

Public Land Auction

Kent, Oceana, Ottawa, Muskegon

August 1st, 2025

Kent, Kent (Dnr), Muskegon, Oceana (Dnr), Oceana, and Ottawa
Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Kent
- Muskegon
- Oceana
- Ottawa

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Kent DNR
- Oceana DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Kent

Lot #	Lot Information	Address	Min. Bid
3600	<p>Parcel ID: 41-01-36-226-002; Legal Description: W 25 FT OF E 446 FT OF N 100 FT OF NE 1/4 * SEC 36 T10N R12W 0.05 A. Comments: Approximately ~0.05 acres. Located in the Kent City Community School District. Residential Land Use Code: 402. No observed structures. Approximately ~25 feet of road frontage along 17 Mile Rd. ~100 feet deep. The land consists of a small grassy space near the road side with mixed trees and some thick vegetation as you travel South onto the property . Ground appears to be level. Most likely to small to build. Heavy traffic area. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$3.05</p>	120 17 MILE RD KENT CITY	\$586.38
3601	<p>Parcel ID: 41-02-29-300-002; Legal Description: S 50 FT OF W 60 FT OF SW 1/4 OF SEC 29 ALSO S 65 FT OF E 45 FT OF SE 1/4 OF SEC 30 SEC'S 29 & 30 T10N R11W /USED AS 1 PARC/ 0.13 A. Comments: Approximately 0.13 acres. Located in the Kent City Community School District. Land Use Code: 402. No observed structures. This is a weird one. Possibly gap lot. This is two separate pieces of land in one parcel. Olin Lakes Road runs right through the middle of this property. There is a section on the East side and West side. The legal description says 0.13 but the usable sections not covered in road look to be smaller. The land consists of mostly grassy open space. A fence from the adjacent land owner appears to run onto this lot. Encroachment issues. This would be a good purchase for one of the adjacent land owners to combine it into there own parcel. Ground is level throughout. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 9; 39 (see key for full text)</p> <p>Summer Tax Due: \$5.01</p>	801 17 MILE RD NE CEDAR SPRINGS	\$594.78
3602	<p>Parcel ID: 41-02-32-377-003; Legal Description: W 80 FT OF S 20 FT OF N 160 FT OF THAT PART OF SE 1/4 SW 1/4 LYING E OF CL OF PINE ISLAND DR SEC 32 T10N R11W 0.04 A. Comments: Approximately 0.04 acres. Located in the Cedar Springs Public School District. Residential Land Use Code: 402. No observed structures. Approximately 20 feet of road frontage along Pine Island Dr NE. 80 feet deep. The land consist of wetlands and a couple trees. Very close to Lime Lake to the East. Wet land indicators throughout. Ground dips down from the road side but appears level. Most likely to small to build and I imagine water issues would be a night mare. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41; 9 (see key for full text)</p> <p>Summer Tax Due: \$15.10</p>	13380 PINE ISLAND DR NE SPARTA	\$625.05
3603	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 41-04-10-256-007; Legal Description: LOT 7 * N MCCARTY'S SUBDIVISION. Comments: Approximately 0.34 acres. Located in the Cedar Springs Public School District. Residential Land Use Code: 402. No observed structures. The property is 3 platted lots located on a platted subdivision. ~100 feet of road frontage on Woodrow Street in the N.McCarty's Subdivision. The paved road ends as you enter the property and turns into a smaller grass path. Plat map is provided in the photos. 100 feet deep on the west side, ~200' deep on the east. "L" shaped parcel. The land consists of mostly woody wetlands and mixed vegetation. Occasional dry spots but the area looks wet. Beautiful picturesque area. Maston creek runs through the middle of the property. Wet land indicators. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric, gas, and phone in the area. Additional Disclosures: 41 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 41-04-10-256-014; Legal Description: LOT 16 * N MCCARTY'S SUBDIVISION.</p> <p><i>(3 of 3)</i> Parcel ID: 41-04-10-256-015; Legal Description: LOT 15 * N MCCARTY'S SUBDIVISION.</p> <p>Summer Tax Due: \$98.64</p>	12428 NE DUCHENEY ST SAND LAKE; 12441 NE ROWSON ST SAND LAKE; 12443 NE ROWSON ST SAND LAKE	\$1,312.77

3606	<p>Parcel ID: 41-05-01-401-001; Legal Description: W 50 FT OF S 18 FT OF N 93 FT OF SE 1/4 * SEC 1 T9N R12W 0.02 A. Comments: Approximately ~0.02 acres. Located in the Sparta Area School District. Residential Land Use Code: 402. No observed structures. Approximately ~18 feet of road frontage along Long Lake Dr. ~50 feet deep. The land consists of open grassy space. This is small section of an adjacent homes yard. Small side yard parcel. Ground is level. To small to build on. There's not much you could do with this parcel. It would be a good purchase for the adjacent land owner looking to close off this piece of land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9; 44; 23 (see key for full text)</p> <p>Summer Tax Due: \$3.01</p>	12760 LONG LAKE DR NW SPARTA	\$585.41
3607	<p>Parcel ID: 41-08-08-351-005; Legal Description: PART OF SW 1/4 COM AT SW COR OF SEC TH N 0D 47M 41S E ALONG W SEC LINE 1549.21 FT TH S 89D 12M 20S E 894.15 FT TH S 0D 47M 41S W 179.71 FT TH S 89D 12M 20S E 409.35 FT TH S 0D 47M 41S W 39.40 FT TO S 1/8 LINE & TO BEG OF THIS DESC - TH S 0D 47M 41S W TO N LINE OF 14 MILE RD /HWY M-57 - 120 FT WIDE/ TH S 89D 25M 52S E 6.71 FT TO W LINE OF SE 1/4 SW 1/4 TH N 0D 54M 55S E ALONG SD W LINE TO S 1/8 LINE TH W ALONG SD 1/8 LINE TO BEG * SEC 8 T9N R9W 0.06 A. Comments: Approximately ~0.06 acres. Located in the Cedar Springs Public School District. Residential Land Use Code: 402 No observed structures. Approximately ~10 feet of road frontage along. ~1270 feet deep. It looks like the land is made up of mixed trees and open space near the road side. Looks to be a gap lot. It is most likely to narrow to build anything. This would be a good purchase for one of the neighbors look to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$4.82</p>	10531 NE 14 MILE RD ROCKFORD	\$581.51
3608	<p>Parcel ID: 41-08-24-302-002; Legal Description: LOT 7 * OAKFIELD TOWNSHIP ASSESSOR'S PLAT. Comments: Approximately 0.06 acres. Located in the Greenville Public School District. Residential Land Use Code: 402. No observed structures. Waterfront on what looks to be Morgan Lake. In the plat map it is labeled Chain Lake. This lot may have been kept as run off area for rain. Land looks wet with some spots having slight standing water. It looks like the neighboring properties have been using this to dump yard waste. No trash or other dumping seen. 20 feet of road frontage along Morgan Mills Rd NE. ~120 feet deep. It looks like this The land consists of mostly woody wetlands. Ground slopes down from the road but is mostly flat. Most likely to narrow to build as well. This would be a good purchase for one of the adjacent land owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41; 9 (see key for full text)</p> <p>Summer Tax Due: \$38.67</p>	10345 NE MORGAN MILLS AVE GREENVILLE	\$1,219.51
3609	<p>Parcel ID: 41-09-01-126-019; Legal Description: PART OF NWFR 1/4 COM AT INT OF ELY LINE OF C&O RR R/W /50 FT WIDE/ & N SEC LINE TH 90D 00M E ALONG N SEC LINE 248.0 FT TH S 0D 36M E 266.50 FT TH S 88D 33M W 225.78 FT TO ELY LINE OF SD RR R/W TH NLY ALONG SD RR R/W 233.50 FT TO BEG * SEC 1 T8N R12W 1.25 A. Comments: Approximately ~1.25 acres. Located in the Sparta Area School District. Residential Land Use Code: 401. Approximately ~248 feet of road frontage along 10 Mile Rd and extends roughly ~266 feet deep. Combined approximate square footage of 3 buildings 3839 sqft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Occupant is known to be hostile, please use extra caution. The land consists of grassy open space, mixed trees, and light vegetation. There is a great deal of personal property and debris surrounding the barns and driveway. The house appears to be in fair shape from a distance but a close inspection was not done due to safety concerns. Due to the state of the exterior it could be assumed the interior of the home will require some repairs and renovations. Sits between a farm and railroad tracks. The red barn nearest the road looks to be in fair shape. The barn farther back on the property appears older and in rougher shape. There is a tarp on the roof of this barn. Most likely roof issues. This property will require a good amount of work. Please be prepared. Additional Disclosures: 33; 6; 5; 21; 67 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	608 10 MILE RD NW SPARTA	\$13,074.52

3611	<p>Parcel ID: 41-10-13-210-001; Legal Description: THAT PART OF SW 1/4 NE 1/4 LYING NWLY OF STL US131 * SEC 13 T8N R11W 0.39 A. Comments: Approximately ~0.39 acres. Located in the Rockford Public School District. Land Use Code: 402. No observed structures. Approximately ~250 feet of road frontage along M-44. Triangular in shape. The land consists mixed trees and open grassy space. Ground slopes up from the road but appears to be mostly level. Possible access issues due to being on M-44. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. There was a wire fence bordering the road. Unknown if the property is fenced in with one of the adjacent land owner. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$15.27</p>	6591 WOLVERINE BLVD NE ROCKFORD	\$655.71
3612	<p>Parcel ID: 41-10-28-176-008; Legal Description: PART NW 1/4 COM 334.5 FT N OF SE COR N 3/4 E 1/2 NW 1/4 TH N ALONG N&S 1/4 LINE 65 FT TH WLY AT RT ANGLES 225 FT TH S PAR WITH N&S 1/4 LINE 65 FT TH ELY 225 FT TO BEG * SEC 28 T8N R11W 0.33 A. Comments: Approximately 0.33 acres. Located in the Northview Public School District. Residential Land Use Code: 401. Approximately 65 feet of road frontage along Hunsberger Ave and extends roughly 225 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists of grassy open space around the home and deciduous forest on the West portion of the lot. Easily traversable. Sits between two home. The house appears to be in fair shape from the exterior inspection alone. Interior condition is unknown. Please do your due diligence before placing a bid. Additional Disclosures: 33; 21; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	4985 HUNSBERGER AVE NE GRAND RAPIDS	\$8,494.04
3613	<p>Parcel ID: 41-10-30-456-012; Legal Description: LOT 114 * GRAND RIVER PARK NO. 1. Comments: Approximately ~0.14 acres. Located in the Comstock Park Public School District. Residential Land Use Code: 402. No observed structures. Approximately ~40 feet of road frontage along both Abrigador Trail and Lovers Lane NE. ~150 feet deep. The land consists of wooded wet lands. Standing water in multiple areas. Would be difficult to build anything other than a tree house. Ground appears to be level throughout. Across the street from LOT 3614 which runs along the Grand River. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 10; 41 (see key for full text)</p> <p>Summer Tax Due: \$109.32</p>	4414 LOVERS LN NE COMSTOCK PARK	\$1,151.00
3614	<p>Parcel ID: 41-10-31-204-008; Legal Description: LOTS 28 29 30 & 31 * O WASH TA NONG. Comments: Approximately ~0.49 acres. Located in the Comstock Park Public School District. Residential Land Use Code: 401. Approximately ~160 feet of road frontage along Abrigador Trail NE. ~130 feet deep. Unfortunately house appears to be in poor shape and has been condemned. It is considered a dangerous building according to Plainfield Charter Township's Code Ordinances Article III, Dangerous Buildings, Section 8-61 no's 1, 2, 3, 4, 5, 6 & 7. The building will need to be repaired or demolished. Supporting documents from the township about the specifics of the condemnation are linked below in the 'Related Documents' section. Please contact the Plainfield Chart Township Community Development Department for additional questions about the necessary repairs. Please be aware that this property is also within the Floodplain District which may make rehabilitation or new development more complicated. There is some information regarding floodplain regulations linked below in the 'Related Documents' section. Shingled roof is older with fascia and soffit rot. Mix of block and poured foundation cracks and is sinking in spots. Siding is a mix of materials. The West wall of the home has burst over the foundation and is in the process of collapse. Submersed well. Double shed with concrete slab foundation on the North East side of the property. Personal property still on the premise during last visit. The house will need repairs and renovations but there is a ton of potential here and the location is amazing. You could even remove the house and start fresh. The view is amazing and there's little traffic. Great spot to raise a family. The land consists of grassy open space with a handful of mature trees. Ground appears to be level throughout. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 21; 31; 34; 22; 3 6 (see key for full text)</p> <p>Summer Tax Due: \$2,612.04</p>	4418 ABRIGADOR TRL NE COMSTOCK PARK	\$13,201.44

