

Public Land Auction

Kent, Oceana, Ottawa, Muskegon

August 15th, 2024

Kent, Muskegon, Oceana, and Ottawa Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Kent

Lot #	Lot Information	Address	Min. Bid
3302	<p>This lot is a "bundle" comprised of 5 parcels</p> <p><i>(1 of 5) Parcel ID:</i> 41-06-07-305-007; Legal Description: LOT 78 BLK B * CAMP LAKE RESORT Comments: 5 platted lots being offered as a bundle for a total of ~0.3 acres of land. One parcel has ~50' of frontage on North Division Ave, providing access to the other 4 parcels. A house and storage shed in disrepair sit on one of the interior parcels. Roof and foundation are failing so we did not enter the structure for further inspection. The house is full of debris and personal property. Old vehicle with flat tires was parked on the property last visit. It looks to be abandoned but the registration sticker was up to date. Third party stated the owner ran a flea market for years and used the house as a storage site. Many of the windows have been boarded. Large tree growing next to the foundation. Large hole where the foundation has collapsed and sank. The house is in very poor shape and will need major repairs or to be removed. This is a nice property but the structures are in poor shape. Good amount of land to rebuild. Open grassy areas and trees throughout. Camp Lake is just East of these properties. Residential land use code 401. Located in the Sparta Area School District. Just West of Camp Lake, plat map is included in the photos. Additional Disclosures: 21; 33; 46; 22; 5 (see key for full text)</p> <p><i>(2 of 5) Parcel ID:</i> 41-06-07-305-013; Legal Description: LOT 66 BLK B * CAMP LAKE RESORT Additional Disclosures: 23 (see key for full text)</p> <p><i>(3 of 5) Parcel ID:</i> 41-06-07-305-014; Legal Description: LOT 65 BLK B * CAMP LAKE RESORT</p> <p><i>(4 of 5) Parcel ID:</i> 41-06-07-305-020; Legal Description: LOT 59 BLK B * CAMP LAKE RESORT</p> <p><i>(5 of 5) Parcel ID:</i> 41-06-07-305-021; Legal Description: LOT 60 BLK B * CAMP LAKE RESORT Summer Tax Due: \$429.82</p>	<p>11830 DIVISION AVE NE SPARTA;</p> <p>11839 DIANA WALK NE SPARTA;</p> <p>11816 DIANA WALK NE SPARTA;</p> <p>11838 LUCILLE WALK NE SPARTA;</p> <p>11828 LUCILLE WALK NE SPARTA</p>	\$12,395.91
3308	<p>Parcel ID: 41-10-17-426-007; Legal Description: 411017426007 PART OF E 1/2 COM AT E 1/4 COR TH N OD 15M 08S E ALONG E SEC LINE 51.35 FT TH N 87D 40M 54S W 250.50 FT TH S 82D 32M 11S W 302.02 FT TO BEG OF THIS DESC - TH N 82D 32M 11S E 258.97 FT TH S OD 39M 05S W 234.49 FT TO N LINE OF S 475 FT OF N 1/2 NE 1/4 SE 1/4 TH N 87D 39M 16S W ALONG SD N LINE TO A LINE BEARING SLY FROM BEG TH NLY TO BEG * SEC 17 T8N R11W 1.29 A. SPLIT ON 08/11/2009 FROM 41-10-17-426-005; Comments: This vacant lot is approximately 1.29 acres of land. Unable to find real road access to the property. There is a dirt drive but it appears to be a homemade trail. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. All utilities are very close by. Stream runs through the middle of the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Comstock Park Public School District. Mostly made up of deciduous forest. Gas, electric, and phone are in the area. Additional Disclosures: 7; 42 (see key for full text) Summer Tax Due: \$606.01</p>	6395 SAMRICK AVE NE BELMONT	\$3,088.80
3309	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2) Parcel ID:</i> 41-10-22-280-006; Legal Description: LOT 6 BLK 1 EX S 17 FT * VILLAGE OF WEST PLAINFIELD * Comments: 2 vacant combined ~0.16 acre parcels totaling ~0.32 acres of land together. Each parcel has ~66 ft of road frontage on W River Dr NE for a total of ~132 ft frontage together, and ~100 feet on Mall Ave NE. No observed structures. Grassy lot that is partially wooded. Flat ground. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Rockford Public School District. Additional Disclosures: 23; 42 (see key for full text)</p> <p><i>(2 of 2) Parcel ID:</i> 41-10-22-280-016; Legal Description: 411022280016 LOT 5 BLOCK 1 * VILLAGE OF WEST PLAINFIELD SPLIT ON 11/22/2004 FROM 41-10-22-280-001; Comments: . Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$94.94</p>	<p>6443 WEST RIVER DR NE BELMONT;</p> <p>6461 WEST RIVER DR NE BELMONT</p>	\$5,338.01

