Public Land Auction

Kent, Muskegon, Oceana, Ottawa

August 26th, 2026

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

Location:

Online
www.tax-sale.info

Time:

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

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

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend 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-liable 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:

- 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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend 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-liable 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
3601	**Parcel ID:** 41-02-04-400-022; **Legal Description:** PART SE 1/4 COM 1103.0 FT N ALONG E SEC LINE FROM SE COR OF SEC TH N TO NE COR OF SE 1/4 SE 1/4 TH W ALONG N LINE OF SE 1/4 SE 1/4 TO W LINE OF E 1/2 E 1/2 SE 1/4 SE 1/4 TH S ALONG SD W LINE 249.25 FT TH E TO BEG * SEC 4 T10N R11W 1.89 A. **Comments:** Approximately 1.89 acres. Located in the Cedar Springs Public School District. Residential Land Use Code: 402. No observed structures. There is a guardrail that runs the length of the property along the roadside. Ground slopes down pretty drastically from East to West.. There is a drainage line that appears to empty out into the middle of this lot. Nice mature and young trees throughout. Once you make your way down the hill the land levels out. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $240.93	17377 ALGOMA AVE NE CEDAR SPRINGS	$1,520.90
3602	**Parcel ID:** 41-04-26-102-075; **Legal Description:** 410426102075 UNIT 108 * BOWEN LAKE VILLAGE KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.297 LIBER 3564 PAGE 200 AS AMENDED BY REPLAT NO.1 LIBER 4239 PAGE 1299 & AS AMENDED BY LIBER 4506 PAGE 503 & AS AMENDED BY INSTRUMENT NO.20050621-0072399 & AS AMENDED BY REPLAT NO.2 INSTRUMENT NO.20180413-0028229 & AS AMENDED BY RESTATED MASTER DEED INSTRUMENT NO.20231128-0067565 **Comments:** Approximately 2.37 acres. Located in the Greenville Public School District. Residential Land Use Code: 402. No observed structures. Looks to be made up of mostly woody wetlands and deciduous forest. The ground slopes down from the roadside and levels out. Good section of dry land near the road. Vegetation becomes very dense and there are some wet land indicators the farther South you travel. Lots of mature and young trees. This is a beautiful piece of land. The neighborhood is full of above average homes that are being well maintained. Part of the Bowen Lake Village condominium subdivision which is built around a golf course. Golf cart crossing signs and paths throughout the neighborhood. Association fees are likely. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 15; 41; 16 (see key for full text) **Summer Tax Due:** $189.29	13478 NE WINDY CRAIG DR GOWEN	$2,500.83
3609	**Parcel ID:** 41-14-08-352-016; **Legal Description:** LOT 72* STEINMANN S ASSESSOR S PLAT NO 3* OF LOTS 1 TO 9 & 14 TO 18 ALL INCL OF JOLDERSMA & VAN ZOEREN ADDITION **Comments:** Approximately 0.12 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Approximately 41.10 feet of road frontage along NE Emerald and extends ~127.72 feet. Built in 1913. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house sits back on the lot. Paved concrete driveway leads to an attached "garage" that's more like a car port. Electric and gas meters are still hooked up. Small grassy front yard. The back yard has two sheds. One is small, metal, and dented up. The other has plywood siding that's rotting and a shingled roof that looks old. The house has old block foundation with trees growing a bit too close to for comfort. The tree limbs are rubbing on the shingled roof and should be trimmed before major damage occurs. Good amount of debris building up on the roof. Gutters are full of debris and growing plants. Metal siding on the home looks ok. There is overgrown vegetation surrounding a good section of the home. There is a basement entrance with staircase on the back of the home but the portion of shingled roof has collapsed on it. Located in a well maintained neighborhood. This house will no doubt need repairs and renovations as it looks like it hasn't been kept up in recent years but there is potential here. Its a small home so repairs should be manageable. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 21; 6 (see key for full text) **Summer Tax Due:** $1,143.38	2145 NE EMERALD AVE GRAND RAPIDS	$7,136.87

3614	**Parcel ID:** 41-14-31-453-029; **Legal Description:** LOT 50* WESTON & LOW S ADDITION **Comments:** Approximately 0.10 acres. Located in the Grand Rapids . No observed structures. Corner lot with road access on both Woodlawn St and College Ave. There is also an alley that runs along the North border of the lot. Open and grassy with a handful of trees. Nice lot. Well maintained properties in the area. This is a great opportunity for an adjacent land owner looking to increase their property size. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $36.18	457 SE WOODLAWN ST GRAND RAPIDS	$1,890.23
3618	**Parcel ID:** 41-15-31-361-015; **Legal Description:** PART OF SW 1/4 COM 17.40 FT N 87D 45M 56S E ALONG S SEC LINE FROM SE COR OF W 1/2 SW 1/4 TH S 87D 45M 56S W ALONG S SEC LINE 17.40 FT TO E LINE OF OLDE RHOADES MEADOWS CONDOMINIUMS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.364 /SD E LINE BEING COINCIDENT WITH E LINE OF W 1/2 SW 1/4/ TH N 0D 12M 11S W ALONG SD E LINE 1018.81 FT TO A PT 124 FT S ALONG SD E LINE FROM S LINE OF CASCADE RD /STL US16 - 100 FT WIDE/ TH S 1D 10M 53S E 1018.34 FT TO BEG * SEC 31 T7N R10W; CONT 0.20 AC **Comments:** Approximately 0.20 acres. Located in the Forest Hills Public School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only ~17 feet at its widest and comes to a point ~1018 away. Irregular shaped. There's not a whole lot you can do with this property. Very likely it's to small to build. Located in an above average neighborhood. Small strip of land in between a neighborhood and what looks like an apartment complex. It's a good opportunity for one of the adjacent landowners to add to their existing property. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** TBA	5005 LUXEMBURG ST SE GRAND RAPIDS	$349.25
3622	**Parcel ID:** 41-17-02-327-017; **Legal Description:** LOT 15. WENDLER PLAT **Comments:** Approximately 0.11 acres. Located in the Godfrey-Lee Public School District. Residential Land Use Code: 401. Built in 1942 with three bedrooms and one bathroom. Both entrances have been boarded up. Unfortunately this house has a failing roof and its likely there is water damage. Its a shame because overall the exterior doesn't look too bad. Appears to be poured concrete foundation and there weren't any glaring issues from the exterior inspection. The vinyl siding is in decent shape. Nice concrete driveway runs along the side of the home and leads to a chain link fenced in back yard. There are double gates along the driveway next to the home. There is a concrete perimeter around the back yard that has a downward slope. Small shed in poor shape behind the home. Small grassy front lawn with sidewalk. A couple small trees. It looks like the home had a AC unit but was removed. Gas meter still hooked up. Electric meter has been removed. House appears to be full of personal property and debris. With the house being over 80 years old it'll likely require repairs and renovations. The failing roof doesn't help so be prepared for some work. This is going to be a fixer upper. Located in a nice neighborhood with well maintained property. Across the street from Lee Middle and High School. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 21; 46; 33 (see key for full text) **Summer Tax Due:** $3,163.46	1708 JUDD AVE SW WYOMING	$21,337.78
3624	**Parcel ID:** 41-17-13-253-015; **Legal Description:** W 100 FT OF E 290 FT OF THAT PART OF N 1/4 E 1/2 SW 1/4 NE 1/4 LYING E OF FORMER MICH RR R/W EX S 28.15 FT OF E 51.28 FT & EX N 303 FT OF REMAINDER * SEC 13 T6N R12W 0.02 A. **Comments:** Approximately 0.02 acres. Located in the Wyoming Public School District. Industrial Land Use Code: 202. Please Note: Road access to this property has not been confirmed. Sits behind a house on Buchanan Ave. Based on our post-foreclosure inspection, the parcel appears to have no legal access. While an easement may exist, we were unable to verify any legal or physical access and cannot guarantee that access is available. This property may be best suited for an adjacent landowner who already has access or can establish legal access to the parcel. Appears to be a gap lot. Likely to small to build. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Utilities are in the area. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $16.92	3013 BUCHANAN AVE SW WYOMING	$610.07