3615	<p>Parcel ID: 41-12-36-300-014; Legal Description: PART OF SW 1/4 COM 1091 FT N FROM SW COR OF SEC TH N 40 FT TH E 208 FT TH S 40 FT TH W 208 FT TO BEG * SEC 36 T8N R9W 0.19 A. Comments: Approximately ~0.19 acres. Located in the Lowell Area School District. Residential Land Use Code: 402. No observed structures. ~40 feet of road frontage along Ashley Ave. ~208 feet deep. The land consists open space a mix of young and mature trees. It looks like the lot is in the process of being cleared out. New tree stumps and wood chips. Easily traversable. Ground is level throughout. Sits between a home and farm land. East of Murray Lake. Would be a great purchase for one of the adjacent land owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement.</p> <p>Summer Tax Due: \$57.88</p>	3780 ASHLEY AVE NE LOWELL	\$893.24
3617	<p>Parcel ID: 41-13-20-426-001; Legal Description: N 198 FT OF W 1/2 NE 1/4 SE 1/4 SEC 20 T7N R12W 3.00 A. Comments: Approximately 3 acres. Located in the Grand Rapids Public School District. Commercial Land Use Code: 202. Land appears to consist of woody wetlands, mixed trees and open space. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Additional Disclosures: 7; 41 (see key for full text)</p> <p>Summer Tax Due: \$323.50</p>	775 NW MAYNARD AVE GRAND RAPIDS	\$1,793.02
3618	<p>Parcel ID: 41-13-25-305-008; Legal Description: E 40 FT OF LOT 18 BLK 13 EXCEPT N 40 FT THEREOF* CONVERSE & TOLFORD S ADDITION. Comments: Approximately ~0.04 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 402. No observed structures. This appears to be a side yard parcel and is partially fenced in with the adjacent home to the West. Approximately ~35 feet of road frontage along Park St SW and ~45 feet along an alley to the East. The land consists of open grassy space with a handful of young trees. Ground appears to be level throughout. Small amount trash on the property but nothing difficult to clean up. This would be a good purchase for the adjacent property owner looking to add this parcel to the already built home and fence. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement.</p> <p>Additional Disclosures: 23; 44 (see key for full text)</p> <p>Summer Tax Due: \$271.03</p>	751 SW PARK ST GRAND RAPIDS	\$2,418.62
3619	<p>Parcel ID: 41-13-26-226-016; Legal Description: LOT 654* PANFIL S ASSESSOR S PLAT NO 35* OF PART OF THE NE 1/4 OF THE NE 1/4 OF SEC 26 T7N R12W. Comments: Approximately ~0.10 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Approximately ~33 feet of road frontage along NW Douglas St. Approximately ~135 feet deep. The house appears to be in fair shape but there are some issues that need to be addressed. There is are two separate trees growing up against the foundation of the home and are causing roof issues. They are most likely causing damage to the stone foundation on the home as well. There is a crack on the corner of the foundation and some signs that other cracks have been filled and covered. Some soffit and fascia damage on the rear of the building. Back entrance is tarped and window boarded. The home appears to be full of debris and personal property. Vinyl siding needs some repairs. Shingled roof appears older. Crack in the front entrance concrete steps. Back yard is overgrown but provides some nice extra space with a few trees. Neighborhood is maintained. This house has some potential but there will be work involved. Please be prepared. Additional Disclosures: 33; 5; 34; 21 (see key for full text)</p> <p>Summer Tax Due: \$794.94</p>	939 NW DOUGLAS ST GRAND RAPIDS	\$13,426.42
3623	<p>Parcel ID: 41-14-26-177-008; Legal Description: THAT PART OF LOTS 166 & 167 LYING WLY OF WLY LINE OF HWY I-96 * ROBINHOOD. Comments: Approximately 0.03 acres. Located in the Forest Hills Public School District. Residential Land Use Code: 402. Appears to be a small gap lot located behind a house on Lauderdale Ave NE. The other side of the property runs along I-96. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Additional Disclosures: 9; 7 (see key for full text)</p> <p>Summer Tax Due: \$3.82</p>	3522 DEVON DR NE GRAND RAPIDS	\$602.46

3624	<p>Parcel ID: 41-14-26-427-009; Legal Description: PART OF SE 1/4 COM 625.70 FT S 89D 54M 30S W ALONG S LINE OF NE 1/4 SE 1/4 & 21.70 FT N 44D 37M 00S W ALONG NELY LINE OF STL I-96 FROM E SEC LINE TH N 44D 37M 00S W ALONG NELY LINE 308.99 FT TH N 0D 15M 20S E 593.45 FT TO SLY LINE OF FULTON ST STL M-21 /100 FT WIDE/ TH S 81D 26M 10S E ALONG SD SLY LINE 220.31 FT TH S 0D 15M 20S W 780.59 FT TO BEG * SEC 26 T7N R11W 3.34 A. Comments: Approximately 3.34 acres. Located in the Forest Hills Public School District Residential Land Use Code 402. Approximately 200 feet of road frontage along Fulton St E. The back of the property runs along I-96. The South portion of the property is wooded. There is a Church adjacent to the property to the East. The North section is mostly open and grassy with a few trees. Paved driveway leads to a fenced in area. The drive begins to crumble and fall apart the farther you enter the property. The end of the drive is being washed away. This property is still in use. Occupied on last visit. Please use caution and be respectful if visiting property in person. There were workers on the tower and there was power running to the buildings. Multiple large electric/industrial boxes. Large diesel back up generator. Secured small building. Everything looks to be in good condition. Security fence has everything secured. PLEASE NOTE: The equipment and structures on this property are buildings on leased land and are assessed separately and NOT included as part of this sale. This is an interesting property. Plenty of space for another build but zoning and other regulations may prevent that. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 33; 6; 30 (see key for full text) Summer Tax Due: \$1,906.89</p>	3890 FULTON ST SE GRAND RAPIDS	\$14,987.99
3625	<p>Parcel ID: 41-14-29-229-033; Legal Description: S 55.0 FT OF LOTS 23, 24, & 25 COM AT INT OF N LINE OF S 55.0 FT OF SD LOTS & E LINE OF LOT 23 TH W ALONG SD N LINE 131.0 FT TO W LINE OF LOT 25 TH S ALONG W LINE OF SD LOT 1.33 FT TH ELY TO BEG * HARPER HILLS. Comments: Approximately ~0.15 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Approximately ~50 feet of road frontage along NE Baynton Ave and ~130 feet along Lyon St NE. This two story home has a ton of potential. Located in a nice neighborhood that is well maintained. This brick two story home appears to be in decent shape although there are a few issues that need attention. The main concern here is the addition built onto the back of the home. The roof above this addition has failed and has caused the ceiling and a portion of the wall to collapse. Other than that the house appears to be in good shape. Mix of metal and brick siding looks good with some minor deterioration near the chimney. Electric meter has been removed. Gas meter still hooked up. A/C unit on side of home. Decent sized corner lot with a partially fenced in yard that separates the house from the garage. Grassy front yard with bushes and tree along sidewalk. The garage is in good shape. Mix of wood and brick siding looks good. Shingle roof is older but no major issues seen. Short concrete driveway offers some additional parking. This house is showing its age here and there but looks to be in overall good shape. It will require some repairs and renovations but I think it will be well worth it. Additional Disclosures: 33; 5 (see key for full text) Summer Tax Due: \$3,785.42</p>	200 NE BAYNTON AVE GRAND RAPIDS	\$22,271.82
3627	<p>Parcel ID: 41-17-01-127-024; Legal Description: LOT 12* A M MARIS SECOND ADDITION. Comments: Approximately ~0.13 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Approximately ~50 feet of road frontage along SW Shamrock St. Approximately ~120 feet deep. Property was occupied on last visit. Please use caution and be respectful if visiting property in person. Concrete drive way leads to a drive through one car garage. The garage has a large tree growing against the foundation that will cause issues in the future. Wooden siding on garage is older. Shingled roof on garage looks good. Large wooden deck built on the rear entrance of the home is in decent shape and looks solid. Minor tree debris in back yard. The tree in front of the house looks like it was recently cut/trimmed. Partially fenced back yard is being maintained. The house appears to be in overall good shape from the exterior inspection. Vinyl siding looks good. Block foundation looks solid. Shingled roof looks good. Electric and gas meter still hooked up and active. Neighboring homes are being maintained. This property has a lot of potential. Additional Disclosures: 33; 6 (see key for full text) Summer Tax Due: \$1,442.58</p>	532 SW SHAMROCK ST GRAND RAPIDS	\$6,154.72
3628	<p>Parcel ID: 41-17-01-154-031; Legal Description: THAT PART OF LOTS 94 & 95 LYING W LY OF W LY LINE OF RELOCATED CENTURY AVE EXC W 45 FT THEREOF* VANDER STOLPE S THIRD ADDITION. Comments: Located in the Grand Rapids Public School District. Industrial Land Use Code: 302. No observed structures. Too small to build. This appears to be a gap lot. Approximately ~7 feet of road frontage along Naylor St SW. Triangular in shape so it becomes more narrow as you enter the property. Land consists of grassy open space. Level throughout. This would be a good purchase for the adjacent land owners looking to increase their property size. Additional Disclosures: 23; 9; 44 (see key for full text) Summer Tax Due: \$10.65</p>	506 SW NAYLOR ST GRAND RAPIDS	\$606.95

3630	<p>Parcel ID: 41-17-08-451-023; Legal Description: LOT 113 ALSO E 20 FT OF LOT 112 * MANWARING PARK. Comments: Approximately ~0.26 acres. Located in the Grandville Public School District Industrial Land Use Code 301. It appears this property is still in use but unknown if it is active. Please use caution and be respectful if visiting property in person. Large cellular tower. There are multiple electric meter hook ups but only one is occupied. Labels for sprint and t-mobile are visible. Two small building to the North with large industrial equipment attached. There is a large diesel generator on the property as well. Concrete slab foundations look solid. The property looks well maintained other than one metal cover not being hooked up on one of the electrical boxes. Locked up tight with a chain link fence surrounding the property line. Paved driveway looks good. Surrounded by commercial properties and businesses. PLEASE NOTE: The equipment and structures on this property are buildings on leased land and are assessed separately and NOT included as part of this sale. Additional Disclosures: 30 (see key for full text)</p> <p>Summer Tax Due: \$876.39</p>	3551 VIADUCT ST SW GRANDVILLE	\$3,806.50
3631	<p>Parcel ID: 41-17-11-130-004; Legal Description: S 28 FT OF E 5 FT OF LOT 3 ALSO N 14 FT OF E 5 FT OF LOT 4. EDMUND WHALEN'S ADDITION. Comments: Located in the Godfrey-Lee Public School District. Residential Land Use Code: 402. This is a very small gap lot located behind a group of homes along Michael Ave and De hoop Ave. ~5 feet wide and ~42 feet long. To small to build. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 7; 9 (see key for full text)</p> <p>Summer Tax Due: \$6.56</p>	2016 DE HOOP AVE SW WYOMING	\$607.84
3633	<p>Parcel ID: 41-17-21-451-029; Legal Description: PENN CENTRAL RR R/W IN E 1/2 SW 1/4 * SEC 21 T6N R12W 0.36 A. Comments: Approximately ~0.36 acres. Located in the Wyoming Public School District. Commercial Land Use Code: 202. No observed structures. Approximately ~46 feet of road frontage along 44th St SW. ~470 feet deep. Parcel is triangular in shape and gets more narrow as it goes further back to a point. The land consists of young/mature trees and mixed vegetation. Ground slopes down from the roadside and a bit to the East but is mostly level. Ground was dry but felt like there could be some wet land indicators after a heavy rain. Small amount of garbage here and there but nothing difficult to clean up. Busy business area. High traffic. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$246.37</p>	2801 44TH ST SW GRANDVILLE	\$1,476.27
3634	<p>Parcel ID: 41-17-21-451-036; Legal Description: PART OF W 1/2 SE 1/4 COM AT S 1/4 COR TH S 89D 06M 00S E ALONG SD S SEC LINE 51.25 FT TH N 0D 54M 00 S E 50.00 FT TO N LINE OF 44TH ST /100 FT WIDE/ TH N 6D 33M 37S E 745.74 FT TH N 10D 21M 00 S E 1556.95 FT ALONG ELY LINE OF FORMER PENN CENTRAL RR R/W /100 FT WIDE/ TO S LINE OF N 330 FT OF SE 1/4 & TO BEG OF THIS DESC - TH N 89D 12M 00S W ALONG SD S LINE 50.70 FT TO CL OF SD RR R/W TH N 10D 21M 00S E ALONG SD CL 334.57 FT TO N LINE OF SE 1/4 TH ELY ALONG SD N LINE TO ELY LINE OF SD RR R/W TH SLY ALONG SD ELY LINE TO BEG * SEC 21 T6N R12W 0.40 A. Comments: Approximately ~0.40 acres. Located in the Grandville Public School District. Commercial Use Code: 202. No observed structures. ~50 feet wide and ~330 feet long. Was unable to find road access to this parcel but the Kent Trail runs right along the property. Easily traversable. The land consists of mostly mixed trees. Ground is level throughout. Utilities are in the area but unknown if accessible due to road access. There is a neighboring fence that runs along the East border of the property. Paved trailer runs along he West border of the property. All utilities are in the area but it would be difficult to run them to this section of land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 7 (see key for full text)</p> <p>Summer Tax Due: \$138.99</p>	3995 CROOKED TREE RD SW WYOMING	\$1,094.67