3312	<p>Parcel ID: 41-13-02-277-025; Legal Description: 411302277025 PART OF NEFRL 1/4 COM AT NE COR OF LOT 23 ENGLISH HILLS TH W ALONG N LINE OF SD PLAT TO W LINE OF E 1/2 NEFRL 1/4 TH N ALONG SD W LINE OF N LINE OF S 660 FT OF NEFRL 1/4 TH E ALONG SD N LINE TO W LINE OF E 220 FT OF NEFRL 1/4 TH S ALONG SD W LINE TO BEG * SEC 2 T7N R12W 0.18 A. SPLIT ON 01/22/2007 FROM 41-13-02-277-024; Comments: This vacant lot is approximately 0.22 acres of land. This is a long strip of land that sits between a row of houses and commercial buildings/parking lots. Looks to be about ~8 feet wide. Doesn't have road frontage. Was able to access the property through the parking lots. We can not guarantee road access to the property. I don't believe you would be able to build anything on this lot. Commercial land use code 202. Located in the Kenowa Hills Public School District. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$245.20</p>	3299 ALPINE AVE NW GRAND RAPIDS	\$1,517.82
3314	<p>Parcel ID: 41-13-07-376-017; Legal Description: 411307376017 PART OF SW 1/4 COM AT SW COR OF SEC TH S 86D 38M 35S E ALONG S SEC LINE 1388.59 FT TO E LINE OF W 1/4 E 1/2 SWFRL 1/4 TH N 0D 44M 45S E ALONG SD E LINE TO N LINE OF S 381.30 FT OF SWFRL 1/4 TH N 86D 38M 35S W ALONG SD N LINE 70.75 FT TO BEG OF THIS DESC - TH NWLY 79.91 FT ALONG A 233 FT RAD CURVE TO RT /LONG CHORD BEARS N 76D 49M 05S W 79.52 FT/ TO E LINE OF LOT 123 OF ORCHARD RIDGE NO.4 TH S ALONG SD E LINE TO N LINE OF S 381.30 FT OF SWFRL 1/4 TH E ALONG SD N LINE TO BEG * SEC 7 T7N R12W 0.01 A. SPLIT ON 11/03/2004 FROM 41-13-07-376-016, 41-13-07-376-015, 41-13-07-360-004; Comments: This vacant lot is approximately 0.01 acres of land. No observed structures. Very small irregular shaped grassy lot with trees. Too small to build. This would be a good purchaser for an adjacent land owner looking to increase their property size. Backs up to a privacy fence. Residential land use code 402. Located in the Kenowa Hills Public School District. Additional Disclosures: 44; 9; 23 (see key for full text) Summer Tax Due: \$9.68</p>	4603 RICHMOND ST NW GRAND RAPIDS	\$653.97
3315	<p>Parcel ID: 41-13-18-103-004; Legal Description: LOT 22 BLK C * FAIRVIEW PARK Comments: This vacant lot is approximately 0.14 acres of land. ~120 Feet of road frontage along Kenowa Ave NW. No observed structures. Long Grass with trees along the East border. This looks to be a drainage area for the neighborhood. Land slopes down from the road. Wet land indicators. There is a large drainage duct near the sidewalk that feeds into this property. Across the street from a plant nursery. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kenowa Hills Public School District. Additional Disclosures: 23; 41 (see key for full text) Summer Tax Due: \$7.57</p>	4767 PORT ST NW GRAND RAPIDS	\$1,825.99
3316	<p>Parcel ID: 41-13-35-478-014; Legal Description: LOT 38* COIT PARK ADDITION Comments: The house sits on approximately 0.11 acres of land. 40 Feet of road frontage along Norwich SW Ave and ~110 feet along Eton St SW. Unfortunately the house is in poor condition and has been condemned. Looks like it is set up as a duplex. There was once a set of exterior stairs that lead to a second floor entrance but they have been removed. It looks like portions of the shingled roof have been replaced in the last few years but the overall condition of the roof doesn't look great. A lot of fascia and soffit rot. Areas around the flashing look poor. The house would benefit from a new professional roof replacement. Wood siding is showing its age and needs repairs. Some of the windows are broken and boarded. The stone foundation has areas that are cracking and will need some attention. The interior of the house is dirty. Unknown why the house was condemned but there will no doubt be repairs required before its fit