Due: \$26.01	1934 HUDSON ST MUSKEGON	\$2,851.87
4542	Parcel ID: 24-185-100-0003-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 3 BLK 100 Comments: OCCUPIED house Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$186.98	1618 ELWOOD ST MUSKEGON	\$4,000.69

4543	Parcel ID: 24-205-063-0002-50; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 40 FT OF S 100 FT LOT 2 BLK 63 Comments: Narrow lot, check with local unit authority as to buildable Summer Tax Due: \$16.38	1079 HOLT ST MUSKEGON	\$2,661.47
4544	Parcel ID: 24-205-087-0020-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 PART OF LOTS 20 & 21 LYING WLY OF A LINE COMMENCING AT A PT ON SLY LINE OF LOT 21 2 FT ELY OF SW COR LOT 21 THENCE NELY IN A STRAIGHT LINE TO A PT ON NLY LINE LOT 20 3 FT WLY OF NE COR LOT 20 BLK 87 Comments: OCCUPIED house Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$193.08	682 HILL AVE MUSKEGON	\$4,945.15
4545	Parcel ID: 24-205-130-0007-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 46 2/3 FT LOTS 7 & 8 BLK 130 Comments: Check with local unit building authority as to buildable Summer Tax Due: \$16.48	312 CROSS AVE MUSKEGON	\$1,665.33
4546	Parcel ID: 24-205-199-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 1 BLK 199 Comments: Approx 66x70 vacant lot, demo twenty years ago Summer Tax Due: \$16.48	747 EMERALD ST MUSKEGON	\$626.18
4547	Parcel ID: 24-205-205-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 54 FT LOT 11 & S 1/2 LOT 12 BLK 205 Comments: House is boarded, seems to have good bones, fixer upper Summer Tax Due: \$154.46	881 FORK ST MUSKEGON	\$4,248.43
4548	Parcel ID: 24-205-209-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 209 Comments: Check with local unit building authority as to buildable Summer Tax Due: \$18.83	216 ALLEN AVE MUSKEGON	\$1,488.60
4549	Parcel ID: 24-205-211-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 BLK 211 Comments: OCCUPIED house Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$135.15	381 AMITY AVE MUSKEGON	\$2,216.58
4550	Parcel ID: 24-205-247-0004-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 247 Comments: Approx 66x76 vacant lot, consult local unit building authority as to buildable Summer Tax Due: \$17.66	348 E ISABELLA AVE MUSKEGON	\$916.83
4551	Parcel ID: 24-205-278-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 60 FT OF N 43.5 FT LOT 12 BLK 278 Comments: Vacant corner lot Summer Tax Due: \$15.30	1497 JIROCH ST MUSKEGON	\$4,592.70
4554	Parcel ID: 24-205-461-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 12 BLK 461 & W 1/2 VAC ALLEY ABUTTING Comments: Boarded, seems to have good bones. Nice project for someone. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$309.31	305 W LARCH AVE MUSKEGON	\$6,062.38
4557	Parcel ID: 24-610-000-0032-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 1 LOT 32 Comments: Check with local unit building authority as to buildable. Approx 52x131 Summer Tax Due: \$16.74	1427 DUDLEY AVE MUSKEGON	\$766.71
4558	Parcel ID: 24-611-000-0372-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 372 Comments: 33 foot wide, no extra charge for the sidewalk and telephone right of way Summer Tax Due: \$31.79	1296 JAMES AVE MUSKEGON	\$1,074.65
4559	Parcel ID: 24-620-001-0004-00; Legal Description: CITY OF MUSKEGON MUSKEGON VALLEY FURNITURE COS SUB DIV OF PART OF BLK 98 LOT 4 BLK 1 Comments: 50x111 foot lot. Consult local unit building authority as to buildable. Summer Tax Due: \$16.48	763 CATAWBA AVE MUSKEGON	\$748.32
4560	Parcel ID: 24-620-001-0016-00; Legal Description: CITY OF MUSKEGON MUSKEGON VALLEY FURNITURE COS SUB DIV OF PART OF BLK 98 LOT 16 BLK 1 Comments: OCCUPIED small house, looks to be in good shape Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$112.13	764 LOUIS AVE MUSKEGON	\$1,937.48
4561	Parcel ID: 24-675-026-0001-00; Legal Description: CITY OF MUSKEGON PLAT A MUSKEGON HTS LOT 1 BLK 26 Comments: Vacant lot approx 50x125 Consult local unit building authority as to buildable. Had been a demolition years ago. Summer Tax Due: \$27.07	1907 HOYT ST MUSKEGON	\$913.34