3635	<p>Parcel ID: 41-17-22-132-007; Legal Description: N 10 FT OF S 80 FT OF LOT 65. BROAD ACRES. Comments: Approximately ~0.03 acres. Located in the Wyoming Public School District. Residential Land Use Code: 402. No observed structures. ~10 feet of road frontage along Boone Ave. Too narrow to build. ~80 feet deep. Sits in between two houses. There is a fence running very close to the property line. Possible encroachment issues. Property is mowed and being taken care of by adjacent land owners. There was a small trailer parked on the property. Most likely belonging to neighbors. The land consists of mostly grassy open space with a couple small trees. Ground level throughout. This would be a good purchase for one of the adjacent property owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Appears to be a gap lot. Additional Disclosures: 23; 44; 21; 39 (see key for full text)</p> <p>Summer Tax Due: \$6.26</p>	3738 BOONE AVE SW WYOMING	\$591.01
3640	<p>Parcel ID: 41-18-19-377-025; Legal Description: LOT 209 * HOME ACRES. Comments: Approximately 0.18 acres. Located in the Kelloggsville Public School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Murray St SE. Approximately 155 feet deep. Property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple cameras on the outside of home. Vehicle parked in two track driveway. Chain link fenced in back yard with shed. Block foundation looks solid. Shingled roof is older but in good shape from what was visible. Metal siding in good shape. The house is in overall good shape from the exterior inspection. Condition of the interior is unknown but the property appears to be well maintained. Neighborhood is working class. surrounding properties are being taken care of as well. This property has a lot of potential. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,523.64</p>	213 MURRAY ST SE KENTWOOD	\$6,968.56
3641	<p>Parcel ID: 41-18-31-127-004; Legal Description: LOT 57 * PINE CREEK PLAT NO.2. Comments: Approximately 0.27 acres. Located in the Kelloggsville Public School District. Residential Land Use Code: 401. Approximately ~75 feet of road frontage along Mick Ave SE. Approximately ~150 feet deep. Property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair condition from the exterior inspection but does not appear to be well maintained. Paint chipping and minor wood rot on some sections of the the home. Back yard is overgrown and unkempt. Shingled roof is showing its age and should be replaced in the near future. Block foundation looks solid were visible. Paved driveway leads to a two car garage. The garage looks to be in fair shape as well and appears to have a newer shingled roof compared to the home. However the garage has an addition built onto the rear that is in very poor shape. The roof has collapsed on the addition. Large amount of debris piled up behind the garage. Multiple vehicles present during last visit. This property will require repairs and renovations but there is a lot of potential here. This would be a nice looking home with a bit of TLC. Additional Disclosures: 33; 6; 45; 5 (see key for full text)</p> <p>Summer Tax Due: \$3,193.00</p>	5328 MICK AVE SE KENTWOOD	\$20,932.18

Kent DNR

Lot #	Lot Information	Address	Min. Bid
10052	<p>Parcel ID: 41-17-02-279-007; Legal Description: Commencing on S'yly line of Godfrey Avenue North 52d East 233 ft from NE cor Lot 5 Block 2 Alabastine Co's Addition to the City of Grand Rapids th South 52d West 59 ft to S'yly bank of Plaster Creek th SE'yly on said creek bank 42.5 ft th N'yly on a 1985.1 foot radius curve to the right to beginning.</p> <p>Comments: The subject property is a 0.03-acre parcel on Godfrey Avenue that is adjacent to 2 private landowners. The parcel is located on Godfrey Avenue north of the Plastico Avenue intersection within the City of Wyoming MI. The subject property is located on the easterly bank of Plaster Creek and is composed of poorly drained coarse loamy soils with 0 to 2% slopes. The parcel is zoned within the I-2 General Industrial District which requires 1-acre and a minimum lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact the City of Wyoming if interested in building on the property. Additional Disclosures: 75; 42; 9; 41; 49 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$450.00

Muskegon

Lot #	Lot Information	Address	Min. Bid
5200	Parcel ID: 02-009-300-0018-00; Legal Description: MONTAGUE TOWNSHIP SEC 9 T12N R17W S 200 FT OF N 1900 FT E 1/2 SW 1/4 EXC E 125 FT RESERVED FOR US 31. Comments: ~5.49-acre parcel with a mobile home and addition. Pictures of the property are limited due to occupancy. ~200 ft of frontage on highway 31one and ~1300 ft deep. Nice parcel! Nice location. Close to businesses but not an overly noisy area. Additional Disclosures: 6; 33; 17; 21 (see key for full text) Summer Tax Due: \$205.16	10345 US 31 MONTAGUE	\$2,463.46
5201	Parcel ID: 02-691-000-0021-00; Legal Description: MONTAGUE TOWNSHIP PARKWOOD MOBILE VILLAGE LOTS 21 THRU 22. Comments: Currently occupied so pictures of the property were limited to the outside from the road. Looks to be in good shape. The property is a mobile home with an addition and a carport. The neighborhood seems to be quiet, and most homes in proximity are in nice shape. ~0.69 acres. Additional Disclosures: 6; 21; 33; 17 (see key for full text) Summer Tax Due: \$211.77	10831 PARKWOOD DR MONTAGUE	\$1,878.81
5202	Parcel ID: 04-170-379-0041-00; Legal Description: BLUE LAKE TOWNSHIP BLUE LAKE ADDITION TO FRUITVALE LOT 41 BLK 379 SEC 16 T12N R16W. Comments: No known legal road access on this small lot in Blue Lake Township. Accessible by foot on a pathway to adventure. Well, the good part is, it has a deed. It exists. It is for sale right here. The rest is not necessarily bad, but it is not what I would call "good". Please disregard the acreage on the assessor card. County GIS and other mapping tools show this to be ~0.06 acres. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.24	WHITEHALL	\$401.21
5203	Parcel ID: 04-720-034-0022-00; Legal Description: BLUE LAKE TOWNSHIP RIVERSIDE ADDITION TO FRUITVALE LOTS 22, 23 & 24 BLK 34 SEC 5 T12N R16W. Comments: This is a ~0.19-acre parcel in Blue Lake Township that does not have any known road access. Way back in the woods and accessible by foot, technically. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$5.80	MONTAGUE	\$491.66
5204	Parcel ID: 05-017-300-0006-00; Legal Description: HOLTON TOWNSHIP SEC 17 T12N R15W COM AT SW COR SEC 17 TH S 87D 41M E ON S SEC LN 1272.55 FT TH N 00D 58M 40S E ON N & S 1/8 LN OF SW 1/4 1204 FT TO POB TH CONT ON SD 1/8 LN N 00D 58M 40S E 638.76 FT TH S 28D E 885.26 FT TH S 50D 40M E 516.48 FT TO ROUND LK TH ON INTERM TRAV LN ALG SHORE OF ROUND LK THE FOL TWO COURSES S 04D 43M 03S W 81.12 FT AND S 06D 27M E 120 FT TH N 55D 47M W 566.42 FT TH N 46D W 506.60 FT TO POB TOGETHER WITH ALL LAND LYG BET INTERM TRAV LN AND SHORE OF ROUND LK BOUNDED BY PARCEL LNS EXT ON RIPARIAN RIGHTS DIRECT LNS TO ROUND LK AS DELINEATED SUBJ TO ESMTS. Comments: Property appears to be a vacant wooded lot on a private lake. Properties 6.65 acres with 180 foot of Frontage on Round Lake. Property is odd shaped and Raymond Rd runs through the middle as it does all the lots on the lake. Did not visually inspect flat, gated private community with electronic gate access. Additional Disclosures: 7; 41; 16 (see key for full text) Summer Tax Due: \$182.45	ROUND LAKE DR HOLTON	\$2,840.11
5205	Parcel ID: 07-024-400-0014-20; Legal Description: DALTON TOWNSHIP SEC 24 T11N R16W THE N 66 FT OF THE W 150 FT OF THE E 216 FT OF THE S 1/2 OF SW 1/4 SE 1/4. Comments: The property is located behind 3200 Bard Road and has no known legal access. Additional Disclosures: 7; 81 (see key for full text) Summer Tax Due: \$47.64	E BARD RD MUSKEGON	\$1,240.47
5206	Parcel ID: 07-027-300-0011-10; Legal Description: DALTON TOWNSHIP SEC 26 T11N R16W THAT PART OF THE S 1/4 OF SD SEC DESC AS BEG AT A PT ON THE N/S 1/4 LN THAT IS N 00D 48M 05S W 397.36 FT FROM THE SW 1/4 COR OF SD SEC TH N 00D 48M 05S W 230 FT TH N 88D 45M 22S W 494.71 FT TH S 00D 43M 55S E 230 FT TH S 88D 45M 22S W 494.99 FT TO POB TOGETHER WITH AND SUBJECT TO THE FOL DESC ESMT FOR INGRESS EGRESS AND PUBLIC UTILITIES BEG AT THE S 1/4 COR OF SEC 27 TH N 00D 48M 05S W 1150.16 FT ALG THE N/S 1/4 LN TH 206.70 FT ALG A 50 FT RADIUS CURVE TO THE LF THE CHORD OF WHICH IS S 60D 46M 06S W 87.94 FT TH 24.81 FT ALG A 25 FT RADIUS CURVE TO THE RT THE CHORD OF WHICH IS S 29D 13M 56S E 23.80 FT TH S 00D 48M 05S E 1084.82 FT TO THE S SEC LN TH S 88D 35M 45S E 66.05 FT TO POB. Comments: The property is located behind a house on McMillan. The legal description indicates there is a utility easement on the property. Not sure about this one, have to get out there and get the drones up and see what we're looking at. Well, maybe another time. Do your research on this one if interested. Additional Disclosures: 30; 7 (see key for full text) Summer Tax Due: \$49.21	E MCMILLAN RD MUSKEGON	\$1,118.49