for occupancy. Electric meter has been removed. Gas meter still hooked up. Chain link fence around most of the perimeter. The West border of the property along the alley is missing a fence section. Small grassy back yard with a few trees. There is a small storage shed next to the home that looks like it is close to collapsing. It is full of debris and old tires. This property has potential but it is a fixer upper please be prepared. Residential land use code 401. Located in the Grand Rapids Public School District. Additional Disclosures: 5; 33; 18; 31 (see key for full text) Summer Tax Due: \$1,316.51</p>	1001 SW NORWICH AVE GRAND RAPIDS	\$10,229.22

3323	<p>Parcel ID: 41-16-27-100-017; Legal Description: S 1 FT OF THAT PART OF E 3/4 N 1/2 OF SEC LYING W OF WLY LINE OF C&O RR R/W /100 FT WIDE / ALSO W 1 FT OF E 1/2 NW 1/4 EX N 449 FT & EX S 1 FT * SEC 27 T7N R9W 0.08 A. Comments: This vacant lot is approximately 0.08 acres of land. Unable to find road access to the property. This property is only 1 foot wide and 3500 feet long. It is an L shaped lot. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. I'm not sure what the use of this property would be. It's not wide enough to build anything. Its barely wide enough to walk on. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lowell Area School District. Gas, Electric and phone are in the area. The East edge of the property butts up against the Fred Meijer Flat River Valley Rail Trail.</p> <p>Additional Disclosures: 9; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	12258 BAILEY DR NE LOWELL	\$358.15
3324	<p>Parcel ID: 41-17-01-104-022; Legal Description: LOT 5* HOEKSTRA S ADDITION Comments: This property did not appear to be occupied on last visit. However please use caution and be respectful if visiting property in person. The house sits on approximately 0.10 acres of land. ~50 Feet of road frontage along Tulip St. Overall this house looks to be in excellent/good shape however we were only allowed an exterior inspection. If the residents took as much care of the interior as they did the exterior I imagine its in good shape. Nice cement driveway sloped up onto the property and leads to a small back yard. Mix of block and poured foundation look solid. The shingled roof looks older but is in good shape. The addition on the back of the home has metal roof that looks fine. Vinyl siding looks good but there is a section on the West side of the house that is wavy. Not positive on the cause. There were a few animal burrows around the home. Windows look modern. Nice curb appeal with wood retaining wall and steps along the side walk. Small grassy back yard with handful of bushes and trees. Small metal shed sitting on rock bed behind the home has a fuel pump handle attached to it. Privacy fence along the West, North and East border of the property. Gas meter still hooked up but the electric meter has been removed. Overall this property looks great. We don't see these very often, don't miss out on your chance to own this beautiful home. Residential land use code 401. Located in the Grand Rapids Public School District. Additional Disclosures: 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$893.88</p>	723 SW TULIP ST GRAND RAPIDS	\$6,893.82
3326	<p>Parcel ID: 41-17-01-403-030; Legal Description: PART OF LOTS 227 & 228 COM AT SW COR SD LOT 227 TH N LY TO A PT 6 FT E OF NW COR SD LOT 227 W 40 FT TH S LY TO SW COR SD LOT 228 E 40 FT TO BEG* CHARLES FOX FOURTH ADDITION Comments: This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. Third party stated the former owner has been out of the house for some time. The house sits on approximately 0.09 acres of land. ~40 Feet of road frontage along Corinne St Sw. On the end of a dead end road. Very low traffic. Nice little neighborhood. Unfortunately there are two holes in the shingled roof that has most likely caused major water damage inside the home. The exterior of the home looks fair/good but the holes in the roof are a major problem. The block foundation looks very solid, but