4562	Parcel ID: 24-750-000-0096-00; Legal Description: CITY OF MUSKEGON SAMBURT PARK LOT 96 & E 1/2 OF BURTON RD VAC ADJ TO SAID LOT Comments: Occupied or frequented, small concrete block house. Fixer upper potential. Summer Tax Due: \$131.52	1300 LANGELAND AVE MUSKEGON	\$2,235.56
4563	Parcel ID: 24-763-002-0014-00; Legal Description: CITY OF MUSKEGON SUB DIV OF LOTS 2-3 BLK 1 R P EASTONS 2ND SUB DIV PART OF SEC 32 LOT 14 & S 2 FT LOT 13 BLK 2 Comments: Approx 40x101. Consult with local unit building authority as to buildable. Summer Tax Due: \$27.07	1950 TERRACE ST MUSKEGON	\$941.16
4564	Parcel ID: 24-796-001-0008-10; Legal Description: CITY OF MUSKEGON TERRACE ST ADD E 1/2 VAC N/S ALLEY IMMEDIATELY ADJ TO LOT 8 BLK 1 (8' X 40') Comments: 8 ft Strip of Land Behind a House - Landlocked Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.17	1957 TERRACE ST B MUSKEGON	\$405.16
4576	Parcel ID: 26-185-143-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 143 LOT 12 Comments: Vacant commercial corner lot on busy intersection. Had been a demo. Summer Tax Due: \$374.89	60 W SHERMAN BLVD MUSKEGON HEIGHTS	\$2,352.52
4577	Parcel ID: 26-185-143-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 143 LOTS 13 & 14 Comments: Vacant commercial corner lot--had been a paved parking lot Summer Tax Due: \$224.52	2544 JEFFERSON ST MUSKEGON HEIGHTS	\$1,529.70
4581	Parcel ID: 26-400-003-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOMELAWN ADD'N BLK 3 LOT 8 & W 1/2 OF VAC ALLEY ADJ THERTO Comments: OCCUPIED, Nice house in good shape Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$983.50	3236 EIGHTH ST MUSKEGON HEIGHTS	\$4,263.74
4594	Parcel ID: 26-874-000-0134-00; Legal Description: CITY OF MUSKEGON HEIGHTS THE EAST 55 FT OF LOT 134 AND THE WEST 55 FT OF LOT 135 WOODCLIFFE NO. 4 SUBD Comments: OCCUPIED Modern build large home in good shape Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$2,657.92	3193 FIELSTRA DR MUSKEGON HEIGHTS	\$10,767.57
4595	Parcel ID: 27-150-000-0032-00; Legal Description: CITY OF NORTON SHORES AVONDALE LOT 32 Comments: OCCUPIED small home in fair shape Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$297.32	2978 BAILEY ST NORTON SHORES	\$1,959.11
4596	Parcel ID: 27-700-002-0021-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOT 21 AND S 1/2 OF LOT 20 BLK 2 Comments: 45x125 vacant corner lot Summer Tax Due: \$89.39	2875 AUSTIN ST NORTON SHORES	\$1,090.87
4597	Parcel ID: 27-701-000-0043-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE NO 1 LOT 43 Comments: Vacant lot approx 67x133, consult with local unit building authority as to buildable Summer Tax Due: \$119.25	2891 HUIZENG ST MUSKEGON	\$1,328.05
4598	Parcel ID: 42-501-002-0004-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADD'N NO 1 PLAT OF LOTS 4-22 INC AND LOTS 30-48 INC BLK 2 SEC 5 T11N R16W Comments: 200x100 vacant lot on a paper road Summer Tax Due: \$143.82	53 E ASHLAND ST TWIN LAKE	\$1,909.31
4599	Parcel ID: 42-502-007-0014-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 2 PLAT OL LOTS 14-21 INC BLK 7 SEC 5 T11N R16W Comments: Landlocked 100x100 lot Summer Tax Due: \$3.85	VACANT TWIN LAKE	\$418.19
4650	Parcel ID: 42-505-001-0001-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADD'N NO 5 LOTS 1-7 INC BLK 1 SEC 5 T11N R16W Comments: House in rough shape. Fixer upper for the discerning customer. Summer Tax Due: \$390.78	483 W KENWOOD TWIN LAKE	\$3,894.05
9994549	Parcel ID: 24-205-211-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 BLK 211 Comments: OCCUPIED house Additional Disclosures: 6 (see key for full text) Summer Tax Due: TBA	381 AMITY AVE MUSKEGON	\$2,216.58