5207	<p>Parcel ID: 07-027-300-0011-20; Legal Description: DALTON TOWNSHIP SEC 26 T11N R16W THAT PART OF THE SW 1/4 OF SD SEC DESC AS BEG AT A PT ON THE N/S 1/4 LN THAT IS N 00D 48M 05S W 627.36 FT FROM THE SW 1/4 COR OF SD SEC TH N 00D 48M 05S W 230 FT TH N 88D 45M 22S W 494.43 FT TH S 00D 43M 55S E 230 FT TH S 88D 45M 22S E 494.71 FT TO POB TOGETHER WITH AND SUBJECT TO THE FOL DESC ESMT FOR INGRESS EGRESS AND PUBLIC UTILITIES BEG AT THE S 1/4 COR OF SEC 27 TH N 00D 48M 05S W 1150.16 FT ALG THE N/S 1/4 LN TH 206.70 FT ALG A 50 FT RADIUS CURVE TO THE LF THE CHORD OF WHICH IS S 60D 46M 06S W 87.94 FT TH 24.81 FT ALG A 25 FT RADIUS CURVE TO THE RT THE CHORD OF WHICH IS S 29D 13M 56S E 23.80 FT TH S 00D 48M 05S E 1084.82 FT TO THE S SEC LN. Comments: The property is located behind a house on McMillan. The legal description indicates there is a utility easement on the property. Not sure about this one, have to get out there and get the drones up and see what we're looking at. Well, maybe another time. do your research on this one if interested.</p> <p>Additional Disclosures: 30; 7 (see key for full text)</p> <p>Summer Tax Due: \$49.21</p>	E MCMILLAN RD MUSKEGON	\$1,118.49
5208	<p>Parcel ID: 07-027-300-0011-30; Legal Description: DALTON TOWNSHIP SEC 26 T11N R16W THAT PART OF THE SW 1/4 OF SD SEC DESC AS BEG AT A PT ON THE N/S 1/4 LN THAT IS N 00D 48M 05S W 857.36 FT FROM THE SW 1/4 COR OF SD SEC TH N 00D 48M 05S W 230 FT TH N 88D 45M 22S W 494.15 FT TH S 00D 43M 55S E 230 FT TH S 88D 45M 22S W 494.43 FT TO POB TOGETHER WITH AND SUBJECT TO THE FOL DESC ESMT FOR INGRESS EGRESS AND PUBLIC UTILITIES BEG AT THE S 1/4 COR OF SEC 27 TH N 00D 48M 05S W 1150.16 FT ALG THE N/S 1/4 LN TH 206.70 FT ALG A 50 FT RADIUS CURVE TO THE LF THE CHORD OF WHICH IS S 60D 46M 06S W 87.94 FT TH 24.81 FT ALG A 25 FT RADIUS CURVE TO THE RT THE CHORD OF WHICH IS S 29D 13M 56S E 23.80 FT TH S 00D 48M 05S E 1084.82 FT TO THE S SEC LN. Comments: The property is located behind a house on McMillan. The legal description indicates there is a utility easement on the property. Not sure about this one, have to get out there and get the drones up and see what we're looking at. Well, maybe another time. do your research on this one if interested.</p> <p>Additional Disclosures: 30; 7 (see key for full text)</p> <p>Summer Tax Due: \$49.21</p>	E MCMILLAN RD MUSKEGON	\$1,118.49
5209	<p>Parcel ID: 07-027-300-0011-40; Legal Description: DALTON TOWNSHIP SEC 26 T11N R16W THAT PART OF THE SW 1/4 OF SD SEC DESC AS BEG AT A PT ON THE N/S 1/4 LN THAT IS N 00D 48M 05S W 1087.36 FT FROM THE SW 1/4 COR OF SD SEC TH N 00D 48M 05S W 230 FT TH N 88D 45M 22S W 493.87 FT ALG THE S 1/8 LN TH S 00D 43M 55S E 230 FT TH S 88D 45M 22S E 494.15 FT TO POB TOGETHER WITH AND SUBJECT TO THE FOL DESC ESMT FOR INGRESS EGRESS AND PUBLIC UTILITIES BEG AT THE S 1/4 COR OF SEC 27 TH N 00D 48M 05S W 1150.16 FT ALG THE N/S 1/4 LN TH 206.70 FT ALG A 50 FT RADIUS CURVE TO THE LF THE CHORD OF WHICH IS S 60D 46M 06S W 87.94 FT TH 24.81 FT ALG A 25 FT RADIUS CURVE TO THE RT THE CHORD OF WHICH IS S 29D 13M 56S E 23.80 FT TH S 00D 48M 05S E 1084.82 FT TO THE S SEC LN. Comments: The property is located behind a house on McMillan. The legal description indicates there is a utility easement on the property. Not sure about this one, have to get out there and get the drones up and see what we're looking at. Well, maybe another time. do your research on this one if interested.</p> <p>Additional Disclosures: 30; 7 (see key for full text)</p> <p>Summer Tax Due: \$49.21</p>	E MCMILLAN RD MUSKEGON	\$1,118.49
5210	<p>Parcel ID: 07-504-044-0003-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 4 LOTS 3 & 4 BLK 44 SEC 7 T11N R16W. Comments: No known legal road access to this parcel. Accessible on foot. The Parcel is small and may be too small to build. Heavy Woods to get back and not sure what you would do with it if you owned it, but you could do more than anybody else who owned it! And that's a start! Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$1.24</p>	VACANT MUSKEGON	\$401.31
5211	<p>Parcel ID: 07-507-001-0013-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 LOTS 13-23 INC BLK 1 SEC 4 T11N R16W. Comments: ~0.75 acre Heavily wooded lot on E White Lake Rd. Next to a church. ~270 ft of frontage on the road and ~100 ft deep.</p> <p>Summer Tax Due: \$39.98</p>	VACANT TWIN LAKE	\$939.88
5212	<p>Parcel ID: 07-507-083-0039-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT LOTS 39 & 40 BLK 83 SEC 4 T11N R16W. Comments: The property is a moderately wooded lot on Calumet. The property slopes to the rear slightly with a berm along the road. Decent little lot. Not too many houses in the vicinity. Quiet street and relatively secluded. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement</p> <p>Summer Tax Due: \$1.24</p>	E CALUMET RD TWIN LAKE	\$377.09

5213	Parcel ID: 07-509-015-0033-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADDN NO 9 LOTS 33-36 INC BLK 15 SEC 4 T11N R16W. Comments: This property is located in Twin Lakes. No known legal access. Interested bidders should conduct thorough research on this one. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.24	VACANT TWIN LAKE	\$400.21
5214	Parcel ID: 08-185-000-0052-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 11 T11N R15W DON SNOW CAMP LOT 52 AND LOT 83. Comments: Vacant lot at the end of a dead-end street. Next door to a home, and it looks like they are utilizing the space, but there is nothing on the property, so to speak. Quiet little street homes in the area are decent and kept up well. According to the assessor card linked below, there may have been a cabin/structure at one time, but it is no longer present and should be disregarded. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$163.53	5804 MAPLE ST TWIN LAKE	\$15,232.07
5215	Parcel ID: 09-012-300-0020-00; Legal Description: LAKETON TOWNSHIP SEC 12 T10N R17W PT GOVT LOT 3 COM W 1/4 COR SEC 12 TH N 90D 00M 00S E ALG E & W 1/4 LN 2749.48 FT TH S 2D 54M 38S E 952 FT TO POB TH S 2D 54M 38S E 165 FT TH N 90D 00M 00S W 151.50 FT TH N 2D 54M 38S W 165 FT TH S 90D 00M 00S E 151.5 FT TO POB EXC WLY 19 FT ESMT RECD 1815-312. Comments: This one is in pretty decent shape from the outside. Looks like some semi-hoarding conditions inside, but I can see walls and ceilings, so that's a good thing. The yard is very nice, fenced in. Yard slopes to the South, and there is a walk-out basement on that side of the house. Decent-sized attached garage and a large shed next to the Garage. Due to the amount of personal property, inside inspections were not performed. I did manage to get some pictures from a couple of windows, though. Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$833.66	840 ANDREE RD MUSKEGON	\$12,654.74
5216	Parcel ID: 09-248-003-0001-00; Legal Description: LAKETON TOWNSHIP COOPERS SUB LOT 1 BLK 3 SEC 1 T10N R17W. Comments: Currently occupied, so pictures of the property were limited to the outside from the road. Single-story home with an attached garage and a large shed in the back. It's built on a slab, but don't quote me on that. The neighborhood seems quiet and decent. Looks like it needs some work on the roof, but it's not terrible. It could be a great investment property or a possible project for somebody. ~0.92 acres. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$609.73	991 VICTOR AVE MUSKEGON	\$8,796.86
5217	Parcel ID: 09-590-999-0001-00; Legal Description: LAKETON TOWNSHIP OUTLOT A AS DESCRIBED IN THE PLAT OF MAR-KATE SUBDIVISION BEING A STRIP OF LAND 33' X 1254.1'. Comments: This lot is very narrow and possibly used as a ROW. Information we received indicated this may not be buildable due to the narrow size, and not to be used for residential purposes per the Plat. Please do thorough research on this one if interested in buying. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$11.31	W RIVER RD MUSKEGON	\$549.55
5218	Parcel ID: 10-026-200-0094-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W COM 1023 FT S & 133 FT W OF NE COR OF NE 1/4 OF NE 1/4 SEC 26 TH S 262 FT, TH W 100 FT TH N 262 FT, TH E 100 FT TO POB EXC THE S 131 FT THEREOF. Comments: Home is currently occupied, so pictures were limited to the outside only. Definitely going to need some updating. The roof is in decent shape, though. Located in a quiet neighborhood and other houses in the vicinity are in better condition. Could be a good little investment property! ~0.30 acres Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$490.65	3173 GLENRICK AVE MUSKEGON	\$12,069.15
5219	Parcel ID: 10-262-000-0002-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 23 T10N R16W DANGL PARK LOT 2. Comments: ~0.24 acre moderately wooded with a couple of larger trees. Nicer homes in the vicinity, some updated and some new builds. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Summer Tax Due: \$61.37	S DANGL RD MUSKEGON	\$1,472.09
5220	Parcel ID: 10-770-000-0008-10; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W SUPRVR'S PLAT OF WALTER SINGLETON SUB'D THE N 9 FT OF LOT 8. Comments: This lot has no known legal access and sits off of Bush Ave. It's very tiny and of little practical use other than to the adjoining neighbors. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.66	BUSH AVE MUSKEGON	\$410.00

5221	Parcel ID: 11-028-400-0008-00; Legal Description: EGELSTON TOWNSHIP SEC 28 T10N R15W BEG 125.85 FT S 0 DEG 01' 47" E FROM E & W 1/4 LINE ON E 1/8 LINE, TH S 0 DEG 01' 47" E 1333 FT TH S 89 DEG 45' 43" W 330 FT, TH N 0 DEG 02' W 1333 FT, TH N 89 DEG 45' 43" E 330.08 FT TO PT OF BEG. Comments: ~10.1 acre vacant wooded parcel in Egleston. Unsure of road access, so please do your research prior to bidding if interested! Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$87.97	S CHATTERSON RD MUSKEGON	\$1,311.50
5222	Parcel ID: 11-031-300-0011-00; Legal Description: EGELSTON TOWNSHIP SEC 31 T10N R15W SW 1/4 EXC W 85 RDS AND EXC E 33 RDS THEREOF. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$122.02	E EVANSTON AVE MUSKEGON	\$3,614.60
5223	Parcel ID: 11-505-000-0111-00; Legal Description: EGELSTON TOWNSHIP LOT 111 ROBERTS WOLF LAKE SUB'D. Comments: ~0.11 acres. Flat, small, and vacant. A couple of trees dot the property. Nice smaller homes on the street. Quiet neighborhood and properties are kept up. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$9.31	LANE AVE MUSKEGON	\$513.41
5224	Parcel ID: 13-013-300-0019-00; Legal Description: CASNOVIA TOWNSHIP SEC 13 T10N R13W COM AT SE COR OF GOV LOT 4 TH WLY ALG S SEC LN 990 FT TO POB TH N 1165 FT M/L TH N 89D 42M W 134.86 FT TH S 0D 18M W 338 FT TH N 89D 42M W 193 FT TH S 0D 18M W ALG W SEC LN 423.57 FT TO ELY R/W OF C & O RR TH SELY ALG RR R/W 427.69 FT TO S SEC LN TH ELY ALG S SEC LN 191.75 FT TO POB. Comments: Currently occupied so pictures of property were limited to outside from the road. Nice sized single story ranch with a 2 1/2 car detached garage. Roof is in good shape. Could not determine foundation type (concealed). Close to highway 37. Quiet country road. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$751.47	17646 HALL RD CASNOVIA	\$6,212.22
5225	Parcel ID: 15-670-000-0001-00; Legal Description: FRUITPORT CHARTER TOWNSHIP SLAGTERS SUB LOT 1 SEC 2 T9N R16W. Comments: Property is a single story home with a detached garage on Heights Ravenna Rd. Property is currently occupied so pictures were limited to being taken from the road. Home looks to be in relatively decent condition. Roof does not look bad, looks like a Block Foundation, don't quote me. Home seems to be generally kept up and nothing sticks out as any major concern. Neighborhood is nice and homes are of relative age and condition. Property close to businesses and other amenities Additional Disclosures: 33; 81; 6; 21 (see key for full text) Summer Tax Due: \$2,262.93	2410 HTS RAVENNA RD MUSKEGON	\$10,732.35
5226	Parcel ID: 24-128-100-0013-00; Legal Description: CITY OF MUSKEGON SEC 28 TION R16W PARCEL 1 COM @ A POINT ON N LN EVANSTON AVE 195.5 FT WLY OF SW COR LOT 20 BLK 1 CASTENHOLTZ GROVE ANNEX FOR POB TH WLY ALG N LN EVANSTON AVE 75.3 FT TH N 112.15 FT TH E 70 FT TH S 140 FT TO POB BEING PRT OF SW 1/4 NW 1/4 SD SEC PARCEL 2 COM @ POINT ON N LN EVANSTON AVE 195.5 FT WLY OF SW COR LOT 20 BLK 1 CASTENHOLTZ GROVE ANNEX TH N 140 FT FOR POB TH W 70 FT TH N 34.65 FT TH ELY 70.02 FT TH S 36.3 FT TO POB BEING PRT OF SW 1/4 NW 1/4 SD SEC PARCEL 3 E 4.05 FT OF S 146.8 FT OF FOL DESC COM @ POINT ON NLY LN EVANSTON AVE WHICH IS 330 FT SWLY CL OF EASTGATE ST (NOW VAC) TH SELY ALG NLY LN SD EVANSTON AVE 244.05 FT TO POINT WHICH IS 270.8 FT NWLY OF SW COR LOT 20 BLK 1 CASTENHOLTZ GROVE ANNEX ON E 1/2 NW 1/4 SEC 28 MUSKEGON TNSP TH N 00D 38M E 251.1 FT. Comments: This property could not be inspected on the inside.. Pictures and knowledge are limited to the outside only. Nice newer built home with a large detached garage. Nice-sized backyard. Built on a slab, so no basement to mess with! Handicapped access in the back. Looks like they knocked down 2 old houses and built this one here. Why can't they all be this nice? ~0.28 acres Additional Disclosures: 33; 21; 42 (see key for full text) Summer Tax Due: \$357.77	984 EVANSTON AVE MUSKEGON	\$1,765.05
5227	Parcel ID: 24-185-101-0007-00; Legal Description: CITY OF MUSKEGON CASTENHOLTZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL S 30 FT LOT 7 BLK 101. Comments: ~0.09 acre Vacant urban lot on Dyson. One large lonely tree. Homes in the vicinity are decent, with some being updated. Close to businesses and other amenities. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$26.72	1642 DYSON ST MUSKEGON	\$5,681.40