3626	**Parcel ID:** 41-17-23-176-003; **Legal Description:** LOT 21 ALSO N 5 FT OF LOT 22 BLK 18. SUNSET GARDEN **Comments:** Approximately 0.13 acres. Located in the Wyoming Public School District. Residential Land Use Code: 401. Built in 1945 with two bedroom one bathroom. This property had "vacant/abandoned" notices posted on the home during post foreclosure visit. Old truck parked in the gravel driveway. Multiple windows on the home have been broken. Over grown vegetation around the home. Gas meter and electric meter are still hooked up but appear inactive. Access to crawlspace/basement on exterior of home. Cellar walk down. It appears there was a small attached garage that was renovated into extra living space. Small grassy back yard with metal shed. Some debris and personal property in the yard and shed. The home appears to have personal property inside as well. Shingled roof is older and nearing the end of its life. Should be replaced. Looks to be poured concrete but difficult to determine. Siding goes all the way to the ground. Metal siding in decent shape but needs some minor repairs. The house is nearly 80 years old so it'll likely require repairs and renovations. This feels like a fixer upper, be prepared for a bit of work. Located in a neighborhood with well maintained properties. Street parking. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 21 (see key for full text) **Summer Tax Due:** $1,543.23	3810 HERON AVE SW WYOMING	$8,292.82
3627	**Parcel ID:** 41-17-24-402-020; **Legal Description:** PART OF LOTS 100 & 101 COM 3.70 FT S FROM NW COR OF SD LOT 100 TH N 0D 30M 35S W 50.70 FT TO NW COR OF SD LOT 101 TH S 89D 11M 30S E ALONG N LOT LINE 6.35 FT TH S 6D 39M 40S W 50.84 FT TO BEG * MCQUEEN DOYLE PARK NO.1 **Comments:** Located in the Kelloggsville Public School District. Industrial Land Use Code: 202. Please Note: Road access to this property has not been confirmed. Based on our post-foreclosure inspection, the parcel appears to have no known legal access. While an easement may exist, we were unable to verify any legal or physical access and cannot guarantee that access is available. Located behind a business on Stafford Ave. Was able to walk to the property going through a parking lot but it is private property. The West part of the lot borders rail road tracks. Appears to be a gap lot. Very small and likely unbuildable. Triangular in shape. Only 6.35 feet at its widest. There's not much you could do with this property. It is best suited for an adjacent property owner. Utilities are in the area. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to Auction Lot # 3628 **Additional Disclosures:** 9; 7; 23 (see key for full text) **Summer Tax Due:** $4.29	4051 STAFFORD AVE SW WYOMING	$589.44
3628	**Parcel ID:** 41-17-24-402-023; **Legal Description:** 411724402023 PART OF LOTS 102 & 103 OF MC QUEEN DOYLE PARK NO.1 ALSO S 1/2 OF VAC PORTION OF FLOYD ST COM 16.5 FT N ALONG W LINE OF SD PLAT TO CL OF FLOYD ST FROM NW COR OF LOT 103 OF SD PLAT TH S 88D 11M 00S E ALONG CL OF FLOYD ST 20.32 FT TH S 6D 39M 40S W 111.81 FT TO S LINE OF LOT 102 TH N 88D 11M 30S W ALONG SD S LINE 6.35 FT TO SW COR OF SD LOT TH N ALONG W LINE OF SD PLAT TO BEG * SPLIT/COMBINED ON 08/26/2014 FROM 41-17-24-402-016; **Comments:** Located in the Kelloggsville Public School District. Industrial Land Use Code: 202. Please Note: Road access to this property has not been confirmed. Based on our post-foreclosure inspection, the parcel appears to be landlocked. While an easement may exist, we were unable to verify any legal or physical access and cannot guarantee that access is available. Located behind a business on Stafford Ave. Was able to access the property by walking through a private parking lot. The West part of the lot appears to have a set of railroad tracks. Appears to be a gap lot. Very small and likely unbuildable. Irregular in shape. Only 20 feet at its widest and thins down to 6.35 wide. Utilities are in the area. There's not much you could do with this property. It is best suited for an adjacent property owner. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Adjacent to Auction Lot # 3627 **Additional Disclosures:** 7; 9; 23 (see key for full text) **Summer Tax Due:** $35.14	4039 STAFFORD AVE SW WYOMING	$1,118.83
3630	**Parcel ID:** 41-18-05-151-020; **Legal Description:** W 40 FT OF LOTS 1 & 2 BLK 6* OAKDALE PARK ADDITION **Comments:** Approximately 0.10 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Approximately 40 feet of road frontage along SE Adams. There is also an alley that runs along the West border. Open grassy lot with a couple trees on the South border. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $317.54	846 SE ADAMS ST GRAND RAPIDS	$7,623.57

3631	**Parcel ID:** 41-18-06-126-049; **Legal Description:** LOT 176* HOUSEMAN S FAIR GROUND ADDITION **Comments:** Approximately 0.11 acres. Located in the Grand Rapids Public School District. Residential Land Use Code: 401. Built in 1997 with three bedrooms and two bathrooms. This property appeared to be OCCUPIED during post foreclosure visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall good shape from the exterior inspection but interior condition is unknown. Poured concrete foundation looks solid. Gas and electric meter are still hooked up. Shingled roof looks fine but there is some debris building up along the North side. There is a large tree that has limbs hanging over the roof. They don't appear to be actively touching the roof. Mix of wood and vinyl siding in good shape. Stone work along the main road side with sidewalk leading to front entrance. Nice front porch with roof. The back entrance has a broken screen door. Grassy back yard with shed that has a sidewalk and an asphalt driveway that connects to the alley that runs along the West border. Located in a well maintained section of neighborhood. There's a lot of potential with this one but it's likely it will require repairs and renovations so please be prepared. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $1,179.98	1315 SE CASS AVE GRAND RAPIDS	$15,647.47
3635	**Parcel ID:** 41-18-31-429-314; **Legal Description:** UNIT NO.164 * LEISURE SOUTH CONDOMINIUMS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2294 PAGE 976 AS AMENDED BY LIBER 2295 PAGE 275 & AS AMENDED BY REPLAT NO.1 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2317 PAGE 956 & AS AMENDED BY REPLAT NO.2 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2345 PAGE 1227 & AS AMENDED BY REPLAT NO.3 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2389 PAGE 1247 & AS AMENDED BY REPLAT NO.4 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2424 PAGE 947 & AS AMENDED BY REPLAT NO.5 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2461 PAGE 585 & AS CONSOLIDATED BY REPLAT NO.6 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.51 LIBER 2782 PAGE 877 **Comments:** This is a condo unit in the Leisure South Condominiums a 55+ year old community. Located in the Kentwood Public School District. The property appears to be vacant. Interior looks to be cleared out. Built in 1981. Two bedroom two bath ~960 Sq Ft. There is a large garage with multiple doors next to the condo with a matching address number to this property. It is a shared garage building with a private section for this unit. The neighborhood is well maintained and taken care of. There was a maintenance crew driving through during post foreclosure visit. Shingled roof looks good and there were a few sections that showed evidence of repair work. People are keeping up on maintenance on the building. There are sliding glass doors on the back of the home that lead to a concrete patio. Electric and gas appear appear to still be connected. Mix of brick and metal exterior looks nice. AC unit on side of building. There is a small court yard near the front entrance of the home. Association fees are likely. Lots of potential here. We don't get many like this at the auctions. Don't miss out! Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 15; 16 (see key for full text) **Summer Tax Due:** $1,362.94	5839 LEISURE SOUTH DR SE KENTWOOD	$7,239.69
3637	**Parcel ID:** 41-20-01-153-006; **Legal Description:** N 165 FT OF S 379.5 FT OF W 1/2 SW 1/4 NW 1/4 EX E 132 FT & EX W 516.1 FT * SEC 1 T6N R9W 0.08 A. **Comments:** Approximately 0.08 acres. Located in the Lowell Area School District. Residential Land Use Code: 402. This property is located on an unimproved section of High St. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $7.93	742 HIGH ST SE LOWELL	$595.12

9993622	**Parcel ID:** 41-17-02-327-017; **Legal Description:** LOT 15. WENDLER PLAT **Comments:** Approximately 0.11 acres. Located in the Godfrey-Lee Public School District. Residential Land Use Code: 401. Built in 1942 with three bedrooms and one bathroom. Both entrances have been boarded up. Unfortunately this house has a failing roof and its likely there is water damage. Its a shame because overall the exterior doesn't look too bad. Appears to be poured concrete foundation and there weren't any glaring issues from the exterior inspection. The vinyl siding is in decent shape. Nice concrete driveway runs along the side of the home and leads to a chain link fenced in back yard. There are double gates along the driveway next to the home. There is a concrete perimeter around the back yard that has a downward slope. Small shed in poor shape behind the home. Small grassy front lawn with sidewalk. A couple small trees. It looks like the home had a AC unit but was removed. Gas meter still hooked up. Electric meter has been removed. House appears to be full of personal property and debris. With the house being over 80 years old it'll likely require repairs and renovations. The failing roof doesn't help so be prepared for some work. This is going to be a fixer upper. Located in a nice neighborhood with well maintained property. Across the street from Lee Middle and High School. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 21; 46; 33 (see key for full text) **Summer Tax Due:** TBA	1708 JUDD AVE SW WYOMING	$21,337.78

Muskegon

Lot #	Lot Information	Address	Min. Bid
5300	**Parcel ID:** 03-027-200-0020-00; **Legal Description:** WHITEHALL TOWNSHIP PART OF SE 1/4 OF NE 1/4 DESC AS FOL: COM AT N 1/4 COR TH S 0 DEG 16' 27" E 1751.74 FT ALG N & S 1/4 LINE TH S 87 DEG 39' 40" E 1857.15 FT ALG C/L OF COLBY RD TH S O DEG 00' 47" W 50.04 FT TO SLY R/W OF COLBY RD TH S O DEG 00' 47" W PAR WITH & 528 FT E OF E 1/8 LINE 250 FT TO POB TH S 87 DEG 39' 40" E 8.91 FT TH S O DEG 00' 47" W 111.97 FT TH N 89 DEG 59' 13" W 8.9 FT TH N O DEG 00' 47" E 112.33 FT TO POB. SEC 27 T12N R17W **Comments:** Property is a strip off Colby in Whitehall measuring ~0.02 acres. Zoned Commercial. Did not visit property. Access, if any, is unknown. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7; 81 (see key for full text) **Summer Tax Due:** $1.43	COLBY ST WHITEHALL	$403.25
5301	**Parcel ID:** 04-350-036-0018-00; **Legal Description:** BLUE LAKE TOWNSHIP PLAT OF FRUITVALE LOTS 18 & 19 BLK 36 SEC 5 T12N R16W **Comments:** ~0.12 acres. Property has no known legal access. Did not visit property. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: The acreage information shown on the linked Assessor Card is not accurate. The lot measures approximately 0.12 acres. **Additional Disclosures:** 7; 81 (see key for full text) **Summer Tax Due:** $3.88	MONTAGUE	$438.79
5302	**Parcel ID:** 04-350-054-0001-00; **Legal Description:** BLUE LAKE TOWNSHIP PLAT OF FRUITVALE LOTS 1 TO 3 INC BLK 54 SEC 5 T12N R16W **Comments:** ~0.17 acres. Property has no known legal access. Did not visit property. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: The acreage information shown on the linked Assessor Card is not accurate. The lot measures approximately 0.17 acres. **Additional Disclosures:** 7; 81 (see key for full text) **Summer Tax Due:** $6.27	MONTAGUE	$437.60
5303	**Parcel ID:** 04-530-001-0081-00; **Legal Description:** BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADITION TO FRUITVALE LOT 81 BLK 1 SEC 3 T12N R16W **Comments:** ~0.07 acres. Property has no known legal access. Did not visit property. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: The acreage information shown on the linked Assessor Card is not accurate. The lot measures approximately 0.07 acres. **Additional Disclosures:** 81; 7 (see key for full text) **Summer Tax Due:** $1.26	HOLTON	$402.18
5304	**Parcel ID:** 05-023-100-0016-00; **Legal Description:** HOLTON TOWNSHIP SEC 23 T12N R15W BEG ON N & S 1/4 LINE AT SLY R/WAY M-20 TH S ALG 1/4 LINE 200 FT, TH SWLY PAR TO R/WAY 100 FT, TH N PAR TO 1/4 LINE 200 FT, TH NELY ALG R/WAY 100 FT TO PT OF BEG. **Comments:** Property is quadrilateral shaped lot with 200 foot of frontage on Cedar Creek Drive and roughly 100 foot of frontage Holton Road. There's an old dilapidated mobile home on the property behind some foliage as well as boat trailers with boats shrink wrapped in the back. These are to be considered personal property and are NOT included in the sale. Pretty sure the mobile is of no use. It's in really rough condition on the outside. Didn't get inside. If the lot was cleaned up this could be a location. Houses in the area are in relatively good shape and property is Holton Public Schools. ~0.46 acres. **Additional Disclosures:** 17; 33; 21 (see key for full text) **Summer Tax Due:** $123.68	9006 HOLTON RD HOLTON	$1,776.92