there were a handful of animal burrows around the perimeter that need to be taken care off. The soffit around the home has fallen off for the most part. Metal siding is in fair/good shape. The wood steps that lead to the front door look unstable. The inside of the home is full of debris and personal property. Electric meter and gas meter are still hooked up. Paved driveway leads to a small grassy backyard with a handful of small trees. There are two trees growing to close to the foundation of the home and have started to damage the edge of the roof. This house is going to be a fixer upper. Please be prepared. Residential land use code 401. Located in the Grand Rapids Public School District. Additional Disclosures: 33; 21; 6; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,028.24</p>	309 SW CORINNE ST GRAND RAPIDS	\$6,990.43
3328	<p>Parcel ID: 41-17-13-179-021; Legal Description: 411713179021 THAT PART OF LOT 317 COM AT SW COR OF SD LOT TH SELY ALONG SLY LINE OF SD LOT TO SE COR OF SD LOT TH N ALONG ELY LOT LINE 15.0 FT TH NWLY TO BEG * EPPINGTOWN SPLIT/COMBINED ON 10/31/2016 FROM 41-17-13-179-018; Comments: This vacant lot is approximately 0.01 acres of land. Very small property surrounded by homes in an urban neighborhood. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. This property is to small to build. All utilities are in the area. Located in the Wyoming Public School District.</p> <p>Additional Disclosures: 9; 7 (see key for full text)</p> <p>Summer Tax Due: \$22.48</p>	522 CRICKLEWOOD ST SW WYOMING	\$687.54

3330	<p>Parcel ID: 41-17-16-227-077; Legal Description: UNIT NO.77 * ARBOR LAKE CONDOMINIUMS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.125 LIBER 2453 PAGE 1005 AS AMENDED BY REPLAT NO.1 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.125 LIBER 2518 PAGE 167 & AS CONSOLIDATED BY REPLAT NO.2 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.125 LIBER 3288 PAGE 1206 * Comments: The property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. This is for Unit A in the Arbor Lake Condominium. It is a building that has four separate residences. This appears to be for the apartment A on the second floor. The other three apartments in the building appeared to be occupied. The exterior of the building is in great condition and the land scaping is well taken care of. I imagine there are association fees tied to the property. There are four garages outside the front of the building. One for each apartment. Shingled roof looks good. Poured foundation looked great. Paved parking lot in front of the building is nice and provides ample parking space. Mix of metal and wood siding looks great. Gas meter an electric meter are still hooked up. Individual AC units on the side of the building. The back of the building has walk out back porches that are roofed. Small grassy back yard with a couple trees. Overall this area and the building are in great shape. We don't get these to often. Don't miss out on a chance to own your own condo! Residential land use code 407. Located in the Wyoming Public School District. Additional Disclosures: 33; 16; 15; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$2,440.51</p>	2937 BYRON CENTER AVE SW A WYOMING	\$7,574.99
3334	<p>Parcel ID: 41-18-08-205-001; Legal Description: LOT 60* BURTON-KALAMAZOO HEIGHTS Comments: This vacant lot is approximately 0.09 acres of land. ~110 Feet of road frontage along Hazen St SE and ~35 feet along Calvin Ave SE. No observed structures. Paved parking lot next to a commercial building. There was a vehicle parked on the parking lot at time of last visit. Driveway entrance along Calvin Ave. Industrial land use code 301. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Grand Rapids Public School District. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$372.19</p>	2058 SE CALVIN AVE GRAND RAPIDS	\$2,397.49