5228	Parcel ID: 24-185-115-0002-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 2 BLK 115. Comments: Block built lower floor. Floors seem Solid throughout. Definitely going to need a lot of work but it could be a good flip. Most of the demo work has been done. The roofing looks newer and it has lots of newer windows with a few vandalism issues. Going to take a chunk of change and some elbow grease but overall could be a good investment! ~0.12 acres Additional Disclosures: 50; 47 (see key for full text) Summer Tax Due: \$130.76	1756 ELWOOD ST MUSKEGON	\$2,825.74
5229	Parcel ID: 24-185-119-0003-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 3 BLK 119. Comments: The property is a single-story home located on Manz St in the City of Muskegon. We were unable to view the inside and are unsure of occupancy, so please be respectful and use caution, treat this as occupied. Additional Disclosures: 33; 81; 21; 6 (see key for full text) Summer Tax Due: \$193.31	1764 MANZ ST MUSKEGON	\$4,230.62
5231	Parcel ID: 24-205-085-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 3 BLK 85. Comments: Flat vacant urban lot on Mclaughlin. Close to lots of businesses and other amenities. Somebody is storing a couple of trailers on the lot. ~0.20 acres Additional Disclosures: 42; 23; 21 (see key for full text) Summer Tax Due: \$23.34	771 MCLAUGHLIN AVE MUSKEGON	\$5,750.38
5232	Parcel ID: 24-205-094-0009-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 22 FT LOT 9 & W 22 FT LOT 10 BLK 94. Comments: Not sure how to pronounce the street name but I can pronounce "pretty decent shape." And that's what we have here! Vinyl siding and the roof looks in decent shape. Block foundation. Doesn't look terrible but older. Not 100% on this property's occupancy status so no inside inspection was performed. Houses in the area are older but most are decent and kept up relatively well. ~0.13 acres Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$207.18	436 CATAWBA AVE MUSKEGON	\$7,451.89
5233	Parcel ID: 24-205-228-0009-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 43 FT LOT 9 & SLY 43 FT OF ELY 4 1/2 FT LOT 2 BLK 228. Comments: Large old two story home on ransom. Looks pretty rough from the exterior. Wood siding and the foundation looks to be block (don't quote me) with some brickwork. Only access point was from a window too high off the ground to access. Overall rough shape but close to downtown so the location is nice. Older homes in the area some have been updated. ~0.07 acres Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$198.56	1187 RANSOM ST MUSKEGON	\$4,058.41
5234	Parcel ID: 24-205-230-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 230 N 1/2 LOT 12. Comments: Looks like whatever used to be here (old church) is no more. ~0.21-acre vacant urban lot on the corner of Pine and Diana. Close to businesses and other amenities. SEV is not accurate. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$18.94	1101 PINE ST MUSKEGON	\$36,171.40
5235	Parcel ID: 24-205-272-0009-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 9 BLK 272 EXC S 9.5 FT. Comments: Property is a large two-story home with stucco siding and multiple utility meters. Definitely need some work but the bones seem solid for the most part. Access to basement and upstairs locked up tight. Lots of homes in the area and on the street are being updated or have been updated. Could be a good investment project for somebody! ~0.15 acres Additional Disclosures: 5; 33; 21 (see key for full text) Summer Tax Due: \$212.85	1468 HOYT ST MUSKEGON	\$4,035.06
5236	Parcel ID: 24-205-273-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 53 FT LOT 2 BLK 273. Comments: ~0.16-acre vacant urban lot on Irwin. Alleyway adjacent. Downtown businesses and amenities are close by. Older homes in the area some have been updated slightly. Looks to be buildable, could be a good investment project. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. ~ 0.16 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$16.90	181 IRWIN AVE MUSKEGON	\$687.52
5237	Parcel ID: 24-205-387-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SW 1/2 LOT 8 BLK 387 AND ALSO WLY 18.55 FT OF ELY 35.85 FT OF S 1/2 LOT 7 BLK 387 AND ALSO ELY 17 FT S 1/2 LOT 7 BLK 387. Comments: Property is an ~0.15 acre vacant parcel on Mason Ave in the City of Muskegon. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$135.55	240 MASON AVE MUSKEGON	\$2,912.87

5238	Parcel ID: 24-205-414-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 BLK 414. Comments: The house sits at the end of a dead-end street. Locked up tightly and full of junk and other belongings. This property could not be inspected on the inside. Pictures and knowledge are limited to outside only. There is also a tree on the roof. That's probably gonna be an issue. Homes in the vicinity are older but I don't see any with trees on them so that's a plus. Could not determine foundation type (concealed). Most of them are kept up and properties close to businesses and other local amenities. ~0.19 acres Additional Disclosures: 66; 21; 5; 33 (see key for full text) Summer Tax Due: \$178.52	697 W GRAND AVE MUSKEGON	\$3,694.28
5239	Parcel ID: 24-205-414-0017-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 17 & N 85 FT LOT 15 BLK 414. Comments: Very old home. Cool at one time I bet. It's gonna Need lots of work. There's lots of extra scrap wood to get started inside. Some other junk but not hoarder conditions. Lots of damp mildewy smells. Bones seem pretty solid. Is in the area are older and not too many updated. This one is for the "I'm doing it for the community" type of investment and sometimes those can be quite profitable! ~0.19 acres Additional Disclosures: 21; 23; 32 (see key for full text) Summer Tax Due: \$117.42	1524 BEIDLER ST MUSKEGON	\$2,583.29
5240	Parcel ID: 24-205-418-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 418. Comments: Property is a vacant lot located on Park St. ~0.19 acres. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$37.73	1500 PARK ST MUSKEGON	\$982.78
5241	Parcel ID: 24-205-433-0019-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 19 BLK 433. Comments: Property is an old commercial structure of some type. Looks like it may have been a corner store at one time long ago but those years are well gone. Boarded up tightly and didn't get a look inside. But from the outside, structurally speaking, it's not in terrible shape. There are some cracks in the block frame building but I got pictures of anything drastic and it's not crumbling by any means. It's also small which is a bonus because if you did remodel it wouldn't be too costly. On the corner of West Forest and Biedler the light itself measures 0.09 acres and has no Parking nor landscape to concern yourself with. Could be a cool little art shop or coffee shop! Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$218.89	1608 BEIDLER ST MUSKEGON	\$2,944.40
5242	Parcel ID: 24-205-462-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 2 BLK 462 & E 1/2 OF VAC ALLEY ADJ TH'TO. Comments: Currently occupied so pictures of property were limited to outside from the road. Property is an older single story home with a detached 1 1/2 car garage. Looks like it's going to need updated all around. This one could be done and be a nice little house when somebody is finished! Don't miss out on your opportunity to better the community and make some money! ~0.24 acres Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$236.44	1759 5TH ST MUSKEGON	\$3,225.26
5243	Parcel ID: 24-205-463-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 E 50 FT OF W 100 FT LOTS 1 & 2 BLK 463. Comments: This property is a vacant ~0.15 acre parcel located on W Larch Ave. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$31.69	159 W LARCH AVE MUSKEGON	\$991.11
5244	Parcel ID: 24-232-003-0003-00; Legal Description: CITY OF MUSKEGON DENNIS SMITH & COS SOUTH SIDE ADD LOT 3 & N 44 FT LOT 4 BLK 3. Comments: ~0.27 acre vacant commercial parcel. Commercial parking lot on Peck. Fenced in with a gate. Fencing is in decent shape. Commercial area with signs of revitalization. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$239.64	1947 PECK ST MUSKEGON	\$5,042.28
5245	Parcel ID: 24-250-000-0072-00; Legal Description: CITY OF MUSKEGON EASTGATE ADDITION LOT 72 & W 1/2 LOT 73. Comments: Property is a 2 Story home on Ada. Currently occupied so pictures of property were limited to outside from the road. Roof doesn't look to be in bad shape. Definitely will need some updating. Nicer neighborhood with nicer houses in the vicinity. It looks structurally sound from the most part from what I can see. ~0.18 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$450.11	958 ADA AVE MUSKEGON	\$5,246.30

5246	Parcel ID: 24-285-001-0003-00; Legal Description: CITY OF MUSKEGON EMERSONS ADDITION LOT 3 BLK 1. Comments: One large live tree, one large dead tree. One small tree. Three trees and one yard for sale right here! Two track alleyway in the back. Houses in the vicinity are older but decent and some have been updated. ~0.11 acres Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$26.72	872 E FOREST AVE MUSKEGON	\$5,058.53
5247	Parcel ID: 24-442-000-0001-00; Legal Description: CITY OF MUSKEGON HUIZENGAS SUB DIVISION LOT 1 & VAC EDWIN ST ABUTTING. Comments: Not too bad from the outside. Nice smaller house. Nice yard And nicer houses in the area. Inside is a different story. Very heavy animal damage and lots of junk and debris. This one probably has to be gutted but you could still make something happen here. This one has it's ups and downs but let's try and focus on the ups! Did not investigate the basement. Too difficult to get to and a little hard to breathe in there. ~0.24 acres Additional Disclosures: 63; 21; 66 (see key for full text) Summer Tax Due: \$220.58	903 E FOREST AVE MUSKEGON	\$3,762.32
5248	Parcel ID: 24-595-000-0034-00; Legal Description: CITY OF MUSKEGON MELLEMA SUB DIVISION LOT 34. Comments: Pretty rough from the outside with some updated doors and a pretty new roof. Looks like somebody started the work for you all you have to do is finish it up! This property could not be inspected on the inside. Pictures and knowledge are limited to outside only. I did get a couple pictures from the basement window. There are some cracks on the block foundation but only around the porch. Didn't see any damage on basement foundation. Close to Laketon and businesses and amenities. ~ 0.11 acres Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$222.75	897 TURNER AVE MUSKEGON	\$2,527.85
5249	Parcel ID: 26-105-200-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS COM SW COR BLK 207. TH N 89 DEG. 56' 40" E 240.5 FT TH N 79 DEG. 59' 40" E 1062.7 FT FOR PT OF BEG TH N 2 DEG. 38' E 205.36 FT TH S 87 DEG. 22 'E 246.87 FT TH S 2 DEG. 38' W 150 FT TH S 79 DEG. 59' 40" W 253 FT TO PT OF BEG SEC 5 T9N R16W. Comments: Property is currently occupied so inspection was limited to pictures from the road. Appears to be fully functional operating body shop on the NW corner of E Broadway and S Getty. Large parking lot with access on both main roads and fenced in lot with nice gates. Building itself is quite large at 132 feet by 50 feet plus. Three garage doors and one large 14 foot overhead door. Very nice building and location! Could be a great business opportunity! Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$3,192.76	770 E BROADWAY AVE MUSKEGON HEIGHTS	\$19,455.80
5250	Parcel ID: 26-185-031-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 31 LOT 4. Comments: Small single story with an attached garage on a Riordan. This ones got some ups and downs. Could not determine foundation type (concealed). The garage has a caved in ceiling so that's down. It's occupied or recently occupied so it's livable and that's up. I believe they are gone and I believe you will have things to clean up, that's down. It's smaller so you shouldn't have more than a full dumpster anyhow and it shouldn't cost too much in repairs to get it back in shape, that's up! This one has it's ups and downs but let's try and focus on the ups. Older homes in the area some have been updated. Street seems quiet. ~0.14 acres Additional Disclosures: 21; 33; 5 (see key for full text) Summer Tax Due: \$895.99	2017 RIORDAN ST MUSKEGON HEIGHTS	\$4,090.46
5251	Parcel ID: 26-185-041-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 41 LOT 4. Comments: Flat vacant urban lot on 5th. On both sides of the lot there are homes. Houses in the area are older with some of them being updated. Only one big tree on this lot and it looks heavy but I wouldn't call it heavily wooded lot. Close to town and businesses and amenities. ~0.14 acres. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$44.36	2011 FIFTH ST MUSKEGON HEIGHTS	\$1,884.94
5252	Parcel ID: 26-185-064-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 64 LOT 3. Comments: Currently occupied so pictures of property were limited to outside from the road. Two story Cape Cod with some signs of roof age. Siding looks to be vinyl or aluminum and in relatively decent shape from the road. Could be updated and be a cute little house. Nice large tree in the front yard. In the area are of comparable age and kept up for the most part. Close to lots of businesses and amenities. ~0.14 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$669.36	2209 RIORDAN ST MUSKEGON HEIGHTS	\$3,744.33