5305	**Parcel ID:** 07-011-200-0026-00; **Legal Description:** DALTON TOWNSHIP SEC 11 T11N R16W COM 59 FT E OF THE NW COR OF THE SW 1/4 OF NE 1/4 OF SEC 11 TH S 165 FT TH E 59 FT TH N 165 FT TH W 59 FT TO PL OF BEG **Comments:** Property is a two story home a little off the beaten path from West Lake Road. Off the road and down a two track you will find this two story (More like a one and a half story) In need of some desperate work. The roof is the main concern on this one. It's got major sagging and major issues of growth as far as Moss and decay. The house itself isn't too bad on the inside. My main concern on the inside is the floors seem quite uneven. But the house is solid. There is definitely some leakage issues going on where you can see in the upstairs bedrooms. Two bedrooms upstairs are decent in size but the stairway to get up is kind of small. Not sure if it's built on a slab or just concrete block footings but there was no sign of a crawl. There is definitely animals getting in under the house and a little bit of raccoon nesting upstairs bedroom but no real animal damage. Overall this place could be fixed up but it's gonna need a hefty amount of work and probably a decent chunk of change. It's close by the lake with walking access and would make for a great little getaway if it were fixed up right! ~0.22 acres **Additional Disclosures:** 5; 21; 63 (see key for full text) **Summer Tax Due:** $330.37	2213 WEST LAKE RD TWIN LAKE	$5,650.52
5306	**Parcel ID:** 07-024-300-0002-30; **Legal Description:** DALTON TOWNSHIP SEC 24 T11N R16W THE N 1/2 OF THE S 460 FT OF THE W 250 FT OF THE E 300 FT OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 24 **Comments:** Property is a single story home on Holton Rd in Dalton Township. Home is OCCUPIED so please respect occupants privacy. Looks like a very old home with updates. Roof looks like it has been repaired and worked on recently, probably within the last 10 years. Siding is vinyl and not in bad shape but definitely has some issues around the eaves and needs cleaned. The yard is a disaster with lots of debris scattered everywhere. Multiple trees down in the yard but none on the house at least. Overall home is in pretty rough shape I would say from peeking in the window bud probably restorable. The bones look solid and the roof looks decent which is a major concern on older homes like this. This property needs some TLC and could be cleaned up but this would make a good flip or even first home for somebody. Get out the work gloves and bring a dumpster! **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $415.62	4039 HOLTON RD MUSKEGON	$5,222.88
5307	**Parcel ID:** 07-036-100-0016-00; **Legal Description:** DALTON TOWNSHIP SEC 36 T11N R16W W 209 FT OF N 3/4 OF E 1/4 OF NW 1/4 **Comments:** Property is a large two story home with an attached garage with living space over top. Upon arrival I found the home to be OCCUPIED. Please respect privacy. Ramp that's built all the way around the house to the upstairs back deck. Property is very deep at almost 2000 feet measuring just under 10 acres. Couple outbuildings outback. Property is very nice and has lots of potential. Not sure about the inside. You could play a full court game of basketball in the front driveway. Probably 35 by 60 foot pad altogether. Very nice potential here. Quiet country area. Reeths-Puffer schools. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $1,813.46	2917 E MCMILLAN RD MUSKEGON	$29,558.58
5308	**Parcel ID:** 07-501-047-0025-00; **Legal Description:** DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 1 LOTS 25 & 26 BLK 47 SEC 9 T11N R16W **Comments:** Property is an ~0.12 acre parcel in Twin Lake with no known legal access. Did not visit property. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 7 (see key for full text) **Summer Tax Due:** $1.26	VACANT TWIN LAKE	$406.82
5309	**Parcel ID:** 07-503-105-0026-00; **Legal Description:** DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 3 LOTS 26 & 27 BLK 105 SEC 8 T11N R16W **Comments:** Property is an ~0.13 acre parcel in Twin Lake with access issues. Did not visit property. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 7 (see key for full text) **Summer Tax Due:** $1.26	VACANT TWIN LAKE	$398.48
5312	**Parcel ID:** 07-507-077-0013-00; **Legal Description:** DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 LOTS 13-16 INC AND LOTS 41-44 INC BLK 77 SEC 4 T11N R16W **Comments:** Property is a mobile home and a shed E Kenwood Rd in Twin Lake. Property is currently OCCUPIED so please respect Occupants privacy. Pictures were limited to a few from the road. Overall mobile home looks to be not that great of shape. The Shed has a little animal covering or covered storage area added property itself measures ~0.46 acres. Close to Russell Road and access to businesses. **Additional Disclosures:** 17; 21; 33; 6 (see key for full text) **Summer Tax Due:** $162.06	240 E KENWOOD TWIN LAKE	$2,661.02

5313	**Parcel ID:** 07-560-000-0006-00; **Legal Description:** DALTON TOWNSHIP PLAT OF LONE OAK SUB'D LOT 6 SEC 19 T11N R16W **Comments:** Property is an ~0.22 acre vacant lot on Bard Road. No follow-up inspection was conducted. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $48.62	W BARD RD MUSKEGON	$862.71
5314	**Parcel ID:** 10-355-000-0007-00; **Legal Description:** MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W GLENNA-MAE SUB'D A RESUB'D OF LOT 47 SUPRVR'S PLAT GLEASON'S SUB'D NO 2 LOT 7 **Comments:** Property is a nice two story home with a detached garage on Langeland Avenue. Kind of Tudor style brick home with wheelchair ramp on the front. Property is currently OCCUPIED so pictures were limited to outside. Please respect Occupants privacy. Home is in great shape from what can be seen and is probably the nicest house on the block. Nice size garage and nice size backyard with fencing on three sides. Overall this is great property and would be a good first home or long term home for someone. Roof looks in good shape, brickwork looks in good shape and the yard is actually really nice and taken care of. **Additional Disclosures:** 33; 21; 6 (see key for full text) **Summer Tax Due:** $683.67	1711 LANGELAND AVE MUSKEGON	$8,426.18
5315	**Parcel ID:** 10-720-001-0012-00; **Legal Description:** MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W PAUL REED'S SUBD LOT 12 BLK 1 **Comments:** Property is a single story block built home . Shingle roof, tongue and groove siding. Definitely OCCUPIED to some degree. Electric active and drawing. House locked up tight. There is a couple cats hanging around as well. Overall home needs work looking at it from the outside . Windows deliberately covered with blinds and blankets. Garage in the back is a total loss . Collapsed roof and structurally no good. Block built so probably pretty sturdy and the roof lines are straight. May be restorable, just depends on the inside conditions on how much work. Reeths-Puffer Schools. **Additional Disclosures:** 6; 33; 5; 21 (see key for full text) **Summer Tax Due:** $166.51	70 CORA AVE MUSKEGON	$7,417.74
5316	**Parcel ID:** 11-022-100-0006-00; **Legal Description:** EGELSTON TOWNSHIP COM AT NE COR OF NW 1/4 NW 1/4 TH W 200 FT FOR PL OF BEG TH S 435.6 FT, TH W 100 FT, TH N 435.6 FT, TH E 100 FT TO PL OF BEG SEC 22 T10N R15W. **Comments:** Single-story home in very rough condition. Interior condition is unknown, as access was not available due to doors being obstructed. A strong mildew/mold odor was noticeable from outside the structure. The roof appears to be in poor condition and may be allowing water intrusion. The foundation appears to be in relatively decent condition from a visual inspection. Significant debris is scattered throughout the property, and the grounds are generally unkempt. Extensive repairs and cleanup will likely be needed. The home's long-term viability is uncertain, but surrounding properties are generally well maintained, and the area is quiet. Situated on approximately 1 acre and located within the Oakridge Public School district. **Additional Disclosures:** 21; 33; 32; 5 (see key for full text) **Summer Tax Due:** $232.31	6555 HALL RD MUSKEGON	$2,849.34
5317	**Parcel ID:** 16-006-300-0018-00; **Legal Description:** SULLIVAN TOWNSHIP SEC 6 T9N R15W THAT PART E 1/2 OF SE 1/4 OF SW 1/4 LY NLY OF OLD GR & IRR ROW **Comments:** ~0.22 acre vacant parcel. Assessor card indicated that there is no access to this parcel, and therefor not buildable. Please do your due diligence on this one. Property did not receive a follow-up visit prior to Auction. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 9; 7 (see key for full text) **Summer Tax Due:** $7.31	S BROOKS RD MUSKEGON	$447.72
5318	**Parcel ID:** 22-350-005-0002-20; **Legal Description:** CITY OF WHITEHALL JOHNSON'S ADD'N E 1/2 OF LOT 2 EXC N 70 FT OF W 6 FT THEREOF ALSO EXC N 62.7 FT OF E 60.3 FT THEREOF BLK 5 **Comments:** Property is OCCUPIED. Please respect the occupant's privacy. Two-story home on West Main Street in Whitehall. The property initially appeared vacant, but further observation indicated it is occupied. No interior photos were taken. Older home with a nicely sized lot and decent yard space. No garage observed. The home needs maintenance but appears to be in overall decent condition. The roof appears newer, and the siding, though covered by foliage in many areas, appears to be in good shape. Exterior wood features, including fencing, decking, and steps, will likely need repair or replacement. Great location with lake views from the front yard and convenient access to town, businesses, restaurants, and other amenities. Located in the Whitehall School District. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $880.40	310 W MAIN ST WHITEHALL	$5,186.48