3335	<p>Parcel ID: 41-18-15-403-003; Legal Description: UNIT NO.3 BLDG 1 * CASTLE VILLAS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 2372 PAGE 1317 AS AMENDED BY REPLAT NO.1 OF KENT COUNTY CONDOMINIUM SUBDIVISION NO.84 LIBER 2394 PAGE 144 & AS AMENDED BY REPLAT NO.2 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 2432 PAGE 1312 & AS AMENDED BY REPLAT NO.3 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 2466 PAGE 1158 & AS AMENDED BY REPLAT NO.4 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 2483 PAGE 831 & AS AMENDED BY REPLAT NO.5 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 2983 PAGE 1123 & AS CONSOLIDATED BY REPLAT NO.6 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.84 LIBER 3624 PAGE 537 & AS MODIFIED BY QUIT CLAIM DEED LIBER 4378 PAGE 198 * Comments: This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. This is for Unit No. 3 Building 1 in the Castle Villa Condominium. The house is full of personal property. This is a single condo that is part of a larger building connected to other condos. The building is in very good condition. Nice brick and Vinyl siding. Detached one car garage that is connected to the adjacent neighbors garage. Small grassy back yard with bushes and trees. Association fees are highly likely. Shingled roof looks new. Poured concrete foundation looks very solid. This condo subdivision does not look very old. The neighborhood is very well maintained. Quiet, clean, and pretty atmosphere. Overall the building looks to be in great condition from the exterior inspections. Electric meter still hooked up. Gas meter has been removed. Large paved lot in front of the building that provides addition parking. We don't see properties in this condition very often. Don't miss out on a chance to pick this beautiful home up! Residential land use code 401. Located in the Kentwood Public School District. Additional Disclosures: 16; 33; 21; 6; 15 (see key for full text)</p> <p>Summer Tax Due: \$1,527.71</p>	3242 OXFORD DR SE KENTWOOD	\$5,902.01
3337	<p>Parcel ID: 41-18-31-377-017; Legal Description: LOTS 1 & 2 BLK 5 * HONEYWELL GARDENS Comments: This vacant lot is approximately 0.23 acres of land. ~90 Feet of road frontage along St SE and ~100 feet along Madison Ave SE. No observed structures. Wooded. Flat ground but there is a stream that runs directly through the property. Small open grassy section on the North portion of the property. Would be a fun spot to play as a kid. Would be a good purchase for one of the surrounding land owners looking to increase there property size and gain a small forest/creek area. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kentwood Public School District. Additional Disclosures: 41; 23 (see key for full text)</p> <p>Summer Tax Due: \$40.42</p>	356 MAJESTIC ST SE KENTWOOD	\$2,098.99

3340	Parcel ID: 41-22-08-351-026; Legal Description: S 148.50 FT OF E 15.0 FT OF W 1235.0 FT OF SW 1/4 * SEC 8 T5N R11W 0.05 A. Comments: This vacant lot is approximately 0.05 acres of land. 15 Feet of road frontage along 76th St SE. No observed structures. This is a small strip of land in between two houses. Side yard parcel. Flat ground. Power line poles in front of property by the road. Residential land use code 402. This property is most likely to small to build. This would be a good purchase for one of the adjacent neighbors looking to increase their yard size. Located in the Byron Center Public School District. Additional Disclosures: 44; 23; 9 (see key for full text) Summer Tax Due: \$3.60	965 76TH ST SE GRAND RAPIDS	\$637.63
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Muskegon

Lot #	Lot Information	Address	Min. Bid
4800	Parcel ID: 01-695-000-0016-00; Legal Description: WHITE RIVER TOWNSHIP SEC 23 T12N R18W PUFFPAFF'S SUBDIVISION LOT 16 Comments: ~0.41 Acre Vacant lot next to a line of houses. Consult with local zoning as to applicable use. Summer Tax Due: \$106.51	POST RD MONTAGUE	\$1,169.16
4802	Parcel ID: 05-009-400-0002-00; Legal Description: HOLTON TOWNSHIP SEC 9 T12N R15W W 10 AC OF SW 1/4 OF SE 1/4. Comments: Mobile Home with good bones in the country. House was secured at time of inspection. Paved driveway. Shed nearest house in rough shape, other outbuildings relatively solid. Outside AC unit present. 24'x24' detached garage. Ramps to house need deck replacement. Holton Public Schools 9 acres of property Additional Disclosures: 33; 17 (see key for full text) Summer Tax Due: \$427.80	5416 BRUNSWICK RD HOLTON	\$4,412.76