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Lot #	Lot Information	Address	Min. Bid
4600	Parcel ID: 001-620-004-00; Legal Description: PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION N 1/2 OF LOT 4 BLOCK 10. Comments: Itsy bitsy, teeny tiny lot in the Pythian Park plat. the "good news" is that it has frontage on the Pere Marquette Highway. The "bad news" is that this is only 1398 square feet ... it's roughly 25' x 60' ... minus a corner under the hiway r/o/w ... so there isn't much you can do with it. (The neighbor should own this). Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$16.53	Pere Marquette Highway	\$893.29
4601	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 001-621-001-00; Legal Description: PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20 & 21 BLOCK 11. Comments: As Pythian Park offerings go, this one has two benefits to the typical sale. First, they're not horribly far off the Pere Marquette Highway. So if you wanted to improve a road over platted streets (assuming they're not vacated) that's a possibility ... or you could buy or negotiate an easement across other property to get there ... it's only a couple hundred feet from blacktop and power. Benefit #2, is that this is almost 2 acres of land ... and not a single 25 foot wide lot as we often see out here. So go take a look ... and see what you think! Topo maps do indicate that the lands east of here are marshy ... so consider that as well. We are including sales 4601, 4602 and 4603 in one sale lot here. Three parcels, one money. <i>(2 of 3)</i> Parcel ID: 001-621-010-00; Legal Description: PYTHIAN PARK SUBDIVISION LOTS 10-11-12-22-23 & 24 BLK 11. <i>(3 of 3)</i> Parcel ID: 001-622-001-00; Legal Description: 5449 W BARKLEY AVE PYTHIAN ADPYTHIAN PARK SUBDIVISION LOTS 1 TO 5 INC'L BLK 12. Summer Tax Due: \$189.57	(Off) Pere Marquette Highway; 5449 W BARKLEY AVE PENTWATER	\$4,212.87
4604	Parcel ID: 002-011-100-30; Legal Description: SEC 11 T16N R17W. 4.14 A M/L PARCEL X-1 COM AT NE COR, TH S 0Â° 09' 57" W 400FT, TH N 88Â° 25' 40" W 348.48 FT TO POB, TH N 88Â° 25' 40" W 969.36 FT, TH S 0Â° 09' 05" W 186.25 FT, TH S 88Â° 25' 40" E 969.36 FT, TH N 0Â° 09' 57" E 186.28 FT TO POB INCL ESMT. 863 W RIVER RIDGE RD Comments: Older mobile home with a wood frame addition. This has been used in recent years as a hunt camp, and not regularly occupied in a decade or three. Parcel is 186' (n-s) x 969' (e-w) and brushy woods. You will want to get top this property from the east, as the west drive in on W River Ridge Road is pretty similar to an ATV trail. The mobile is fairly intact, but the wood frame addition and roofover are in kinda tough shape and open to the elements. There are several holes large enough for critters to enter, and they seem to have done so. Wood heat and a propane forced air furnace. There is an oooooold mobile on the property as well. We believe that most of the vehicle, tires etc near this building belong to the neighbor to the east. Note: Sale 4605 ... which is *not* adjacent to this parcel ... is very nearby and does not have road frontage. That could be an additional 3.97 acres to play on. Summer Tax Due: \$105.24	863 W RIVER RIDGE RD PENTWATER	\$2,198.92
4605	Parcel ID: 002-011-100-31; Legal Description: PARCEL K-2 SPL FR 100-12 IN 89 PER AA SEC 11 T16N R17W. PT OF NE 1/4 COM AT E 1/4 COR, TH N 88Â° 12' W 1317.42 FT TO E 1/8 LN, TH N 0Â° 09' 05" E 1418.67 FT TO POB, TH N 0Â° 09' 05" E 401.71 FT, TH N 88Â° 35' 30" W 470 FT, TH S 0Â° 09' 05" W 401.71 FT, TH S 88Â° 35' 30" E 470 FT TO POB. Comments: This is a roughly 4 acre parcel located off W River Ridge Road in Weare Township. It has no improved public road access to it that we could locate, and no known "legal" access via easement. River Ridge Road does not appear to exist where it is shown on the maps and the two track that accesses the parcel from the SE crosses other peoples lands. It is located a couple hundred feet SW of sale 4604. It is younger growth and brushy. Dry, level, partly open lands. Summer Tax Due: \$48.90	(Off) W River Ridge Road	\$1,353.49
4606	Parcel ID: 004-015-400-02; Legal Description: 7415 N 192ND AVE SEC 15 T16N R15W. 1.12 A S 16 RDS OF E 11 RDS OF N 1/2 OF SE 1/4. Comments: This is a 1.12 acre parcel that fronts on N 192nd Avenue. It is within a fenced arera that has crops on it that are planted by someone else. Not sure why that is the case but it is what it is. This is uplands, open tillable property. Located on a seasonal road. We don't see power or phone on this road. We marked the approximate roadfront corners with pink survey tape. Additional Disclosures: 60 (see key for full text) Summer Tax Due: \$19.92	7415 N 192ND AVE WALKERVILLE	\$911.44