5319	**Parcel ID:** 24-121-300-0161-00; **Legal Description:** CITY OF MUSKEGON SEC 21 T10N R16W W 82 1/2 FT OF S 165 FT OF N 297 FT OF SE 1/4 OF SW 1/4 OF SW 1/4 **Comments:** Property is a one and a half story home with a wrap around porch on Apple Ave. Property is currently OCCUPIED. Please respect privacy of occupants. Pictures limited to outside from outside yard. Beware of dog signage as well. The worst part about this one is a collapsing roof situation over the wrap around porch. Other than that it looks like it needs cleaned up and spruced up quite a bit, heavily neglected. Not sure about inside conditions but outside would lead you to believe not too great. That being said structurally from what can be seen everything looks decent as far as the roof, foundation and siding, minus the collapsing roof over wrap around porch the rest of the roof looks like it needs shingles and possibly underlayment in some places. The yard is fenced in two different places so the front yard is fenced in inaccessible with the backyard being fenced in on its own. Backyard looks like it is strewn with all kinds of belongings and different items. Lawn very overgrown and looks like a walking pathway around the back of the house. Close to lots of businesses and could be turned into a cute little house if it was cleaned up and done right. Could be a nice starter home or rental after finished. **Additional Disclosures:** 21; 33; 5; 45; 6 (see key for full text) **Summer Tax Due:** $210.13	908 E APPLE AVE MUSKEGON	$14,390.10
5320	**Parcel ID:** 24-142-000-0016-00; **Legal Description:** CITY OF MUSKEGON ASSESSORS PLAT STEVENS SUB DIV LOT 16 **Comments:** Not often does a tax-foreclosed property come this close to being move-in ready. The garage could use some cleanup, and the fencing and yard would benefit from some attention. The laminate flooring appears to have been installed inexpensively, but otherwise many of the updates suggest renovations were underway and left unfinished. Overall, this could make a great starter home or long-term residence. Features include a large one-and-a-half-car garage and plenty of living space. The basement appeared somewhat damp, though no standing water was observed. With no power currently connected, that may be contributing to the conditions observed. Some cleanup in the basement and garage is recommended, but overall this property appears to have a lot of potential. **Summer Tax Due:** $458.26	1093 AMITY AVE MUSKEGON	$8,923.96
5321	**Parcel ID:** 24-185-109-0013-00; **Legal Description:** CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 13 BLK 109 **Comments:** Property is a single story home with what looks to be a large attic with windows possibly finished. Home is currently OCCUPIED so please respect occupants privacy. Pictures limited to a few from the outside. Home has shingle roof, vinyl siding and a block foundation with a detached garage in the back that is not in great shape. Overall Home looks like it could use a little bit of TLC and some updates but not in bad shape. Alleyway access for the garage. Property could be a good rental, flip or first home for somebody. Neighborhood is quiet and houses are in relatively good shape **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $251.94	1729 ELWOOD ST MUSKEGON	$2,670.35
5322	**Parcel ID:** 24-185-110-0006-00; **Legal Description:** CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOTS 6 & 7 BLK 110 **Comments:** Property is a single story home on Elwood. Looks to be in relatively good condition. Property somewhat OCCUPIED. Please respect their privacy. Not a ton of personal belongings. Due to occupancy, no interior pictures are available. Home looks to be in relatively good shape with lots of updates . Fenced in yard is nice and newer siding and windows. The only thing that really stands out is the amount of moss growth on the north side of the house on the roof. Definitely needs washed off and might need new shingles. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $195.73	1704 ELWOOD ST MUSKEGON	$4,060.19
5323	**Parcel ID:** 24-185-120-0008-00; **Legal Description:** CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 8 BLK 120 **Comments:** Property is a one and a half story home that looks like somebody abandoned ship on rehab project. Home looks to be relatively solid but needs pretty much everything. Roof needs to be contended with first and then you could go from there. Nice size lot with nice sized backyard that butts up to the alleyway. Large trees on south side of the home would probably have to go, I imagine they are causing some stress on the foundation. This could be rehabbed into a pretty cool little place. Homes on the street are mostly updated and in relatively good shape with area under revitalization. **Additional Disclosures:** 50; 5; 21 (see key for full text) **Summer Tax Due:** $314.59	1785 MANZ ST MUSKEGON	$6,785.80

5324	**Parcel ID:** 24-205-049-0019-80; **Legal Description:** CITY OF MUSKEGON REVISED PLAT OF 1903 W 40 FT OF E 121 FT S 175 FT OF LOT 19 BLK 49 **Comments:** Property is a single story home on Amity Avenue. Property is currently OCCUPIED by long term resident. Please respect privacy of occupants. Home is older and in need of some updates. Roof is in good shape. No serious structural issues that can be seen from the roadside. Homes in the area mix between new builds, Older updated homes and some in need of updates. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $202.43	570 AMITY AVE MUSKEGON	$3,575.63
5326	**Parcel ID:** 24-205-203-0013-00; **Legal Description:** CITY OF MUSKEGON REVISED PLAT OF 1903 N 27 FT LOT 13 & S 22 FT LOT 14 EXC W 12 FT FOR ALLEY BLK 203 **Comments:** Property is a large multifamily unit on Wood Street. Currently OCCUPIED so pictures were limited to the outside. Spoke with occupants and they have no plans of leaving soon. Please respect Occupants privacy. Home is in need of updates from what can be seen. One apartment is empty and the other occupied. Conditions are pretty rough and updates are needed throughout the entire home. Roof lines are a little wobbly and looks to be some sagging and decaying spots. Foundation has multiple spots that show signs of cracking. Lots of work needed here but the home is very large and the payoff could be decent with the neighborhood being revitalized currently. Not sure how much you're getting into but it's a big project. **Additional Disclosures:** 5; 21; 33; 18; 6 (see key for full text) **Summer Tax Due:** $324.48	865 WOOD ST MUSKEGON	$7,490.59
5327	**Parcel ID:** 24-205-249-0001-00; **Legal Description:** CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 249 **Comments:** Large two-story home located at Ambrosia and Isabella. The attached garage is in very poor condition, with a partially collapsed roof. The home appears to be in rough overall condition and will require significant renovation. Evidence suggests substantial cleanout work has already taken place, with pathways cleared through much of the interior. Access to the upper level and basement was limited due to safety concerns and unexplained noises within the structure. The property may not be vacant and should be approached with caution. A makeshift entry point was observed at the rear of the garage, and portions of the home appeared recently used. Despite its condition, the home appears structurally restorable and offers considerable square footage. No standing water was observed in the basement area despite recent rainfall and utility meters having been removed. With extensive repairs and cleanup, the property may offer investment potential. Buyers should perform their due diligence and be prepared for a substantial rehabilitation project. **Additional Disclosures:** 21; 46; 5; 63; 6; 66 (see key for full text) **Summer Tax Due:** $245.11	1150 AMBROSIA ST MUSKEGON	$5,413.32
5328	**Parcel ID:** 24-205-278-0012-00; **Legal Description:** CITY OF MUSKEGON REVISED PLAT OF 1903 E 60 FT OF N 43.5 FT LOT 12 BLK 278 **Comments:** Properties of vacant lot measuring ~0.06 acres on Jiroch St in Muskegon. Did not do a follow-up visit prior to Auction. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $16.66	1497 JIROCH ST MUSKEGON	$1,619.30
5329	**Parcel ID:** 24-205-414-0013-00; **Legal Description:** CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 13 BLK 414 **Comments:** Property is a single story very old home on Southern Ave. OCCUPIED inside and outside by tent encampment in the backyard. Structurally from the outside it doesn't look like it's in terrible condition as far as the bones and roof. Home is occupied so pictures were limited to a few from outside. Small shed in the backyard as well . Lots of activity going on here. Home looks like it was built in the late 1800s or early 1900s from the style. The roof is actually in pretty decent shape from what can be seen, but couldn't get around to the back very well. Depending on the situation this could be a good investment for somebody. Could be rehabilitated into a really cool looking home. **Additional Disclosures:** 33; 21; 6; 66 (see key for full text) **Summer Tax Due:** $201.09	690 W SOUTHERN AVE MUSKEGON	$3,412.63
5330	**Parcel ID:** 24-215-001-0024-00; **Legal Description:** CITY OF MUSKEGON CONTINENTAL ADD LOT 24 BLK 1 **Comments:** Property is a single story home with a tiny shed on Continental St. Just south of Laketon Ave. Home is currently OCCUPIED (Squatter, I spoke with him and he let me take pictures of the inside and said "you never saw me"... but I did see him.) Well there you have it! Not much to do with as far as occupancy but there is definitely some sanitation issues going on. Overall home could definitely be restored but needs lots of work. Neighborhood is nice and houses mostly need updated but street is quiet and homes are mostly occupied. **Additional Disclosures:** 66; 6; 21 (see key for full text) **Summer Tax Due:** $187.80	1841 CONTINENTAL ST MUSKEGON	$3,193.52