5253	Parcel ID: 26-185-076-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 76 W 50 FT OF LOT 1. Comments: This one is in very rough shape. Looks like there was a fire. Boarded up and overgrown like a jungle around it. No real backyard so to speak a little tiny sliver on the side. Not sure if this one's worth salvaging or not. Could be a diamond in the rough here but I'm not seeing it! Location is pretty decent for something. Close to businesses and a pretty busy area. ~0.06 acres Additional Disclosures: 11; 33; 46 (see key for full text) Summer Tax Due: \$69.09	257 W HACKLEY AVE MUSKEGON HEIGHTS	\$751.88
5254	Parcel ID: 26-185-093-0002-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 93 LOT 2. Comments: ~0.15 acre Vacant urban lot on Sanford. 1 tree and a pile of brush is all we have her folks! Not to much to say. Houses in vicinity are older and some have been updated. Close to businesses and restaurants. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.28	2305 SANFORD ST MUSKEGON HEIGHTS	\$916.41
5255	Parcel ID: 26-185-100-0023-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 100 LOT 23. Comments: ~0.14 acre vacant lot on Reynolds with some trees and just a bunch of garbage strewn throughout the parcel. Someone should really clean it up because there are some Nicer decent updated homes in the area, and another one would look good right here! Just bid, buy, and build! If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.28	2304 REYNOLDS ST MUSKEGON HEIGHTS	\$916.41
5256	Parcel ID: 26-185-127-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 127 LOT 4. Comments: Currently occupied so pictures of property were limited to outside from the road. Property appears to be a single story single family home with wood siding and possibly a slab foundation (Can't see any windows in its appears to sit low to the ground). Roof does not appear to be in terrible shape but does show some areas with possible issues. Couldn't get much better of a look due to occupancy. Houses in vicinity are of the same age and some have been recently updated. ~0.14 acres Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$614.36	2433 EIGHTH ST MUSKEGON HEIGHTS	\$3,686.46
5257	Parcel ID: 26-185-144-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 144 LOT 20. Comments: Sounds like a Bob Dylan album but Nope this is a house. Looks like somebody started a job and never finished. Some newer windows and new roofing. Boarded up tight so I didn't get inside but from the outside it looks like it could be a good project for somebody looking to make a flip. Houses in the vicinity are in need of Renovation. This area needs some revitalization and it could start with this house here! So don't be afraid to take it all the way on Sanford! Don't give up! You've got this. ~0.14 acres Additional Disclosures: 46; 33; 11; 50 (see key for full text) Summer Tax Due: \$663.49	2516 SANFORD ST MUSKEGON HEIGHTS	\$3,041.45
5258	Parcel ID: 26-185-147-0023-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 147 LOT 23. Comments: Flat, vacant and urban. This lot has houses on both sides of it. Street seems to be quiet and houses in the area are older with some of them updated. Street has been recently repaved with new curbs as well. ~0.14 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.28	2504 BAKER ST MUSKEGON HEIGHTS	\$723.28
5259	Parcel ID: 26-185-148-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 148 LOT 19. Comments: This fresh flat vacant lot appears to be buildable to the naked eye. Do your research as it looks like something was demolished here. Older homes in the area with a couple updated. New sidewalks. ~0.14 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$96.02	2520 LEAHY ST MUSKEGON HEIGHTS	\$916.41
5260	Parcel ID: 26-185-160-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 160 LOTS 19 & 20. Comments: Commercial vacant urban lot on Ray just north of Sherman. The property slips to the southeast. Some litter was scattered amongst the lot. Close to lots of commercial and or light industrial. ~0.29 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$268.45	2520 RAY ST MUSKEGON HEIGHTS	\$1,824.75

5261	Parcel ID: 26-185-165-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 165 LOT 4. Comments: Predominantly vacant lot with a small pavilion in the rear by the alleyway. Roof is in rough shape but it could probably be fixed up. Close to lots of businesses and other ventures. Houses in vicinity older and in need of updates with a few exceptions. ~0.14 acres Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$64.13	307 E SHERMAN BLVD MUSKEGON HEIGHTS	\$725.29
5262	Parcel ID: 26-185-227-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 227 LOTS 1 & 2. Comments: Property is an old commercial structure of some type. Maybe a club or something? No bay doors and large block building. Little bit of damage on the blocks by the rear door . Looks like somebody smashed into it . Boarded up in the front. Tried to get a picture from in the window but the bay was very deep so you can not see too much of the inside. Part of town is under revitalization. Could be a good opportunity for a number of businesses. Close to lots of other Commercial real estate and some open businesses as well. ~0.29 acres Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$786.72	2905 PECK ST MUSKEGON HEIGHTS	\$20,452.20
5263	Parcel ID: 26-210-001-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CRN WORKS SUB'D BLK 1 LOTS 1 & 2. Comments: Old dry cleaners on Broadway. Building doesn't look in terrible shape. Didn't get inside but got some pictures from the windows and it appears to have some failing roof areas. Didn't notice any real structural damage from the naked eye. The brick on the outside is actually in pretty good shape. Could be revamped into a number of businesses. New streets and lots of new things happening in the area. Be part of the revitalization and get this place back up and running into something! Looks like a good opportunity here for somebody ~0.13 Additional Disclosures: 21; 5; 33 (see key for full text) Summer Tax Due: \$1,416.54	401 W BROADWAY AVE MUSKEGON HEIGHTS	\$8,003.04
5264	Parcel ID: 26-280-004-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS ERWIN & KEATING'S ADD'N BLK 4 LOT 3. Comments: Currently occupied so pictures of property were limited to outside from the road. Property appears to be in relatively decent shape. Siding is wood and the roof looks to be in decent shape from the road. Appears to have a block foundation. Houses in vicinity are relative age and condition. St seems to be quiet and peaceful. A few homes have some updated features. Could be a great investment property or possible project for somebody looking into a residential real estate endeavor. ~0.19 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$859.21	2145 EIGHTH ST MUSKEGON HEIGHTS	\$5,004.08
5265	Parcel ID: 26-280-007-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS ERWIN & KEATING'S ADD'N BLK 7 LOT 10. Comments: Not sure if this one is gonna make it. Rough conditions. Everything's pretty much a goner. Roof collapsing, heavy animal damaging, foundation looks shoddy. Garage heavily overgrown and has a heavy lean to it. I would say this one's probably going to have to come down. Too bad was probably a decent house at one time, but the lot itself is a pretty decent size for the city at 0.14 acres and has alleyway access and access to Keating Ave and 8th St. Property is close to commercial and houses in the vicinity are of the same age but generally much better condition than this. Additional Disclosures: 5; 21; 66; 34; 63 (see key for full text) Summer Tax Due: \$846.69	304 W KEATING AVE MUSKEGON HEIGHTS	\$3,423.07
5266	Parcel ID: 26-400-010-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 10 LOT 13. Comments: Property is a vacant urban lot on 8th Street. Flat with no noticeable features other than the neighbor using the lot as storage for his wood piles. Houses in the vicinity are older and most are in decent shape. Close to businesses and other local establishments. ~0.12 acres Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$84.81	3336 EIGHTH ST MUSKEGON HEIGHTS	\$771.88
5267	Parcel ID: 26-610-005-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS MCINTOSH SUB'D BLK 5 LOT 8 & N 8 3/4 FT OF LOT 7. Comments: Property is currently occupied so pictures were limited to the road. House looks to be one and a half stories with A detached single car garage. Looks like it's in pretty good condition from what I can see. Aluminum siding looks in good shape on the house but not so much the wood siding on the garage. Block Foundation doesn't appear to have any major faults from my view. Homes in the neighborhood are of the same age and relatively same condition. Could be a good flip or rental! ~0.15 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$767.46	2614 RIORDAN ST MUSKEGON HEIGHTS	\$3,925.21

5268	Parcel ID: 26-635-248-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 248 LOT 12 MUSKEGON IMPROVEMENT CO'S ANNEX #1. Comments: Property is a 1-story home on Mason Blvd in Muskegon Heights. Occupancy status is unknown so we will treat this as occupied. Please be respectful and keep all viewing to the road. Property has a wooden ramp leading up to the front door, and appears it could be a decent opportunity to the right person. ~0.12 acres. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$449.28	2822 MASON BLVD MUSKEGON HEIGHTS	\$2,536.99
5269	Parcel ID: 26-635-257-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 257 LOT 20 MUSKEGON IMPROVEMENT CO'S ANNEX #1. Comments: Property is a vacant urban lot on Wood Street. Driveway approach at the road. Like the neighbors don't want anybody using it with their little makeshift no trespassing blockade. Fencing along one side and a couple of nice seeded trees on the back. Houses in the area are older, with some of them being updated. Close to businesses and other amenities. ~0.12 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$65.95	2917 WOOD ST MUSKEGON HEIGHTS	\$755.38
5270	Parcel ID: 26-635-267-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 267 S 85 FT OF LOT 10 MUSKEGON IMPROVEMENT CO'S ANNEX #1. Comments: Property is a one and a half story home that somebody started to work on and never got to finishing. Half of the siding looks done. Roof is in pretty good shape with newer shingles and flashing. Did notice the Black Foundation has a funny lien on the west side of the house. Did not get inside house was boarded up tightly. Streets are being redone in the area. Houses in the vicinity are of the same age with some of them updated. This is definitely the worst one in eyesight. Take it the rest of the way and finish this up! ~0.08 acres Additional Disclosures: 50; 46; 33; 34 (see key for full text) Summer Tax Due: \$846.69	56 E LINCOLN AVE MUSKEGON HEIGHTS	\$2,805.86
5271	Parcel ID: 26-635-274-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 274 LOT 4 MUSKEGON IMPROVEMENT CO'S ANNEX #1. Comments: Property is a vacant lot on Harrison. Large tree and privacy fencing on one side of the lot. Houses in vicinity are updated and streets are being redone in the area. ~0.12 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$65.95	48 HARRISON BLVD MUSKEGON HEIGHTS	\$563.47
5272	Parcel ID: 26-650-006-0032-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 6 LOTS 32, 33 & 34. Comments: ~0.22 acre Vacant lot on Manz. Fencing on The Southside of the lot and a house to the north. Large tree and flat. Houses in the vicinity are being updated and area seems to be being revitalized. Close to businesses, schools and parks. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$141.44	2132 MANZ ST MUSKEGON HEIGHTS	\$1,184.73
5273	Parcel ID: 26-650-008-0035-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 8 LOTS 35 & 36. Comments: Property is a single story home currently occupied so pictures were limited to being taken from the street. Vinyl siding, block foundation, and roof all look in relatively good shape from the road. Looks like a small addition built off the back side of the House. A little bit of algae buildup on the tree side of the house but overall it looks like the property is being kept up pretty well. neighborhood is decent and seems to be quiet. Houses in the area are of the same age and Condition. ~0.14 acres Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$383.72	2024 MCILWRAITH ST MUSKEGON HEIGHTS	\$2,308.77
5274	Parcel ID: 26-650-012-0043-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N LOT 43 BLK 12. Comments: Property is a vacant lot on Dyson. Fenced in with the house to the south this must have been the yard. Houses in the vicinity are mid 20th century homes with some being updated. Close to businesses, parks and other amenities. ~0.07 acres Additional Disclosures: 23; 44; 21 (see key for full text) Summer Tax Due: \$47.12	2004 DYSON ST	\$648.06
5275	Parcel ID: 26-741-000-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS RIDGELAND ADD'N LOTS 15 TO 18 INC. Comments: Decent sized commercial vacant lot on Getty. Two concrete approaches and pretty much a flat lot Businesses in the area are newer built and some that have been there for quite some time. Could be a good spot for a new business! ~0.55 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$707.36	3109 GETTY ST MUSKEGON HEIGHTS	\$4,405.08
5276	Parcel ID: 26-755-001-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS SCHOENBERG ADD'N S 75 FT OF N 221.75 FT OF BLK 1 & LOT 4 & S 1/2 OF LOT 3 BLK 3 PLAT OF MONA HEIGHTS OWNED & USED AS ONE PARCEL. Comments: Vacant urban lot on Baker Street. Like it's been being used as a parking lot. Small picnic table in the back and a large tree. Houses in vicinity are early mid 20th century homes with some of them being updated recently. Close to businesses schools and parks. ~0.17 acres Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$119.48	3237 BAKER ST MUSKEGON HEIGHTS	\$1,023.15