4607	<p>Parcel ID: 004-032-200-09; Legal Description: 6216 E MINKE RD SEC 32 T16N R15W. 5 A M/L PCL A W 1/4 OF S 1/2 OF SE 1/4 OF NE 1/4. Comments: Late century mobile home on a 5 acre parcel near Black Lake and just a few miles north of Walkerville in eastern Oceana County. The mobile is generally solid, but grubby. Needs a scrubbing, resurfacing and elimination of "pet smells". The furnace appears to be in parts, so we will assume that it's not working and there is probably frozen plumbing underneath as well. The parcel is generally level. USGS topographical maps indicate that the rear section of the property is likely to be marshy. Fronts 330' feet on the north side of E Minke Road and runs 660' feet deep. We did not see any obvious cleared trails back into the property beyond the mobile. Front porch is shot. Roof isn't leaking that we could see. Last use about 2013. 2 bedrooms one bath. Standard mobile home fare. No tongue. Additional Disclosures: 17 (see key for full text)</p> <p>Summer Tax Due: \$115.01</p>	6216 E MINKE RD WALKERVILLE	\$2,431.39
4608	<p>Parcel ID: 011-412-369-00; Legal Description: SEC 31 T14N R18W COBMOOSA SHORES NO 2 LOT 369 Comments: This is a beautiful hillside lot at the Cobmoosa Shores plat near Lake Michigan, east of Shelby. The lot rises about 40 feet from the road to the rear of the lot building here would require some engineering for sure. Idyllic setting nestled in the quiet rolling woods. This is an area of very nice, newer, upscale resort homes. There is an active POA here, and there are restrictions and association fees. Please understand those prior to bidding. We noticed that the two roadfront corners are staked. Also, you may wish to investigate whether this parcel is in a "critical dune" controlled area. There could be prohibition to excavation here ... though we do notice there are many other newer homes in this area. Additional Disclosures: 49; 16 (see key for full text)</p> <p>Summer Tax Due: \$100.71</p>	W ERIE TRAIL SHELBY	\$1,841.37
4609	<p>Parcel ID: 012-021-200-06; Legal Description: SEC 21 T14N R17W. .10 A PCL OF LND 4 RD SQ IN SW COR OF W 1/2 OF SE 1/4 OF NE 1/4. Comments: This parcel is 66' feet x 66' feet in size less the right-of-way for the road soooooo there isn't much here. Certainly too small to build on. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$0.89</p>	W BAKER RD SHELBY	\$635.05
4610	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 012-033-100-08; Legal Description: SEC 33 T14N R17W. 1.5 A COM AT CEN OF SEC 33 TH W 60 RDS N 28 RDS E TO RR R/W S TO BEG LESS S 20 RDS. Comments: Parcel is predominately marshlands at the roadfrontage. May have some uplands to the rear. This is a bundle of a vacant ~1.5 acre parcel and ~5 acre parcel with a run-down home on the corner of Meyer Dr and S Oceana Drive (US-31). See below for more details on the ~5 acre parcel.</p> <p><i>(2 of 2)</i> Parcel ID: 043-033-100-07; Legal Description: SEC 33 T14N R17W. 5 A M/L COM AT CTR SEC 33 TH W 650 FT TH N 150 FT TH W 150 FT TH S 150 FT TH W 40 FT TH N 150 FT TH W 90 FT TH N 15 FT TH W 60 FT N 165 FT TH E TO RR R/W TH SE'LY TO POB SUBJECT TO HWY ROW VILLAGE OF NEW ERA. Comments: This is a 5 acre parcel in the Village of New Era. It has roughly 330 feet of frontage on Business Route US-31 at the north village line. There is an old house on the western part of the property that has been uncared for ... for a long time. It has numerous open holes in the roof, and in one place there is pretty much a funnel, lined by plants, developed through the roof and ending at the foundation. One quick glance inside the back door revealed that the entire interior has been enveloped in mold and mildew. This is a knockdown, folks. Garage to the rear is in similar deteriorated condition. The value here is in the land. Please note that parcel 4610, which is an additional 1.5 acres, is immediately adjacent to the north, but technically located in Shelby Township Additional Disclosures: 36; 33 (see key for full text)</p> <p>Summer Tax Due: \$516.85</p>	S OCEANA DR NEW ERA; S 1st Street (BR US-31) New Era.	\$5,013.25
4611	<p>Parcel ID: 013-029-100-01; Legal Description: 912 E FISH RD MLC987384 PT TO 6 IN 94 & 8,9 & 10 IN 98 SEC 29 T14N R16W. 5 A M/L E 165 FT OF W 825 FT OF NW 1/4 OF NW 1/4. Comments: Parcel fronts 165' on E Fish Road, and runs 1320' feet deep to the north. Parcel rises as it reaches the rear boundary. Brushy and open with younger growth in mixed varieties. It appears the front area may have been used as a primitive camp, and there are campers, vehicles, a tractor, storage shed and a temporary quonset hut/tent structure all buried in the overgrown tentacles of the lot. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$72.14</p>	912 E FISH RD SHELBY	\$1,562.75
4612	<p>Parcel ID: 014-002-300-05; Legal Description: SEC 2 T14N R15W. 3 3/20 A LOT IN SW COR OF SE 1/4 OF SW 1/4 RUN 18 R N & S & 28 R E & W. Comments: Parcel is 297' x 462' feet in size = 3.15 acres. It is situated off S 192nd Avenue, but has no frontage on any public road. This parcel appears to be predominately marshlands.</p> <p>Summer Tax Due: \$48.26</p>	(Off) S 192ND AVE	\$1,397.53