5331	**Parcel ID:** 24-612-000-0623-00; **Legal Description:** CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 623 **Comments:** Property is a single story home on Ducey Avenue. Property is currently OCCUPIED so pictures were limited to the outside. Smaller home with eclectic look. Looks like it's in need of some updates but structurally looks to be pretty sound. Looks like the roof was done within the past 15 years. Overall the outside is very unkept and need sprucing up to say the least. Decent little side yard with technically an alleyway on the East side of the house. Wood siding and believe a block foundation that has been painted. This could be a good little flip or rental after you got an idea of what's going on inside. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $201.43	873 DUCEY AVE MUSKEGON	$2,242.93
5332	**Parcel ID:** 24-685-004-0010-00; **Legal Description:** CITY OF MUSKEGON POMONA PARK ADDITION LOT 10 BLK 4 **Comments:** Property is a single story home on Langeland Ave. Property sits back far and is almost on the rear property line. No basement and no crawl space from what I can see. Roof is in pretty rough shape but didn't see any serious leakage or anything inside. The main problem with the inside is the animal damage. Cats have been getting in and out and it smells ungodly in here. That being said looks like they tried to do some updates but never got to finishing and this needs somebody to come in clean it up and finish the job right. Once completed you would have a good rental or flip property. Very small, probably under 600 square foot. There are quite a few wonky lines and floor situations as well. Doesn't seem like freeze damage just seems like poor workmanship. Could not get a look at Foundation, Siding all the way down. **Additional Disclosures:** 21; 63; 5 (see key for full text) **Summer Tax Due:** $322.84	1269 LANGELAND AVE MUSKEGON	$6,059.37
5333	**Parcel ID:** 24-750-000-0019-00; **Legal Description:** CITY OF MUSKEGON SAMBURT PARK LOTS 19 & 20 **Comments:** Property is a single story home with a detached garage and fenced in backyard on Calvin Ave. Property is currently occupied so pictures were limited to a few from outside. Please respect Occupants privacy. Neighbor said long term resident resides here. Property is in need of some updates and some TLC but looks to be structurally sound from what I can see. The roof is in need of restoration but doesn't seem to be collapsing or failing in any major way. Garage door could be replaced and the backyard needs cleaned up majorly. Overall this property would make a good first home for somebody or a good investment property. Neighborhood is nicer homes with most kept up well. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $326.34	1376 CALVIN AVE MUSKEGON	$5,863.60
5334	**Parcel ID:** 24-765-003-0037-00; **Legal Description:** CITY OF MUSKEGON SUB DIV OF BLK 3 REVISED PLAT OF 1903 LOT 37 ALSO S 1/2 OF VAC ADJ ALLEY **Comments:** Property is single story home on Leonard Ave. Between Campbell and Langley. Property is in need of TLC but structurally seems to be in decent shape. Looks like lots of belongings were left. Basement is very wet but no standing water. Lots of mildew and mold smells. Floors seem very solid and I can't see any leakage. Overall it just needs cleaned up and some new flooring, paint and some window/door updates. Not too bad and the neighborhood is kept up pretty well and neighbors are very involved with keeping community nice. **Additional Disclosures:** 21; 34; 32 (see key for full text) **Summer Tax Due:** $543.15	612 LEONARD AVE MUSKEGON	$11,142.52
5335	**Parcel ID:** 26-185-065-0018-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 65 LOT 18 **Comments:** Property is a single story home on Reynolds with a detached garage and fenced in yard. Property is currently OCCUPIED. Please respect occupants privacy. Overall property looks like it needs some updates including a roof. Looks to be livable condition actually in pretty good shape from what was seen. Fenced in yard is a plus and neighborhood seems nice and quiet for the most part with houses in relatively good shape with a few exceptions. Home has vinyl siding, shingle which looks like it's in good shape as far as the bones and there are no sagging situations but it needs shingles quick. Block foundation looks good shape from what is visible. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $797.73	2224 REYNOLDS ST MUSKEGON HEIGHTS	$4,421.12
5336	**Parcel ID:** 26-185-074-0001-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 74 LOT 1 **Comments:** Property is a collapsed home on the corner of Hackley and 5th. Home is completely collapsed. That being said the lot is roughly 0.14 acre and is 120 ft on Hackley with alleyway access and 50 ft of frontage on 5th. There is a lot to clean up here to get you back to a buildable area. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 36 (see key for full text) **Summer Tax Due:** $234.87	2201 FIFTH ST MUSKEGON HEIGHTS	$2,442.98

5337	**Parcel ID:** 26-185-090-0008-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 90 LOT **Comments:** Property is a two story brick home with a detached garage on 5th Street just north of West Hovey Ave. Property is OCCUPIED so pictures were limited to a few from outside. Please respect the occupants privacy. Overall property needs a little bit of TLC but not bad looking at all from the outside. Overall property looks to be in relatively decent condition with the roof in not bad shape. There are some old solar panels a attached to the roof. Not sure if they are in working order or not. Decent sized garage and driveway. Home looks relatively solid and I can't see any major defects only cosmetic from it looks like. Overall could be a good first home or flip. Neighborhood seems nice and quiet and houses are kept up better for the most part with a couple exceptions. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $969.57	2329 SIXTH ST MUSKEGON HEIGHTS	$3,573.51
5338	**Parcel ID:** 26-185-111-0006-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 111 LOT 6 **Comments:** Property is a small single story residence with a shed. Property is currently OCCUPIED so pictures were limited to a few from outside. No inside inspection performed. Please respect Occupants privacy. That being said the property did not look to be occupied in the fall and we may have a squatting situation. Electricity appears to be active though. Shingle roof, aluminum siding and a block foundation. Property looks like it needs TLC and updates for sure but everything looks to be solid as far as structural condition. Not in great condition but definitely looks doable as far as restoration or updating. Neighborhood is quiet and houses on the block are in pretty good condition most being updated. Close to Parks and lots of businesses **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $410.82	2421 MCILWRAITH ST MUSKEGON HEIGHTS	$1,990.80
5339	**Parcel ID:** 26-185-144-0009-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 144 LOT 9 **Comments:** Property is a brick built structure formerly housing a recording studio. Looks like there's some roof leakage and maybe they were working on it or that's what ran them out of here. Property really isn't in bad condition other than the roof situation. Large amount of space could be used as multiple different commercial or office endeavors. The front of the building has recording room and engineer room in the back of the building has office space and other space. Bathroom is actually pretty nice other than the ceiling from leakage. Overall this property could be flipped around for sure but you gotta get on the roof and re-do whatever needs done. After that you can clean up the inside but there's really not too much cleaning up to do comparative to other properties. Overall this could be a investment for somebody! **Additional Disclosures:** 5 (see key for full text) **Summer Tax Due:** $940.02	2533 PECK ST MUSKEGON HEIGHTS	$5,141.67
5340	**Parcel ID:** 26-185-157-0006-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 157 LOT 6 **Comments:** Property is a two story home with a gambrel style roof. Home is currently OCCUPIED so pictures were limited to a few from outside. Please respect occupants privacy. Home looks to be older with some updates needed. From what can be seen from the road, the back of the roof has a tarp situation going on. Overall property looks like it is in need of some TLC and some updates but conditions do not look abhorrent. No Garage. Vinyl siding and it looks like it blocks foundation from what I can see. This property could be a good first home, rental or flip investment. **Additional Disclosures:** 5; 6; 33; 21 (see key for full text) **Summer Tax Due:** $749.74	2521 ELWOOD ST MUSKEGON HEIGHTS	$4,178.04
5341	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 26-185-213-0008-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 213 SOUTH 44 FT OF LOT 8 **Comments:** Property is an old engine repair shop on Sanford St just south of Broadway. Property is block built structure and it looks pretty sound as far as the wall and foundation. Flat roof, and I can't get a good look so not sure about that area. Front doors are solid and locked up tight. Tried to drill the lock but no avail. Overall this could be a good little property for somebody. Depending on the inside conditions you could convert this into multiple different commercial uses. Parking lot to the south is included. Other than that there's just a few parking spots in the front. New sidewalks, curbs and pavement in the road. This could be turned into a cool little store kept as a repair shop. The back is like a jungle near alleyway so couldn't get a really good look of the back of the building. **Additional Disclosures:** 33 (see key for full text) *(2 of 2)* **Parcel ID:** 26-185-213-0009-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 213 LOTS 9 & 10 **Summer Tax Due:** $1,215.78	2829 SANFORD ST MUSKEGON HEIGHTS; 2833 SANFORD ST MUSKEGON HEIGHTS	$4,954.11