4803	Parcel ID: 05-027-300-0014-00; Legal Description: HOLTON TOWNSHIP SEC 27 T12N R15W COM S 1/4 POST OF SD SEC TH N 89D 39M 37S W & BEING ALG S LN OF SD SEC 800.0 FT POB TH N 00D 48M 59S W 420.00 FT TH N 89D 39M 37W 80.73 FT TH N 26D 44M 11S W 808.54 FT TO SWLY RD/RW OF HOLTON RD (M-120) (100.0 FT RW) TH S 54D 25M W ALG SD RD/RW LN 106.19 FT TO W 1/8 LN OF SD SEC TH S 00D 48M 59S E 1077.76 FT TO SW COR OF SE 1/4 OF SW 1/4 SD SEC TH S 89D 39M 37S E ALG SEC LN 521.48 POB SUBJ TO ESMTS & RESTRICTIONS OF RECORD EXC THAT PT OF SE 1/4 SW 1/4 SEC 27 T12N R15W DESC AS FOLLOWS COMM AT THE S 1/4 COR OF SD SEC TH N 89D 39M 37S W ALG THE S LN OF SD SEC 800 FT FOR POB TH N 00D 48M 59S W PARALLEL TO THE W LN OF SD SE 1/4 OF THE SW 1/4 A DIST OF 420 FT TH S 46D 46M 37S W 609.32 FT TO THE S LN OF SD SEC TH S 89D 39M 37S E ALG SD S LN 450 TO POB TH S 33 FT THEREOF FOR RD PURPOSES. Comments: OCCUPIED single wide trailer with addition on Holton Rd. off of local highway sitting on ~6.81 Acres. Detached garage. Personal property on premises. Holton Public Schools Additional Disclosures: 6; 17; 33; 21 (see key for full text) Summer Tax Due: \$194.11	8008 HOLTON RD HOLTON	\$3,217.80
4804	Parcel ID: 05-031-200-0019-00; Legal Description: HOLTON TOWNSHIP SEC 31 T12N R15W COM AT E 1/4 COR, TH S 00D13M 11S E 134.02 FT ALG TH E SEC LN, TH N 89D 29M 49S W 360 FT FOR POB.TH N 89D 29M 49S W 264 FT, TH N 23D 29M 53S W 337.75 FT, TH N 00D 38M 03S E 319.76 FT, TH S 89D 29M 49S E 264 FT, TH S 00D 38M 03S W 265 FT, TH S 89D 29M 49S E 132.67 FT, TH S 00D 13M 11S E 363.33 FT TO POB. W/ES'MTS. SUBJECT TO EASEMENTS OF RECORD L1982 P289 Comments: OCCUPIED Modular home. Poured wall basement. Holton Public Schools. Per information available from assessor, home was built in 1997. Unable to view home in detail due to occupancy. ~4.44 acres. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$731.26	4126 ROLLING OAK LN TWIN LAKE	\$8,460.45
4805	Parcel ID: 07-025-400-0010-00; Legal Description: DALTON TOWNSHIP SEC 25 T11N R16W E 165 FT OF W 825 FT OF SE 1/4 OF SE 1/4 Comments: OCCUPIED house in the country. Solid house, needs some TLC. Reeths Puffer Schools. Five acres with parcel. Unable to perform detailed inspection due to occupancy. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$775.03	3326 E MCMILLAN RD TWIN LAKE	\$8,564.64
4815	Parcel ID: 07-507-023-0001-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT LOTS 1-8 INC BLK 23 SEC 4 T11N R16W Comments: Concrete pad on ~0.43 acres in the country. Wishing well not guaranteed to work. Site ready for trailer. Shed on land looks decent. Whitehall Public Schools. Please check with local zoning authority to ensure property is suitable for your intended use. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$58.86	6622 POPPY WAY TWIN LAKE	\$1,204.27
4816	Parcel ID: 07-507-074-0001-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT LOTS 1-4 INC AND LOTS 47-50 INC BLK 74 SEC 4 T11N R16W Comments: Remnants of a trailer in the country. NOTE: the local unit of government has contacted the county treasurer indicating intent to demolish the trailer. Once removed, the lot should be conducive to another trailer. ~0.47 acres. Additional Disclosures: 64; 42 (see key for full text) Summer Tax Due: \$46.18	318 E CHURCH TWIN LAKE	\$2,154.42

4820	Parcel ID: 09-022-200-0036-00; Legal Description: LAKETON TOWNSHIP SEC 22 T10N R17W COM AT NE COR OF SEC 22 TH WLY ALG N LN OF SD SEC 793 FT TH S0D 30M E 1100 FT TO POB TH S 76D 42M E 375.2 FT TH N 1D 12M W TO PT 'A' WHERE SD LINE IS INTERSECTED BY A LINE HEREINAFTER DESC REC AT POB TH N 0D 30M W 184.5 FT TH N 86D 44M 40S E TO PT 'A' WHERE SD LINE INTERSECTS THE LINE ABOVE DESC RUNNING N 1D 12M W 1.66 AC M/L Comments: Trapezoid shaped parcel just ~600' north of Muskegon Lake. Parcel is surrounded by private landowners and appears to have no known legal road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$9.06	BUYS RD MUSKEGON	\$513.15