4614	Parcel ID: 014-702-031-00; Legal Description: TRUMAN'S RIVERSIDE SUBD NO 2 LOT 31. Comments: Well!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! The owner of this land had two adjacent lots. The taxes were paid on one ... but the other one didn't get paid. We *think* that a part of the house sits over the line and is encroaching on this parcel. it may very well require a survey to be certain the lot might also contain the well or septic. We're hoping he simply buys it back. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$81.89	S RIVERVIEW DR HESPERIA	\$1,521.96
4615	Parcel ID: 017-019-400-11; Legal Description: 4014 W MC KINLEY RD SEC 19 T13N R17W. 1.19 A M/L E 165 FT OF S 265 FT OF E 1/2 OF SE 1/4. Comments: Newer, well maintained modular or manufactured housing unit and 1.5 car detached garage. On a paved county road in a rural setting SW or Rothbury, just off US 31. Vinyl sided, central air conditioning, fenced yard. Has every apperance of being a pretty nice place. OCCUPIED. Additional Disclosures: 6; 21; 33; 17 (see key for full text) Summer Tax Due: \$353.58	4014 W MC KINLEY RD MONTAGUE	\$3,605.46
4616	Parcel ID: 017-620-232-00; Legal Description: 7127 S 88TH AVE OCEANA SHORES LOT 232. Comments: It's difficult to assess this one, because it's literally knee deep in garbage inside (and out). It appears to be salvageable, but you'll need to empty it out in order to deteremine that. Will need a thorough cleaning, destinking and resurfacing. Likely has frozen plumbing issues. Lots of unsanitary food garbage here. The value is likely in the land, well and septic. Additional Disclosures: 35; 66 (see key for full text) Summer Tax Due: \$150.96	7127 S 88TH AVE ROTHBURY	\$2,258.23
4617	Parcel ID: 018-033-400-07; Legal Description: 10 A M/L. SE1/4 OF SE1/4 OF SE1/4. SEC 33, T13N R16W Comments: A square ten, 660' x 660' in size. 3/4s of this parcel is marshlands and tributary to the White River. There is some uplands near what is a fairly primitive section of Skeels Road. The road here may not be quite where it is shown on the map ... see the aerial photo for reference. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$78.25	S 136TH AVENUE HOLTON	\$1,855.03
4618	Parcel ID: 019-005-100-02; Legal Description: 5801 E GARFIELD RD COV DEED- L2009P331 PT FR 10 IN 94 & 3 IN 96 SEC 5 T13N R15W. 1.36A M/L A PC OF LD 179 FT E & W BY 330 FT N & S IN NW COR OF NE 1/4 OF NW 1/4. Comments: Later century trilevel home on a paved county road. Lot is roughly 1.36 acres in size. There are signs of deferred maintenance here. Home has wood heat and an older roof. Exterior needs a freshen up. We did not have the opportunity to view the home in detail as it is OCCUPIED. Has a nice detached 2 car, steel buiilding/garage. Somewhat difficult to photograph as it is shielded from the road by shrubbery. 1.25 acre parcel here. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$368.76	5801 E GARFIELD RD HESPERIA	\$4,534.93
4619	Parcel ID: 019-025-300-24; Legal Description: SEC 25 T13N R15W. 5.74 A E 250 FT OF S 1000 FT OF E 1/2 OF SE 1/4 OF SW 1/4. Comments: Nice 5.5 acre parcel just south of Hesperia. Some nice oaks, maples and pines here. There is an old shack of no valuie here it was a primitive shack and not a finished place (ie: no power etc). Parcel fronts 250' feet on E Roosevelt Road and runs 1000' feet deep. Someone started opening a clearing a little further back than the shack, but did not complete the project. Summer Tax Due: \$102.53	E Roosevelt Road	\$7,080.15