5343	**Parcel ID:** 26-185-213-0012-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 213 LOT 12 **Comments:** Property is a vacant lot measuring ~0.14 acres on Jefferson in Muskegon Heights. Property did not receive a follow-up visit prior to Auction. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $97.42	2832 JEFFERSON ST MUSKEGON HEIGHTS	$837.07
5344	**Parcel ID:** 26-185-224-0008-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 224 LOT 8 **Comments:** Property is a vacant lot measuring ~0.14 acres on 5th St in Muskegon. Property did not receive a follow-up visit prior to Auction. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $88.36	2929 FIFTH ST MUSKEGON HEIGHTS	$837.07
5346	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 26-185-227-0007-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 227 S 1/2 OF LOT 7 & NLY 6" OF LOT 8 **Comments:** Property is several commercial storefronts on Peck Street with party walls being sold as a bundle. Just south of Summit Ave this looks like it used to be a locksmith shop or something, lots of keys and such inside. What else is inside? It's got the floor to ceiling plan! The ceiling is under the floor. Looks like the flat roof on this is going to need replaced if salvageable. Looks like there was so much water that it caved the floors into the basement. It looks pretty big from the front looking back but I can't get far back due to Indiana Jones situation. I just don't have it in me to make the leap. The front facade looks pretty good And if the back is salvageable this could be a good project for somebody. Storefronts to the left are condemned. **Additional Disclosures:** 66; 22; 5 (see key for full text) *(2 of 2)* **Parcel ID:** 26-185-227-0008-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 227 THE S 49 1/2 FT OF LOT 8 **Additional Disclosures:** 31 (see key for full text) **Summer Tax Due:** $1,012.80	2927 PECK ST MUSKEGON HEIGHTS; 2931 PECK ST MUSKEGON HEIGHTS	$4,424.74
5348	**Parcel ID:** 26-400-002-0005-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS HOMELAWN ADD'N BLK 2 E 1/2 OF LOTS 5 & 6 & THE S 30 FT OF E 1/2 OF LOT 4 **Comments:** Property is a single story home with an attached garage on the corner of 7th and Oakwood. Home is a little bit disheveled and generally just neglected. Shingles are coming loose, paint shipping, yard overgrown and not kept up. Inside is another story. Definitely some heavy work to do. And it starts with the roof. Ceilings caving in most of the rooms from strictly leakage. The roof lines are relatively straight it just needs tending to ASAP. The house itself is quite solid and could definitely be saved. But you've gotta get in quick and you gotta get working on it before too much more water gets in here. Could be a good investment for somebody willing to do the work! fenced in yard and attached garage is in pretty decent shape. **Additional Disclosures:** 32; 66; 5; 21 (see key for full text) **Summer Tax Due:** $868.54	3239 SEVENTH ST MUSKEGON HEIGHTS	$4,562.87
5349	**Parcel ID:** 26-635-250-0010-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS MUSKEGON IMPROVEMENT CO'S ANNEX #1 BLK 250 LOT 10 **Comments:** Property is a single story home on Riordan St in Muskegon Heights just south of Broadway. Home is in relatively decent shape and is currently OCCUPIED. Please respect privacy of occupants. Shingle roof, vinyl siding and block foundation with a crawlspace. Backyard is a little disheveled. The siding in the house is in really good shape and it looks like the roof could use a little bit of work but is not in bad condition overall. Foundation has a little bit of cracking but nothing overly concerning. No inside pictures taken due to occupancy. Could make a rental home or a good flip for somebody. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $306.14	2822 RIORDAN ST MUSKEGON HEIGHTS	$1,492.06

5350	**Parcel ID:** 26-635-253-0019-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS MUSKEGON IMPROVEMENT CO'S ANNEX #1 BLKS 253 LOTS 19 & 20 **Comments:** Property is a two story home on Harrison with significant fire damage. The garage is burned down which was attached to the house. That being said the home structurally looks to be pretty solid as far as roof, no wonky lines, and the foundation looks relatively solid. House may be restorable if you get rid of the garage and replace damaged lumber. Looks like the backyard is the local dumping spot. Quite a few different piles that look like they have been left by locals and such. Neighborhood is nice and quiet and the house is in the vicinity are in pretty decent shape with this being the worst. Lots of work and not sure it's possible but this could be a good flip if you were inclined! **Additional Disclosures:** 46; 66; 33; 11 (see key for full text) **Summer Tax Due:** $366.79	270 HARRISON BLVD MUSKEGON HEIGHTS	$2,138.21
5351	**Parcel ID:** 26-635-257-0004-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS BLK 257 LOT 4 MUSKEGON IMPROVEMENT CO'S ANNEX #1 **Comments:** Property is a single story home with a detached garage adjacent to an alleyway. OCCUPIED currently so no inside pictures available Overall home looks to be in semi decent condition with the roof being the main contender on this. All the lines look pretty straight but there is heavy Moss growth and definitely needs a layer of shingles. Not sure about underlayment. The siding is really nice and must have been recently done. Windows are in decent shape and overall this property just needs a little sprucing up from the outside. Muskegon Heights **Additional Disclosures:** 5; 6; 33; 21 (see key for full text) **Summer Tax Due:** $541.07	2914 MASON BLVD MUSKEGON HEIGHTS	$3,114.11
5352	**Parcel ID:** 26-635-272-0034-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS BLK 272 THAT PART OF LOTS 34 & 35 BLK 272 S OF A LINE COMMENCING 80 FT S OF THE NW CORNER OF LOT 35 THENCE RUN E AT RIGHT ANGLE WITH W LINE OF SAID LOT 35 AND ACROSS LOTS 34 & 35 MUSKEGON IMPROVEMENT CO'S ANNEX #1 **Comments:** Property is a single story home on the corner of Maffett and Crescent Ave. This one is ready to go! Needs a little bit of sprucing up but looks like somebody was getting ready to try and sell it. Actually looks like they tried to flip it themselves very cheap. This one doesn't need too much work it just needs a little bit of vision. Three bedrooms but one of the bedrooms is off the front porch which has been enclosed into part of the house so I'm not sure how warm that area stays. Fixtures are quite old but I like the tub! Basement is nice and clean. This one is ready for somebody to give it the final push! neighborhood is nice and only sounds our kids playing. **Summer Tax Due:** $550.40	3120 MAFFETT ST MUSKEGON HEIGHTS	$2,336.63
5354	**Parcel ID:** 26-650-003-0033-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 3 LOTS 33 34 & S 20 FT OF LOT 35 **Comments:** Property is a single story home on Wood St. Property is currently OCCUPIED so pictures were limited to a few from outside. Please respect Occupants privacy. Occupant seems to be aware of situation. Homes is in relatively decent shape with shingle roof what looks to be fiberboard siding and a block foundation. Looks like it may need some updates but home is in relatively good shape. Street is in the process of being repaved. Which it needs, bad! Overall this could be a good investment. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $1,040.67	2128 WOOD ST MUSKEGON HEIGHTS	$5,614.39
5355	**Parcel ID:** 26-650-010-0047-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 10 LOTS 47 & 48 **Comments:** Property is a single story home on the corner of Jarman and Delano. This one I would say is a goner. Hence the title. Roof Collapsing and abhorrent structural conditions, But it is still standing which is more than some are! That being said I don't see any saving this one. Lot could be nice with a new house on it. Houses in the area are mixed older homes some updated and some in need. Repaving streets in the area currently Which is a plus because they are in need. **Additional Disclosures:** 5; 22 (see key for full text) **Summer Tax Due:** $722.22	2100 JARMAN ST MUSKEGON HEIGHTS	$2,756.45
5356	**Parcel ID:** 26-770-012-0026-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 12 LOTS 26 & 27 **Comments:** Property is a vacant lot on Glendale in Muskegon Heights. Property measures ~ 0.12 acres and is flat with a few trees. Looks like there used to be a house here but no longer is and has not been for quite some time. Muskegon High School District. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $88.36	3128 GLENDALE ST MUSKEGON HEIGHTS	$394.11

5357	**Parcel ID:** 26-770-018-0005-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 18 LOTS 5 & 6 **Comments:** Property is a two story, multifamily home on Glendale Ave. Home is in very rough shape from the outside. Armored guard on the front door and barricaded back door so no inside pictures. From the looks of the outside I would say the inside is going to need a hefty amount of work. That being said I don't see any collapsing roof issues (it's not in good shape by any means though) or any foundation issues. The flat roof on the back portion of the house looks pretty rough but I don't think that that is part of the inside more of enclosed back porch area. Two gas meters but I could only find one electric meter which has been removed. There is a motorcycle sitting here i'm not sure if it's a squatting occupant or if it's just here. Overall if the home could be fixed up and redone it could be a good flip or rental unit for somebody. Houses on the street are kept up better than this street seems quiet and peaceful. **Additional Disclosures:** 5; 18; 33; 21 (see key for full text) **Summer Tax Due:** $1,392.94	3209 GLENDALE ST MUSKEGON HEIGHTS	$9,884.28
5358	**Parcel ID:** 26-820-009-0006-40; **Legal Description:** CITY OF MUSKEGON HEIGHTS VANDERWERP'S ADD'N BEG 33 FT N & 33 FT W OF C/L HOVEY & MCILWRAITH ST TH N 44.55 FT TH W 124.5 FT TH S 44.55 FT TH E 124.5 FT TO PT OF BEG SEC 32 T10N R16W **Comments:** Property is a vacant lot measuring ~0.12 acres on McIlwraith St in Muskegon Heights. Property did not receive a follow-up visit prior to Auction. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 81 (see key for full text) **Summer Tax Due:** $88.13	2345 MCILWRAITH ST MUSKEGON HEIGHTS	$703.46
5359	**Parcel ID:** 27-701-000-0049-00; **Legal Description:** CITY OF NORTON SHORES PARK VIEW TERRACE NO 1 S 50 FT OF LOT 49 & N 50 FT OF LOT 50 **Comments:** Property is an OCCUPIED single story home on Madison St with a detached garage. Property is currently occupied so please respect occupants privacy. Only a few pictures taken from the road. Property is in pretty decent shape. Shingle roof, vinyl siding, and looks to be a poured foundation. Overall property could use a little bit of TLC and some updates but from where I can see it looks pretty solid with no major defects or issues. Yard is decent sized for a city house and detached garage is also a nice size. Close to lots of businesses including the drive in! **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $784.51	2926 MADISON ST NORTON SHORES	$4,568.46
5362	**Parcel ID:** 44-845-001-0004-00; **Legal Description:** VILLAGE OF CASNOVIA LOTS 4 & 5 BLK 1 PROBASCOS ADDT **Comments:** Property is a larger two story home on Main Street in Casnovia. Property is currently OCCUPIED so pictures were limited to outside only. Please respect Occupants privacy. Detached garage, fenced in backyard and a pretty large lot for in the village. Lots of things strewn throughout the yard. Garages in rough shape with the door looking like it needs replaced. The roof isn't in terrible shape but there is definitely some sagging going on in some spots. The main lines look pretty straight for the most part though so maybe just underlayment and shingles. Looks like asbestos shingle siding and it's actually holding up for the most part. Overall this property needs some TLC and some updates from the outside but it could pay off because houses in the vicinity are in better shape and this one has a lot of potential as far as character. Needs a lot of cleaning and I'm guessing the inside too. I didn't see any major issues with foundation or structurally. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $3,647.19	171 MAIN ST CASNOVIA	$19,271.42
9995306	**Parcel ID:** 07-024-300-0002-30; **Legal Description:** DALTON TOWNSHIP SEC 24 T11N R16W THE N 1/2 OF THE S 460 FT OF THE W 250 FT OF THE E 300 FT OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 24 **Comments:** Property is a single story home on Holton Rd in Dalton Township. Home is OCCUPIED so please respect occupants privacy. Looks like a very old home with updates. Roof looks like it has been repaired and worked on recently, probably within the last 10 years. Siding is vinyl and not in bad shape but definitely has some issues around the eaves and needs cleaned. The yard is a disaster with lots of debris scattered everywhere. Multiple trees down in the yard but none on the house at least. Overall home is in pretty rough shape I would say from peeking in the window bud probably restorable. The bones look solid and the roof looks decent which is a major concern on older homes like this. This property needs some TLC and could be cleaned up but this would make a good flip or even first home for somebody. Get out the work gloves and bring a dumpster! **Additional Disclosures:** 33; 21; 6 (see key for full text) **Summer Tax Due:** TBA	4039 HOLTON RD MUSKEGON	$5,222.88