4821	Parcel ID: 10-005-100-0014-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W W 1/2, NW 1/4, NE 1/4, NW 1/4 EXC ANY PART OF TRIERWEILER'S SUB OR ANY PART OF RIVER ACRES PLAT TOG WI AN ESMT OR ROW OVER & ACROSS THE FOLL DESC: COMM 1989.34 FT N & 1336.41 N 89D 52M E OF W 1/4 COR OF FRL SEC 5 FOR POB TH CONT N 89D 52M E 334.12 FT TH S 0D 16M E 33 FT TH S 89D 52M W 334.12 FT TH N 0D 16M 33 FT TO POB Comments: Five acre lot in the Reeths Puffer School District. House was demolished by local unit. Public water and sewer present at road. SEV does not reflect the current value of the property with the house removed. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$52.62	204 BUEL AVE MUSKEGON	\$15,992.25
4822	Parcel ID: 10-565-000-0014-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 4 T10N R16W 107CB LOUMILEN SUBDIVISION THE W 66 FT LOT 14 Comments: Wooded vacant lot in Muskegon Twp. Likely unbuildable due to size, please check with local building authorities to ensure property is suitable for your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$37.93	E GILES RD MUSKEGON	\$958.09
4823	Parcel ID: 10-795-002-0026-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W TRIERWEILER'S SUBD LOT 26 BLK 2 Comments: Wooded vacant lot in Muskegon Twp. Lot may be unbuildable due to narrow width, please check with local building authorities to ensure property is suitable for your intended use. Summer Tax Due: \$11.52	RUSSELL RD MUSKEGON	\$579.64
4824	Parcel ID: 11-360-033-0019-50; Legal Description: EGELSTON TOWNSHIP LAKE VIEW PARK N 12 FT OF LOT 19 BLK 33 Comments: A strip of land in someone's yard, ~1000 sq ft. Appears to have been part of an old alley. No real value to anyone other than an adjacent property owner. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$58.38	VISTA TER MUSKEGON	\$1,382.70
4825	Parcel ID: 11-505-000-0161-00; Legal Description: EGELSTON TOWNSHIP LOT 161 ROBERTS WOLF LAKE SUB'D. Comments: Single platted lot in a subdivision. May be too small to build, consult with local zoning authority as to your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$61.30	361 ROSENGREN ST MUSKEGON	\$971.62
4826	Parcel ID: 13-011-200-0012-00; Legal Description: CASNOVIA TOWNSHIP SEC 11 T10N R13W COM 56 RDS S OF NE COR TH S 8 RDS 13 FT TH W 13 RDS TO PM RR TH N 8 RDS 13 FT TH E 13 RDS TO POB Comments: House in the Bailey area. Newer mini-split present. House is frequented if not occupied. Nice home or investment opportunity. Due to occupancy we were unable to perform a detailed inspection of this property. ~0.57 acres. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$662.38	1241 NEWAYGO RD BAILEY	\$3,915.36
4827	Parcel ID: 24-185-106-0003-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 3 BLK 106 Comments: OCCUPIED two story house in decent shape. Investment or homestead opportunity. Due to occupancy we were unable to perform a detailed inspection. ~0.12 Acres. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$147.82	1688 MANZ ST MUSKEGON	\$3,624.85
4829	Parcel ID: 24-185-112-0012-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL W 45 FT LOTS 12 & 13 BLK 112 Comments: Vacant lot in the city, fenced in behind an auto business. Road frontage on Larch St. Extensive debris with auto parts/remnants. Uncertain as to soil status. Do your research before bidding on this one. Additional Disclosures: 21; 23; 13 (see key for full text) Summer Tax Due: \$23.29	780 E LARCH AVE MUSKEGON	\$893.55

4832	Parcel ID: 24-205-057-0016-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 16 BLK 57 Comments: Boarded up house and garage on a one way street. House and garage appear in poor condition from the exterior with visible holes in garage roof and missing windows on second story of house. Two by four holding up porch should probably at least be treated. Cars in the driveway we do not have title to and are not included in the auction. ~0.19 acres. Additional Disclosures: 46; 21; 33 (see key for full text) Summer Tax Due: \$152.63	965 SCOTT ST MUSKEGON	\$3,228.71