4620	<p>Parcel ID: 020-717-007-00; Legal Description: CITY OF HART CORBIN-WIGTON ADDITION S 1/2 OF LOTS 7 & 8, EXC E 17 FT OF LOT 7 BLOCK 17. Comments: This is a time capsule waiting for the right person to bring it back to brilliance. This is a three story, brick, post-Victorian home one block south of the courthouse in Hart. It is somewhat a local landmark, and the sort of place that everyone knows of. "Oh ... THAT house!" To the best of our determination, no one has occupied this home on a regular basis probably since the last owner died in 1981. It has been held by relatives since that time, and they have finally let it go. There are dated items in the home that indicate it was in the same family back to 1950. To say that this home is original and unmolested by remodeling is an understatement. It is a survivor. The electric, heating and plumbing systems are all antiquated and will require replacement/updating. It has a failing roof, with one specific *bad* leak right inside the side/kitchen door. In that spot there is literally daylight in the attic, and a bad floor area about 5' x 5' inside the side door where it appears that someone (or more than one person) have "gone thru". It will also need attention to the brick lintel over the side door, which has been weakened by the roof issue. There is a second roof leak on the north side of the house, in an upstairs hallway area ... but it has not transmitted itself to the first floor and appears to be far less severe. The kitchen area will need to be stripped, new subfloors, and resurfaced. The balance of the home is solid and strong. Job 1 - roof. Job 2 - kitchen. Job 3 - mechanicals. The trim here is oak, and it features a pass thru pantry cabinet from the kitchen to the formal dining room. There is one bedroom with a 1/2 bath on the main floor, and three bedrooms with a full bathroom on the upper level. It also features a walk-up third floor, and has a marvelous little finished attic room with a eyebrow window. If you were to replace the antiquated furnace and remove the brick chimney in the middle of this room, it would be a fantastic study, home office or hobby room. The entire home is very original to the degree that the wringer washer and "extractor" are still in place in the primitive laundry room off the kitchen. The one drawback we see to this property is that there does not appear to be any offstreet parking.</p> <p>Summer Tax Due: \$690.74</p>	224 STATE ST HART	\$5,885.68
4621	<p>Parcel ID: 041-025-400-10; Legal Description: SEC 25 T14N R15W. .325 A M/L COM 9 R E OF NW COR OF NW 1/4 OF SE 1/4 SEC 25 TH E 13 R S 4 R W 13 R N 4 R TO BEGIN VILLAGE OF HESPERIA - NW PORTION. Comments: Parcel fronts 66' on S 204th Avenue near Hesperia, and runs 214.5' feet deep. Brushy, appears to be dry, uplands parcel.</p> <p>Additional Disclosures: 52 (see key for full text)</p> <p>Summer Tax Due: \$30.93</p>	S 204TH AVE HESPERIA	\$865.83
4622	<p>Parcel ID: 041-610-013-00; Legal Description: SEC 25 T14N R15W. SOUTH BRANCH CONDOMINIUM UNIT 13. Comments: South Branch Site Condominium is a development northwest of Hesperia, just a mile or so from village conveniences. Paved private roads we believe are association maintained. Please investigate condo master deed restrictions and COA fees prior to bidding. Nice level, dry parcel. Underground electric, cable and phone at the roadside. There is a preserve/marsh trail to the rear of this lot that leads to the South Branch of the White River! Additional Disclosures: 68; 16 (see key for full text)</p> <p>Summer Tax Due: \$134.85</p>	S BRANCH LN HESPERIA	\$1,884.77
4623	<p>Parcel ID: 041-610-021-00; Legal Description: SEC 25 T14N R15W. SOUTH BRANCH CONDOMINIUM UNIT 21. Comments: South Branch Site Condominium is a development northwest of Hesperia, just a mile or so from village conveniences. Paved private roads we believe are association maintained. Please investigate condo master deed restrictions and COA fees prior to bidding. Nice level, dry parcel. Underground electric, cable and phone at the road. Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$207.88</p>	S BRANCH LN HESPERIA	\$2,570.11
4625	<p>Parcel ID: 046-106-011-00; Legal Description: 342 PINE ST LOTS 11 & 12, EXC N 10 FT OF LOT 12 BLOCK 6 SHELBY VILLAGE VILLAGE OF BARNETT. Comments: At the NE corner of the intersection of Pine and W 5th Street in Shelby. It appears that a home has been removed from this parcel in the past. It is currently the home of several abandoned (?) vehicles that we understand belong to a neighbor.. Municipal utilities and natural gas are available here! Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$86.90</p>	342 PINE ST SHELBY	\$1,209.35
4626	<p>Parcel ID: 046-618-003-00; Legal Description: S 100 FT OF BLOCK 118, EXC E 200 FT THOF PLAT D VILLAGE OF SHELBY. Comments: Parcel sets behind the trailer at 171 Sessions Road in Shelby. It has no road access, either public or private. It is likely too small to build on, being only 8000 square feet. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$18.93</p>	(Behind) 171 Sessions Road - Shelby	\$760.09
4627	<p>Parcel ID: 047-702-004-00; Legal Description: LOTS 4 & 5, BLK B VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Corner lot in the small, quiet village of Walkerville. Sits about 5 feet below road grade. Appears to be where folks throw their brush and leaves in the area. May be wet seasonally. No municipal utility services here.</p> <p>Summer Tax Due: \$22.07</p>	N LEAVITT ST WALKERVILLE	\$827.60