9995322	**Parcel ID:** 24-185-110-0006-00; **Legal Description:** CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOTS 6 & 7 BLK 110 **Comments:** Property is a single story home on Elwood. Looks to be in relatively good condition. Property somewhat OCCUPIED. Please respect their privacy. Not a ton of personal belongings. Due to occupancy, no interior pictures are available. Home looks to be in relatively good shape with lots of updates . Fenced in yard is nice and newer siding and windows. The only thing that really stands out is the amount of moss growth on the north side of the house on the roof. Definitely needs washed off and might need new shingles. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** TBA	1704 ELWOOD ST MUSKEGON	$4,060.19
9995338	**Parcel ID:** 26-185-111-0006-00; **Legal Description:** CITY OF MUSKEGON HEIGHTS, PLAT OF CITY OF MUSKEGON HEIGHTS BLK 111 LOT 6 **Comments:** Property is a small single story residence with a shed. Property is currently OCCUPIED so pictures were limited to a few from outside. No inside inspection performed. Please respect Occupants privacy. That being said the property did not look to be occupied in the fall and we may have a squatting situation. Electricity appears to be active though. Shingle roof, aluminum siding and a block foundation. Property looks like it needs TLC and updates for sure but everything looks to be solid as far as structural condition. Not in great condition but definitely looks doable as far as restoration or updating. Neighborhood is quiet and houses on the block are in pretty good condition most being updated. Close to Parks and lots of businesses **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** TBA	2421 MCILWRAITH ST MUSKEGON HEIGHTS	$1,990.80

Oceana

Lot #	Lot Information	Address	Min. Bid
5600	**Parcel ID:** 001-570-034-00; **Legal Description:** SPL FR 004 IN 99 SEC 26 T16N R18W. PLAT OF PENTWATER WOODS LOT 34. **Comments:** Very attractive parcel in the newer Pentwater Woods subdivision. Private roads infer that there are association fees here to maintain them. Likely to be deed restrictions as well that you may want to investigate prior to bidding.. Nice newer homes here. About 3/4 of an acre in size. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $67.52	Diablo Drive - Pentwater	$1,494.67
5601	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 003-115-001-00; **Legal Description:** LOTS 1, 2, 3 & 4 BLK 15 VILLAGE OF CRYSTAL VALLEY. SEC 17 T16N R16W. **Comments:** This sale includes two tax parcels, combined into one sale lot. The parcels are located on a platted street that appears to have been privately improved and are not county maintained as far as we can tell. The south lot is mostly open and cleared, but toward the north end of it there is the beginning of a rustic homestead/campsite that carries on into the second parcel. It was clearly still occupied at the time of our visit in mid June. There are several vehicles, campers, sheds and other improvements here, most of which we do not have title to and cannot sell. We don't know if this property will be vacated prior to sale or not.. It isn't clear if there is utility service here, or a well/septic. It is spartan/primitive occupancy. Located just north and east of Crystal Valley **Additional Disclosures:** 6; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 003-115-005-00; **Legal Description:** LOTS 5, 6, 7 & 8, BLK 15 VILLAGE OF CRYSTAL VALLEY. WD 2019/7392 & OTHER DOCS QCD 2018/20706 COURT ORDER L2017P90 LC 2017/5056 WD-L2002P29132 QC-L2006P13827 SPL FR 001 IN 03 SEC 17 T16N R16W. **Summer Tax Due:** $82.66	E Cross Street - Crystal Valley;	$2,079.10
5603	**Parcel ID:** 006-711-001-00; **Legal Description:** VILLAGE OF MEARS LOTS 1 THRU 4 BLK 1. **Comments:** Vacant parcel on 1st St in Mears. This parcel is adjacent to auction lot 5604. ~0.72 acres in size. Clear and grass covered parcel being maintained by the neighboring house. **Summer Tax Due:** $40.73	5668 W 1st St - Mears	$977.40
5604	**Parcel ID:** 006-711-005-00; **Legal Description:** 5668 W 1ST ST QC898666 QC916322 SPL FR 001 IN 04/PW VILLAGE OF MEARS LOTS 5 & 6 BLK 1 & LOT 1 BLK 2. **Comments:** Modern one-story manufactured home on two parcels in Mears near the Silver Lake recreation area. Attached 1.5 car garage. This property is OCCUPIED and the owner states that she is going to attempt to repurchase it at the sale. Appears to be well kept and clean. Because of the occupancy, we were not able to review the parcel in detail. There is an Affidavit of Affixture on record Liber 2019 Page 11987. It is also attached for reference in the Related Documents below. **Additional Disclosures:** 6; 33; 17; 21 (see key for full text) **Summer Tax Due:** $612.06	5668 W 1ST ST MEARS	$5,922.94
5605	**Parcel ID:** 013-409-140-00; **Legal Description:** .SEC 28 T14N R16W VILLAGE OF REED BLK I LOTS 140 THRU 142. **Comments:** Parcel is about 3/4 of an acre. On the south side of the village of Ferry on a quiet gravel sidestreet. Parcel is level and open, with well drained gravelly sandy soils. Three platted lots. **Summer Tax Due:** $67.50	E Fish Road - Ferry	$1,032.95
5606	**Parcel ID:** 014-036-100-25; **Legal Description:** SEC 36 T14N R15W. 1.52 A N 275 FT OF E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 EXC W 90 FT THOF. **Comments:** Older wood frame home in the quiet community of Hesperia in far eastern Oceana County. Asphalt faux-brick siding. Older shingle roof. Yard is overgrown and there are several inoperable vehicles and other items around the yard. There is a garage/storage outbuilding that is also quite overgrown. The house *appears* to be abandoned, however upon closer inspection we discovered lights on and indicators of some recent activity, so we did not enter it for interior inspection. It appears to be hoarded/loaded with personal property. It has been a looooong time since this house was empty and cleaned out. The overall structure is structurally sounds and intact as best we could tell from a very cursory exterior walkaround. Difficult to really tell without clearing the brush and seeing inside. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $312.91	9081 E HAWLEY RD HESPERIA	$3,673.43

5607	**Parcel ID:** 017-003-100-07; **Legal Description:** 2077 W GARFIELD RD SEC 3 T13N R17W. 5.00 A S 366.66 FT OF N 399.66 FT OF W 594 FT OF E 1/4 OF NW 1/4. **Comments:** Older 1.5 story wood frame home a couple miles due east of New Era. Sits about 15 feet above road grade on a rolling 5 acre parcel. A couple-three inoperable vehicles in the yard with minor debris. House and yard overgrown. Home has a steel roof that looks to be in pretty decent condition. There is ceiling damage in the main floor bathroom. Uncertain of the age of that damage as it relates to roof age. Two main floor bedrooms and an upper half-floor over the west half of the house has a walk-thru room and a third bedroom. Stairway to upper level is steep and almost ladder-pitch. Small "Michigan" partial basement. Debris in the house precludes a thorough inspection, but it appears to be generally structurally sound. This could be a really sharp little house in the right hands. Power service has been dropped by the service provider. Likely has been vacant for 5 years or more. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $429.42	2077 W GARFIELD RD NEW ERA	$4,257.13
5608	**Parcel ID:** 017-202-030-00; **Legal Description:** 9415 S EAST LANE DELUXE OAK SUBDIVISION #2 LOT 30. **Comments:** Fairly new, poorly maintained single wide on a 1/2 acre lot. Located at the end of a cul-de-sac. Backs up to US31 freeway and the sound is pretty noticeable. Some of the skirting is in disarray, which suggests probable plumbing freeze damage to repair. The yard is overgrown and there is some clutter to dispose of. Inside, the house is about knee deep in debris of the "not too stinky, just dirty" type. The occupant here was clearly a heavy smoker as everything is nicotine yellow. Wood heat also probably contributed to this. It isn't possible to get thru this place and really describe it well until the knee deep debris is removed. Seems to be structurally sound, but very dirty. Detached two car steel garage is waist deep in more goodies. You'll be on a first name basis with the dumpster truck driver when you're done here. Power service dropped by the service provider. Has been vacant about 3 years. **Additional Disclosures:** 17; 35; 21 (see key for full text) **Summer Tax Due:** $104.54	9415 S EAST LANE MONTAGUE	$1,858.22
5609	**Parcel ID:** 017-620-188-00; **Legal Description:** 7121 S APPLE HILL DR OCEANA SHORES LOT 188. **Comments:** This is an older single-wide mobile home located in Oceana Shores, just NE of Rothbury. This property was still occupied at the time of our visit in mid-June. Has some replacement window and vinyl siding upgrades. Minimal exterior debris. **Additional Disclosures:** 21; 6; 33; 17 (see key for full text) **Summer Tax Due:** $120.77	7121 S APPLE HILL RD ROTHBURY	$1,875.11
9995608	**Parcel ID:** 017-202-030-00; **Legal Description:** 9415 S EAST LANE DELUXE OAK SUBDIVISION #2 LOT 30. **Comments:** Fairly new, poorly maintained single wide on a 1/2 acre lot. Located at the end of a cul-de-sac. Backs up to US31 freeway and the sound is pretty noticeable. Some of the skirting is in disarray, which suggests probable plumbing freeze damage to repair. The yard is overgrown and there is some clutter to dispose of. Inside, the house is about knee deep in debris of the "not too stinky, just dirty" type. The occupant here was clearly a heavy smoker as everything is nicotine yellow. Wood heat also probably contributed to this. It isn't possible to get thru this place and really describe it well until the knee deep debris is removed. Seems to be structurally sound, but very dirty. Detached two car steel garage is waist deep in more goodies. You'll be on a first name basis with the dumpster truck driver when you're done here. Power service dropped by the service provider. Has been vacant about 3 years. **Additional Disclosures:** 21; 17; 35 (see key for full text) **Summer Tax Due:** TBA	9415 S EAST LANE MONTAGUE	$1,858.22