5277	Parcel ID: 26-770-018-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 18 LOTS 7 & 8. Comments: Property is a vacant lot on Glendale. Large trees and one of the neighbors is using it as their storage area/ parking lot. Homes in the vicinity are mixture of kept up and not so much. Close to US business 31 and lots of businesses. ~0.12 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$84.81	3213 GLENDALE ST MUSKEGON HEIGHTS	\$862.72
5278	Parcel ID: 26-770-023-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 23 LOTS 15 & 16. Comments: Property is a two story home on 5th Street. Pretty rough shape but the bones seem solid. Some heavy soiling and animal damage throughout home. Probably a dumpster worth of stuff that I could see. Didn't make it upstairs blocked with garbage. Yard is decent and house sits a little back off the street which is nice. Definitely could be redone and flipped. Or redone and moved into! Yard is fenced and the fencing isn't in terrible shape. Little TLC and some time and a couple Bucks and you'll be back in shape! Didn't see a basement must be a crawl. ~0.12 acres Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$545.21	3229 FIFTH ST MUSKEGON HEIGHTS	\$1,839.21
5279	Parcel ID: 26-822-003-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS VANDERWERP'S 2ND ADD'N BLK 3 LOTS 7 TO 12 INC. Comments: Property looks to be a manufactured home on a Block Foundation. All around looks in pretty good shape. Roofing looks good, siding looks good, decent sized yard and a small one car garage and carport. Yard is fenced in and some of the fencing is a little banged up but it's overall in pretty good shape. deck off the back of the garage and a shed as well. House sits on an ~ 0.65 acre lot! Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$1,087.78	2321 RAY ST MUSKEGON HEIGHTS	\$6,216.92
5280	Parcel ID: 27-133-200-0002-20; Legal Description: CITY OF NORTON SHORES SEC 33 T9N R16W BEG AT A PT FOUND BY COM AT N 1/4 POST SD SEC TH S 88D 28M 58S E ALG N SEC LN 280.30 FT TH S 00D 29M 21S W ALG E LN OF C&O RR 520 FT TO POB TH S 00D 29M 21S W 230 FT TH S 88D 28M 58S E 412 FT TH N 00D 29M 21S E 230 FT TH N 88D 28M 58S W 412 FT TO POB CONT 2.2 AC M/L TOG WITH & SUBJ TO ESMT OF RECORD SUBJ TO ESMT FOR ROADWAY & UTILITIES L/P 2298/670. Comments: ~ 2.18 acre vacant lot in a commercial/industrial park. Just north of a mobile home park and south of a mini storage. 230 ft frontage on Schamber Dr and 230 ft frontage on train tracks to the west. Moderately wooded in the back and pretty open in the front. Could be used for a number of commercial possibilities! Additional Disclosures: 30; 23 (see key for full text) Summer Tax Due: \$1,631.18	6703 PONTALUNA PARK DR NORTON SHORES	\$7,445.74
5281	Parcel ID: 27-150-000-0055-00; Legal Description: CITY OF NORTON SHORES AVONDALE LOTS 55 THRU 59. Comments: Not sure what this use to be here. Fenced in lot with an old building (looks like an old school unit). Could be turned into many different options. Fencing is pretty decent and new approaches and sidewalks. Roof needs replaced and some heavy cleanup but this copying bee back up looking good relatively quickly from the looks of it! ~0.39 acres Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$454.02	1263 E BROADWAY AVE NORTON SHORES	\$3,031.59
5282	Parcel ID: 27-150-000-0140-00; Legal Description: CITY OF NORTON SHORES AVONDALE LOT 140. Comments: This place is bad. Not falling apart but not the strongest of bones here. Back of the house has some failing walls. Not sure if this one can be saved. No windows or doors left. Lot is 0.23 ac and neighborhood is nice. House is probably not gonna make it. Additional Disclosures: 22; 5 (see key for full text) Summer Tax Due: \$1,015.03	2970 VALK ST MUSKEGON	\$6,493.95
5283	Parcel ID: 27-515-005-0023-00; Legal Description: CITY OF NORTON SHORES LAKESIDE MANOR LOT 23 BLK E. Comments: 0.16 ac vacant lot sits to the west of a house on Torrent St and North of a house on Manor Dr. Inaccessible by car but accessible by public area allotted for street. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$87.58	1881 BUNDT DR MUSKEGON	\$726.48
5284	Parcel ID: 27-700-001-0007-00; Legal Description: CITY OF NORTON SHORES ARK VIEW TERRACE LOTS 7 THRU 9 BLK 1. Comments: Property is a commercial vacant lot on the corner of East Broadway and Continental in Norton Shores. Looks like there used to be a structure here that was demolished at some point. Close to the intersection of Broadway and Getty. Close to lots of businesses and amenities. ~0.26 acres Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$204.89	839 E BROADWAY AVE NORTON SHORES	\$2,079.13
5285	Parcel ID: 42-503-045-0005-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 LOTS 5-12 INC BLK 45 SEC 5 T11N R16W Comments: 8 platted lots in the Village of Lakewood. Property is ~0.46 acres and has frontage on Cherry St per the plat map, however this portion of the road has not been developed. Please check with the local zoning and building officials to ensure property is suitable for your intended use. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$6.64	VACANT TWIN LAKE	\$439.41

Oceana

Lot #	Lot Information	Address	Min. Bid
5300	Parcel ID: 002-020-400-07; Legal Description: 3412 W MONROE RD SEC 20 T16N R17W. 1 A COM 80 R W OF SE COR, E 16 R, N 10 R, W 16 R, S 10 R TO POB. Comments: ~0.80 acre parcel on Monroe Road, about 2 miles east of Pentwater. There is an old wood-frame house and a detached one-car garage here. The home has been unoccupied for years. The abandoned car in the driveway has tags dated 2008. This is essentially a shell that will need all new mechanical components and resurfacing. A good accumulation of (non-stinky) debris inside and out. The roof has some decay in fascia and soffit in places, but no major issues that we could see from outside. There is natural gas here. Occupied by critters, including raccoons. Additional Disclosures: 33; 63; 21 (see key for full text) Summer Tax Due: \$168.75	3412 W MONROE RD HART	\$2,877.48
5301	Parcel ID: 004-034-200-05; Legal Description: 5225 N 192ND AVE SEC 34 T16N R15W. 20 A S 1/2 OF SE 1/4 OF NE 1/4. Comments: We did not view the interior of this property, as we believe that it is still under the control of relatives of the former owner. They appear to have personal property, including vehicles and machinery, here. The windows and doors were secured, so we could not see in, but the few peeks we could gather suggest that the property is probably dirty, but merchantable. This is very level land, and roughly the east 10 acres toward the road is open and tillable. There are pockets of marshland at the west boundary, and it becomes wooded about 600 feet from the road. There is a home here that has a newer roof and vinyl siding, and the exterior all appears to be maintained. Modern steel outbuilding, about 24'x24' give or take. About a half dozen unlicensed vehicles here that we do not have title to, and cannot give or sell. 660' along the road and 1320' deep more or less. ~20 acres Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$442.05	5225 N 192ND AVE WALKERVILLE	\$4,488.28
5302	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 006-409-005-00; Legal Description: LAKE MICHIGAN SHORES LOT 5 BLOCK 9. Comments: Three adjacent lots in Lake Michigan Shores. These parcels have shared use of a deeded park with 700 feet of Lake Michigan frontage. There is a county park adjacent to the shared frontage for parking and access. One of the lots in this group fronts on Tolliver Street, and the others on Ridge Road. The Ridge Road parcels are submerged marshlands. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) (2 of 3) Parcel ID: 006-409-006-00; Legal Description: LAKE MICHIGAN SHORES LOT 6 BLOCK 9. (3 of 3) Parcel ID: 006-409-017-00; Legal Description: LAKE MICHIGAN SHORES LOT 17 BLOCK 9. Summer Tax Due: \$182.91	Ridge Road;	\$4,345.86
5305	Parcel ID: 007-027-400-04; Legal Description: SEC 27 T15N R17W. W 150 FT OF N 420 FT OF COM AT NE COR OF NW 1/4 OF SE 1/4, TH S 90 RDS, TH W 35 2/9 RDS, TH N 90 RDS, TH E TO BEG. Comments: We aren't certain if this is a natural gas pipeline station or if there is underground storage associated with this. Two steel data huts in solid condition, and a third structure that is a little torn up. No identifying placards to operate either the operator or the facility identification. We aren't horribly concerned with the contamination prospects at this one, as there are no open tanks or geotextile ponds, but we have no idea the ramifications of the hardware here or what they're connected to. You should absolutely know what this is before you decide to bid on it. Access to this parcel crosses other private property, though it does have its own road frontage, so you could improve a driveway in. 1.5 acres, with 150' feet on the road and 420' feet deep. Generally open. It might make a nice homesite. Additional Disclosures: 12 (see key for full text) Summer Tax Due: \$73.50	1875 W HAZEL ROAD HART	\$3,060.43
5306	Parcel ID: 009-032-200-05; Legal Description: 6213 E FILMORE RD SEC 32 T15N R15W - COM AT N 1/4 COR, TH E 1299 FT TO POB, TH E 310.10 FT, TH S 421.41 FT, TH W 310.10 FT, TH N TO POB. 3 A M/L Comments: 3 acre parcel contains some discombobulated oil / gas production equipment and bulk storage tanks, marked "TransAmerican". Typically these facilities have markers identifying the operator and facility detail. There is no such marker here. Appears to have been dormant years. Maybe decades. Lots of scrap metal here. It has been stripped of compressors and other valuable gear. Mostly piping, tanks and manifolds left. The land is high and dry. Be aware that this site may pose environmental contamination that you could assume liability for. CAVEAT EMPTOR. Additional Disclosures: 69; 13 (see key for full text) Summer Tax Due: \$129.66	6213 E FILMORE RD WALKERVILLE	\$4,089.13