4628	Parcel ID: 047-705-004-00; Legal Description: 215 W NORTH ST LOTS 4 & 5 BLK E VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Corner lot in Walkerville. There is a mobile home "on" this property, but it does not appear to have ever been "installed" more like just parked there. We did not see a power service or any other utility connections here. So this is personal property and not part of the sale. No municipal utility service here. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$103.91	215 W NORTH ST WALKERVILLE	\$1,341.64
4629	Parcel ID: 047-705-006-00; Legal Description: 212 W MICHIGAN ST LOTS 6 & 7 BLK E VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Occupied home in Walkerville is clearly posted. They don't want anyone around (especially one named person). So we don't advise wandering around in the yard. 1.5 story older frame home. Appears generally solid but we did not have the opportunity to view it up close in detail for obvious reasons. This will likely require an eviction. He *think* we hear a genset running here, so there may be no electric service presently. Appears to be in need of a new roof and a thorough cleanout. Lots of "man stuff" in the yard. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$737.84	212 W MICHIGAN ST WALKERVILLE	\$6,203.99
4630	Parcel ID: 047-711-001-00; Legal Description: 161 W MAIN ST LOTS 1 & 14, BLK K VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: We've sold this property a couple-three times now. Each time a little worse than before. This time it is being demolished and sold as an empty lot. Commercial property in an area with some new retail development taking place. Summer Tax Due: \$200.28	161 W MAIN ST WALKERVILLE	\$22,977.43
4631	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 047-733-008-00; Legal Description: LOTS 8-9 & 10 BLK 3 WALKER ADDITION VILLAGE OF WALKERVILLE. Comments: This sale includes parcels 4631, 32 and 33. Three adjacent parcels in Walkerville that are served by unimproved, perhaps abandoned platted streets. The two east parcels are marshlands according to USGS topographical maps. There is an undeveloped platted street between the west lot and the two to the east which may be vacated. <i>(2 of 3)</i> Parcel ID: 047-734-001-00; Legal Description: LOTS 1, 2, 3, 4, 5, 7 & 8 BLK 4 WALKER ADDITION VILLAGE OF WALKERVILLE. <i>(3 of 3)</i> Parcel ID: 047-734-006-00; Legal Description: LOTS 6, 9, 10, 11 & 12 BLK 4 WALKER ADDITION VILLAGE OF WALKERVILLE. Summer Tax Due: \$294.43	(Unimproved) N STATE ST; N STATE ST EXT WALKERVILLE; N EAST ST WALKERVILLE	\$4,747.98
4634	Parcel ID: 006-655-001-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 1. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$64.99	(Off) N 18th Avenue	\$5,000.00