Oceana DNR

Lot #	Lot Information	Address	Min. Bid
10095	**Parcel ID:** 64-006-413-015-00; **Legal Description:** Lake Michigan Shores: Block 13 - Lots 15 to 20 **Comments:** The subject property is .86 acre in size and is located on the north side of Range Street east of the N Ridge Road intersection about 7.5 miles south of Pentwater MI. The property has lot dimensions of 120 feet X 135 feet and is comprised of somewhat poorly drained fine sandy soil with 0 to 3% slopes. The parcel is adjacent to 5 private landowners and is zoned within the RR â€“ Resort Residential District which requires a minimum of 1 acre and 225 ft. of width to meet local zoning to build. Since the property was platted in 1952 it may be grandfathered into current zoning ordinances. Interested buyers are encouraged to contact Golden Township regarding zoning inquiries. This subdivision has access to shared Lake Michigan frontage. We believe there may be association fees for maintenance of that propertyy. There are high water tables here, however there is much contemporary construction inferring that there is a way to obtain approval for same. **Additional Disclosures:** 75; 19; 42 (see key for full text) **Summer Tax Due:** TBA	Range St	$58,000.00

Ottawa

Lot #	Lot Information	Address	Min. Bid
7100	**Parcel ID:** 70-01-25-276-005; **Legal Description:** LOTS 5 TO 7 INC. BLK 5 VILLAGE OF LISBON **Comments:** Approximately 1.70 acres. Located in the Sparta Area School Approximately 561 feet of road frontage along Kenowa Ave and extends ~132 feet. This house was rebuilt in 2019 after a fire. ~1715 Sq Ft. It has three bedrooms and three bathrooms. Two of the rooms share an ensuite bathroom and the master bathroom has its own bathroom with tub and shower. The property also has a Pole Barn that is 24'x 32' with ~768 Sq Ft. This is a nice property. We don't get to many of these come through the auctions. The house has been misused a bit but appears to be in great shape. Kitchen looks recently remodeled. Ceilings and walls are in good shape. Carpet is decent. Full of personal property and debris. Poured concrete looks very solid. Propane tank still present. Large generator in case you lose power. Electric meter is still hooked up. Pressure tank, water heater and furnace still present. Breaker panel in good shape. The basement is nice and open with nice height ceiling. Walk out basement sliding door and door. Long paved concrete driveway leads to the outbuilding and continues to the attached two car garage. Vinyl siding on the home looks good. Shingled roof looks nice. The outbuilding has both metal siding and roofing. It is full of personal property and debris like the home. Land around the home is a bit terrain challenged but nothing to crazy. House sits up on a hill and looks down at road. Backs up to some farmland. This property appears to be in overall good shape and may only need a good cleaning. There's a ton of potential here. Don't miss out! Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,864.41	20481 KENOWA AVE CONKLIN	$54,583.77
7102	**Parcel ID:** 70-09-24-300-083; **Legal Description:** PART OF SW 1/4 COM 20.54 FT N OF SW COR OF ALLENDALE PROFESSIONAL PARK, TH E 22.54 FT, N 144.75 FT, W 22.94 FT, TH S TO BEG. SEC 24 T7N R14W **Comments:** Approximately 0.08 acres. Located in the Allendale Public School District. 22.94 feet wide and 144.75 feet deep. This appears to be a gap lot. Most likely to small to build. Please Note: Road access to this property has not been confirmed. Based on our post-foreclosure inspection, the parcel appears to have no accress. While an easement may exist, we were unable to verify any legal or physical access and cannot guarantee that access is available. This property may be best suited for an adjacent landowner who already has access or can establish legal access to the parcel. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $141.92	11289 COMMERCE RD ALLENDALE	$904.48
7103	**Parcel ID:** 70-14-18-200-035; **Legal Description:** PART OF NE 1/4 COM N 89D 23M 09S W 1769.79 FT FROM E 1/4 COR N 0D 36M 51S E 167.04 FT ALG W LI OF BASS CREEK DR TO SE COR LOT 36 OAKWOOD FARMS ESTATES NO 2 TH N 78D 12M 03S W 6.12 FT, S 0D 36M 51S W 168.23 FT, TH S 89D 23M 09S E 6 FT ALG E&W 1/4 TO BEG, EXC S 60 FT. SEC 18 T6N R13W **Comments:** Approximately 0.02 acres. Located in the Hudsonville Public School District. No observed structures. This appears to be a gap lot. It is only 6.25 feet wide and 108 feet long. This crosses over a concrete driveway leading to the adjacent property to the West. There's not a whole lot you can do with this property. Too small to build. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 9; 23; 39 (see key for full text) **Summer Tax Due:** $8.06	BALDWIN ST HUDSONVILLE	$323.35
7104	**Parcel ID:** 70-16-07-300-037; **Legal Description:** PART SW 1/4 OF SW 1/4 COM 1454.58 FT S 87D58M15S E AND 620.28 FT N AND 204.81 FT W OF SW COR SEC, TH S 200 FT, TH E 5.58 FT, TH N 20M35S E 200 FT, TH W 6.81 FT TO BEG SEC 7 T5N R15W **Comments:** Approximately 0.03 acres. Only ~6 feet wide. Located in the West Ottawa Public School District. Please Note: Road access to this property has not been confirmed. Based on our post-foreclosure inspection, the parcel appears to have no access. While an easement may exist, we were unable to verify any legal or physical access and cannot guarantee that access is available. This property may be best suited for an adjacent landowner who already has access or can establish legal access to the parcel. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. Utilities are in the area. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $5.06	142ND AVE (VAC) HOLLAND	$323.86

7105	**Parcel ID:** 70-16-31-177-032; **Legal Description:** E 2 FT OF LOT 224 & LOT 225. HOMESTEAD ADD SEC 31 T5N R15W FROM 16-31-177-028 11/91 **Comments:** Approximately 0.14 acres. Located in the Holland City School District. Approximately 47 feet of road frontage along 21st St and extends 132 feet. Built in 1905 with three bedrooms and two bathrooms. ~1280 SqFt. Unfortunately this house has been misused and as a result has been boarded shut. All of the windows and doors on the main story have been closed off and there are plans to secure the second story as well. The interior doors have been screwed shut with additional 2x4's for support. The home has had issues with break ins. Wood exterior has paint peeling and needs some repairs where the wood has rotted. There is evidence of animal issues. Some of the soffit/fascia areas have metal grates screwed in place. The shingled roof looks decent. Grassy back yard is partially fenced in. Two electric meters and one gas meter still hooked up. The interior of the home is full of debris, personal property, and garbage. There are holes in the walls and there is damage around the door frames. Foundation has some cracks but it is covered in a cosmetic layer of concrete so hard to determine actual condition. Gravel driveway runs along the side of the house. There is a basement entrance with concrete steps on the rear of the home but it is blocked by debris and most likely boarded and screwed shut. The house is located in a nice looking neighborhood with well maintained properties. Across the street from commercial building. This house will no doubt require repairs and renovations but there's potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 46; 47; 21; 66; 31 (see key for full text) **Summer Tax Due:** $3,628.97	435 W 21ST ST HOLLAND	$22,039.69
7106	**Parcel ID:** 70-17-22-100-998; **Legal Description:** N 701.25 FT OF NW 1/4 OF NW 1/4, EXC E 222.75 FT, ALSO EXC W 1097.25 FT, ALSO EXC N 66 FT. SEC 22 T5N R14W **Comments:** Approximately 0.23 acres. Located in the Zeeland Public School District. No observed structures. This appears to be a gap lot. It is only about ~14 feet wide and ~701.25 feet long. Nice paved sidewalk runs along the roadside. Drainage ditch runs along the road side as well. Sits between an active cornfield and another vacant lot. Trees may run the length of the lot or just next to it. There were property line markers near the lot but one was knocked over. Utility boxes near roadside. Not a whole lot you can do with this property unless you were an adjacent land owner. Could make a good two track road for farm use with the adjacent crop land. Likely to small to build. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $8.66	BYRON RD ZEELAND	$515.82

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.

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

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

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

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

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyerâ€™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.

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

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.

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.

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

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

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, 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. It is your responsibility to determine if this parcel is suitable for your desired use.

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

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

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

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, 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 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.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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

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

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

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.