5307	Parcel ID: 013-028-400-07; Legal Description: 3717 S 136TH AVE SEC 28 T14N R16W. COM AT SE COR OF NE 1/4 OF SE 1/4, TH N 36 RDS, TH W 22 1/2 RDS, TH S 36 RDS, THE 22 1/2 RDS TO POB & S 66 FT OF N 726 FT OF E 371 FT OF NE 1/4 OF SE 1/4 SUBJ TO ESMT. Comments: Late century doublewide on a block foundation crawlspace. 2 bedrooms, 1 bath. Detached 2+2 car garage about 50 feet to the north. The roof on this house is shady... but curiously, it isn't leaking inside (yet). There is damage to shingles, and the fascia and soffits need attention soon. The electric service has been cannibalized. Floor coverings are missing in places, and there is a spot in the rear bedroom where the floor has been patched, suggesting past plumbing problems or another need to access the crawlspace (which has no other access known). There is debris in the back section of the property and a load or so in the garage. The house had fresh locks, not by us. The property is 660' feet along the road and 371.25' feet deep. 5.54 acres on a gravel, country road. House has been beaten up, but this could be made merchantable without a ton of work, we think. Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$260.30	3717 S 136TH AVE AVE	\$4,008.56
5308	Parcel ID: 017-750-079-00; Legal Description: TAHOE SHORES LOT 79. 3104 W TONAWANDA TRAIL. Comments: Older mobile home with a roof over and frame addition. Wall-to-wall garbage that was pretty ripe when we were there in early June. Wood frame storage shed and lean-to out back also full of stinky. Structurally, this one really isn't too bad, but there is some decay at eaves and fascia in places. But she is a really dirty girl and needs a bath before you can be sure. This one is pretty ripe, so you'll want to deal with that right away.. It appears that the mid-bedroom has been removed, so this is a one bedroom, one bath unit at present. This is subject to the association fees and deed restrictions of the Lake Tahoe POA. There is an affidavit of Affixture that we were able to locate, this is linked in the related documents below. Additional Disclosures: 16; 66; 21; 17 (see key for full text) Summer Tax Due: \$251.15	3104 W TONOWANDA TRL NEW ERA	\$4,334.63
5309	Parcel ID: 017-750-083-00; Legal Description: 5725 S LEELANAU CIRCLE TAHOE SHORES LOT 83. Comments: This is a vacant parcel at the Lake Tahoe assocaition east of Rothbury. There is a camper on this property that we do not have title to. This property appears to still be occupied, as there were people around when we passed by in early June on a Saturday afternoon. This property is subject to the association fees and deed restrictions of the Lake Tahoe Property Owners Association Additional Disclosures: 16; 21; 6 (see key for full text) Summer Tax Due: \$33.43	5725 S LEELANLAU CIR NEW ERA	\$1,192.40
5310	Parcel ID: 018-006-400-03; Legal Description: 2 A M/L. W 443 FT OF E 832 FT OF N 224 FT OF NE1/4 OF SE1/4. SEC 6, T13N R16W. Comments: Older mobile home on 2 acres In Otto Township, east of Rothbury. Comes with appliances (range in the front yard, fridge out back). Has a guest cottage with an open-air design. Several skylights. Family recreation area in the front yard. A carefully curated collection of rubbish that includes most of two or three cars, a motor home, a boat, a riding tractor, and lots of burned garbage. The value here is in the land and well/septic (condition unknown). The trailer is roached and needs to go. You'll be cleaning for a bit. The parcel runs 443 feet along Yale Road and is 224 feet deep. It could be a nice parcel if cleaned up. Additional Disclosures: 5; 21; 33; 17 (see key for full text) Summer Tax Due: \$131.10	677 E YALE RD ROTHBURY	\$2,296.11
5311	Parcel ID: 018-035-400-03; Legal Description: 2.5 A M/L. S 2.5 ACRES OF NW1/4 OF SW1/4 OF SE1/4. SEC 35, T13N R16W. Comments: This property is a vacant ~2.46 acre lot that sits behind properties on E Skeels. There is no known legal access to this property, so buyer beware. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$42.94	E SKEELS RD HOLTON	\$1,236.12
5312	Parcel ID: 045-120-004-00; Legal Description: UNIT 4 BACK FORTY BANDITS CONDOMINIUM. Comments: Fairly new manufactured log cabin is located at the Double JJ Resort, near Rothbury. This is the area of the annual "Electric Forest Festival" that draws tens of thousands, but otherwise is fairly tranquil. This property was occupied at the time of our visit in early June, so we could not view it in detail, but it appears to be well-kept and merchantable in every way. You may be able to locate details about the interior by running a Google search :). This is a site condo, and there will be deed restrictions and association fees that you should investigate before bidding. Additional Disclosures: 16; 6; 21; 68; 33 (see key for full text) Summer Tax Due: \$1,066.74	3300 W Wilke Road, #215, Rothbury MI	\$8,120.27

Oceana DNR

Lot #	Lot Information	Address	Min. Bid
10099	<p>Parcel ID: 002-013-100-02; Legal Description: N 1/2 of the NW 1/4 Comments: A really gorgeous parcel ! Vacant 80-acre parcel that is surrounded by 7 private landowners and the US Forest Service. The USFS was contacted but has no interest in acquiring the property from the State of MI. The parcel has legal road access on W Jefferson Road southeast of the N 104th Avenue intersection about 7.5 miles east of Pentwater MI. The road bisects the property, and there are parts of the parcel on both sides of the road. This is a seasonal public road, permitted by easement, and cannot be gated. The property is mostly composed of level well drained sandy soils with somewhat poorly drained sandy or muck soils in the center and southeast part of the property. Weare Township has zoned the property within the AR "Agricultural - Rural Residential District which requires 3-acres and 200 feet of width to build onsite. The property meets zoning specifications to build. Interested buyers should contact Weare Township regarding permitting if interested in building on the subject We do not see power running thru the parcel, but it appears to be close to the northern end, as there is a house there with power. We DID see buried phone, so there could also be buried power. There are some nice sawlogs on this parcel. Oak, maple and beech among others. Additional Disclosures: 41; 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	W Jefferson Road	\$180,000.00

Ottawa

Lot #	Lot Information	Address	Min. Bid
5901	Parcel ID: 70-04-05-300-998; Legal Description: E 330 FT OF W 950 FT OF NW 1/4 OF SW 1/4 EXC E 300 FT THEREOF, ALSO EXC S 330.02 FT THEREOF. SEC 5 T8N R15W. Comments: Approximately 0.68 acres Residential Land Use Code: 402 Located in the Fruitport Community School District. This is a gap property. It is narrow but very long. Sits between two homes on Hickory Street. The property has approximately 25 feet of road frontage and is approximately 950 feet deep. Appears to be made up of mostly deciduous forest, wooded wetlands and open space. The land is most likely to narrow to build a home. This would be a good purchase for one of the adjacent land owners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41; 9 (see key for full text) Summer Tax Due: \$4.53	HICKORY ST GAP FRUITPORT	\$420.57
5903	Parcel ID: 70-10-02-400-043; Legal Description: S 20 RDS OF E 1/2 OF SE 1/4 EXC W 40 RODS THEREOF ALSO EXC E 5 A THEREOF. SEC 2 T7N R13W. Comments: Approximately 0.34 acres Residential Land Use Code: 402 Located in the Kenowa Hills Public School District No observed Structures Appears to be made up of mostly open space with a small amount of mixed forest on the South end. The property is a bit terrain challenged. Slopes up from the road and is at an angle. Power/telephone pole in the middle of the property. Being maintained well most likely by neighbors. Approximately 45' of road frontage on Johnson Street. ~330 feet deep. Sits in between two houses. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$36.32	JOHNSON ST MARNE	\$492.14
5904	Parcel ID: 70-10-08-100-998; Legal Description: S 2.5 RODS OF NW 1/4 OF NW 1/4. SEC 8 T7N R13W. Comments: Approximately 2.11 acres. Residential Land Use Code: 402. Located in the Coopersville Public School District. Appears to be made up of mixed vegetation, crop lands, young saplings and a some mature trees. This appears to be a gap property. Very long and narrow. You could say its mostly level but it consists of slow rolling hills. Approximately 2.5 rods (41.25 feet) of road frontage on 40th Ave. 1320 feet deep. Sits between crop lands. Small strip of saplings and other thick vegetation runs through the property. Most likely to narrow to build. This would be a good purchase for one of the adjacent land owners. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9; 60 (see key for full text) Summer Tax Due: \$42.03	40TH AVE GIS GAP	\$1,027.79
5905	Parcel ID: 70-11-23-200-998; Legal Description: E 760 FT OF S 1/2 OF S 1/2 OF NE 1/4, EXC N 410.59 FT, ALSO EXC S 240 FT. SEC 23 T6N R16W. Comments: Approximately 0.19 acres. Residential Land Use Code: 402. Located in the West Ottawa Public School District. Appears to be made up of mixed trees, thick vegetation and woody wetlands. Approximately 15 feet of road frontage on 152nd Ave. 760 feet deep. This is a gap property and is most likely unbuildable. Would be a good purchase for one of the surrounding property owners looking to increase their acreage. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41; 9 (see key for full text) Summer Tax Due: \$19.10	152ND AVE WEST OLIVE	\$422.32
5906	Parcel ID: 70-14-12-300-020; Legal Description: PART OF SW 1/4 COM SE COR LOT 14 WALLIN ESTATES, TH S 46D 33M E 45.61 FT, S 43D 27M W 28.02 FT TO E'LY LI OF LOT 13 SD PLAT, TH N 06D 04M W 64.35 FT ALG SD LI TO BEG. SEC 12 T6N R13W. Comments: Approximately 0.02 acres. Residential Land Use Code: 402. Located in the Jenison Public School District. Due to the size of the property it most likely to small to build a structure on. Unable to find road access to this property. It sits behind a row of house on Golfside Drive in Jenison. The other side of the property runs along a Wallinwood Springs Golf Club. Access is unknown, but it's possible there is an easement to the property. We can not guarantee access to the property. This would be a good purchase for one of the adjacent landowners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. Please do your homework before bidding on this property. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$7.25	GOLFSIDE DR JENISON	\$370.50

5907	<p>Parcel ID: 70-14-23-200-998; Legal Description: PART OF NW 1/4 OF NE 1/4 COM AT N 1/4 COR, TH S 982.59 FT, TH S 89D 38M 30S E 198 FT, TH S 257.58 FT, TH N 63D 44M 30S E 1070.25 FT ALG N'LY LI OF C&O RR R/W TO PT OF BEG, TH CONT N 63D 44M 30S E 58.09 FT ALG SD N'LY LI TO S LI LOT 53 OF VOS-KOSTER SUB, TH N 89D 43M 26S W 52 FT ALG S LI SD LOT 53, TH S 0D 12M 45S W 26 FT ALG S'LY EXT OF W LI SD LOT 53 TO BEG. SEC 23 T6N R13W. Comments: Approximately 0.02 acres. Residential Land Use Code: 402. Located in the Jenison Public School District. Due to the size of the lot it most likely to small to build a structure on. Unable to find road access to this property. It sits behind a row of house on Koster Street in Jenison. The other side of the property runs along a rail road track and M-121. Access is unknown, but it's possible there is an easement to the property. We can not guarantee access to the property. This would be a good purchase for one of the adjacent landowners looking to increase their property size. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. Please do your homework before bidding on this property. Gap Lot. Additional Disclosures: 7; 9 (see key for full text)</p> <p>Summer Tax Due: \$13.82</p>	12TH AVE GAP JENISON	\$405.11
5908	<p>Parcel ID: 70-18-14-100-998; Legal Description: THAT PART OF NW 1/4 OF NW 1/4 LYING N OF N LI OF S 984 FT OF SD NW 1/4 OF NW 1/4 AND S OF S LI OF N 1/4 OF NW 1/4 OF NW 1/4, EXC E 200 FT THEREOF. SEC 14 T5N R13W. Comments: Approximately 0.29 acres. Residential Land Use Code: 402. Located in the Hudsonville Public School District. This is a gap lot. It is narrow but very long. It appears to be made up of mixed vegetation, grassy open space, and mixed trees young and mature. Mostly flat but has some slow rolling hills. Approximately 15 feet of road frontage on 16th Ave. ~1120 feet deep. Sits between crop lands and a row of houses along Riley Street. To narrow to build. This would be a good purchase for one of the adjacent land owners. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$43.11</p>	16TH AVE HUDSONVILLE	\$522.02
5909	<p>Parcel ID: 70-18-28-200-998; Legal Description: PART OF NE 1/4 COM AT NE SEC COR, TH S 459.16 FT ALG E SEC LI TO PT OF BEG, TH N 89D 22M 40S W 332.13 FT ALG S LI OF N 3.5 AC OF E 1/8 OF N 1/2 OF NE 1/4, TH S 0D 0M 56S W 865.93 FT ALG E LI OF W 7/8 OF N 1/2 OF NE 1/4 TO S LI OF N 1/2 OF NE 1/4, TH S 89D 25M 27S E ALG SD S LI TO E SEC LI, TH N 865.92 FT ALG E SEC LI TO BEG, EXC COM AT NE SEC COR, TH S 0D 01M 59S E 463.8 FT ALG E SEC LI TO PT OF BEG, TH S 0D 01M 59S E 861.28 FT ALG E SEC LI TO S LI OF N 1/2 OF NE 1/4, TH N 89D 25M 27S W 328.74 FT ALG SD S LI TO W LI OF E 10 AC OF N 1/2 OF NE 1/4, TH N 0D 01M 59S W 861.38 FT ALG SD W LI, TH S 89D 24M 31S E 328.74 FT ALG S LI OF N 3.5 AC OF E 10 AC OF N 1/2 OF NE 1/4 TO BEG. SEC 28 T5N R13W. Comments: Approximately 0.10 acres. Residential Land Use Code: 402. Located in the Hudsonville Public School District. Appears to be made up of a mix of trees, and thick vegetation. Approximately 7 feet of road frontage on 24th Ave. This parcel is to small to build on. This would be a good purchase for one of the adjacent land owners looking to increase their property size. Ground slopes down from road. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$14.33</p>	24TH AVE HUDSONVILLE	\$408.30

Additional Disclosures Key

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

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

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

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

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

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.

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

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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.

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.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that

multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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.

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

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

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

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property ***must*** be rehabilitated to meet local building codes ***prior to use or occupancy.*** A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

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

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

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

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.

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

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

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the

associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

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

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

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.

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

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.

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

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

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

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***.

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances 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.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property*. Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.