4635	<p>Parcel ID: 006-655-002-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 2. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$177.48</p>	(Off) N 18th Avenue	\$5,000.00
4636	<p>Parcel ID: 006-655-003-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 3. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$177.48</p>	(Off) N 18th Avenue	\$5,000.00
4637	<p>Parcel ID: 006-655-004-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 4. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$117.60</p>	(Off) N 18th Avenue	\$5,000.00

4638	<p>Parcel ID: 006-655-007-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 7. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$86.34</p>	(Off) N 18th Avenue	\$5,000.00
4639	<p>Parcel ID: 006-655-008-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 8. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$94.14</p>	(Off) N 18th Avenue	\$5,000.00
4640	<p>Parcel ID: 006-655-009-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 9. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$104.57</p>	(Off) N 18th Avenue	\$5,000.00

4641	<p>Parcel ID: 006-031-300-07; Legal Description: SEC 31 T15N R18W. 2.3 A M/L PCL C PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 330 FT TO POB TH S 01* W 624.02 FT TH N 84* W 40.54 FT TH N 72* W ALG C/L OF PRIVATE RD</p> <p>Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text)</p> <p>Summer Tax Due: \$195.35</p>	(Off) N 18th Avenue	\$10,000.00
4642	<p>Parcel ID: 006-031-300-08; Legal Description: SEC 31 T15N R18W. 2.21 A M/L PCL D PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 495 FT TO POB TH S 01* W 585.33 FT TH N 77* W ALG C/L OF PRIVATE RD 41.03 FT TH S 89*</p> <p>Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text)</p> <p>Summer Tax Due: \$197.77</p>	(Off) N 18th Avenue	\$10,000.00

4643	<p>Parcel ID: 006-031-300-09; Legal Description: SEC 31 T15N R18W. 2.32 A M/L PCL E PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 660 FT TO POB TH S 01* W 593.89 FT TH S 78* W ALG C/L OF PRIVATE RD 157.82 FT TH S 85*</p> <p>Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Additional Disclosures: 68; 16 (see key for full text)</p> <p>Summer Tax Due: \$195.35</p>	(Off) N 18th Avenue	\$10,000.00
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Additional Disclosures Key

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.

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.

10: 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 and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs 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 125.2330i](#). 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.

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.

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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

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

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***

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.