4833	Parcel ID: 24-205-074-0007-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 29 FT LOT 7 BLK 74 Comments: Strip of land that is currently someone's yard. Likely unbuildable due to size, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$17.15	CATHERINE AVE MUSKEGON	\$751.58
4834	Parcel ID: 24-205-074-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 N 1/2 LOT 12 BLK 74 Comments: OCCUPIED two story house in Angell Neighborhood, Muskegon. Good investment or homestead possibilities. Roof and siding look solid. Unable to perform a detailed inspection due to occupancy. ~0.11 Acres. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$216.32	1135 HOLT ST MUSKEGON	\$4,335.80
4841	Parcel ID: 24-205-273-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 84 1/2 FT LOT 3 BLK 273 Comments: Large two story house, needs updating on exterior. Occupied if not frequented. Good bones for rehab for the investor or homeowner. Due to occupancy we were unable to conduct a detailed inspection on this property. ~0.12 Acres. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$236.35	171 IRWIN AVE MUSKEGON	\$5,041.38
4842	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 24-205-292-0025-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/3 LOT 25 BLK 292 Comments: This is a bundle consisting of 2 parcels being sold as one Auction Lot. The House seems to have been recently occupied. 1 1/2 story house with a full basement. Looks rehab ready. Due to occupancy were we unable to perform a detailed inspection on of the interior. This is combined with the adjacent lot to the South for a total of ~0.34 acres. This is located down the street from a thoroughly vetted donut shop. Please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 33; 21; 6; 23 (see key for full text) (2 of 2) Parcel ID: 24-205-292-0026-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 26 BLK 292 Summer Tax Due: \$208.61	1643 TERRACE ST MUSKEGON; 1633 TERRACE ST MUSKEGON	\$4,004.79
4844	Parcel ID: 24-205-337-0007-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 47 1/2 FT LOT 7 BLK 337 Comments: Here's your chance to rehab a house in historic downtown Muskegon. Downtown activities are but a walk away. House definitely needs some work and would be a showpiece when completed. Boarded up and roof, siding, and windows need attention. Boat in the driveway which we do not have title to and is not included in the auction. ~0.07 acres. Additional Disclosures: 33; 46; 21 (see key for full text) Summer Tax Due: \$205.80	448 W MUSKEGON AVE MUSKEGON	\$4,197.19
4845	Parcel ID: 24-205-362-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 4 BLK 362 Comments: OCCUPIED, Walkable to downtown Muskegon, this 1 1/4 story with partial basement is an investment or homestead property waiting to happen. Garage in alley needs attention. Due to occupancy we were unable to perform a detailed inspection of this property. ~0.10 acres. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$374.68	1138 SANFORD ST MUSKEGON	\$6,082.87
4846	Parcel ID: 24-205-479-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 & E 8 FT LOT 5 BLK 479 Comments: Narrow lot between two houses in Muskegon Nims Neighborhood. Please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$25.74	999 WASHINGTON AVE MUSKEGON	\$940.35
4847	Parcel ID: 24-205-480-0004-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1 FT OF S 50 FT LOT 4 BLK 480 Comments: Micro lot off an alley, ~1' wide by ~50' deep. No real use to anyone other than an adjacent property owner. Additional Disclosures: 9; 23 (see key for full text) Summer Tax Due: \$1.16	WASHINGTON AVE MUSKEGON	\$405.28

4848	Parcel ID: 24-205-497-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 497 SELY 32 FT LOT 1 Comments: OCCUPIED Two story with newer exterior finish. Nice homestead or investor property. Walking distance from Muskegon Lake! ~0.07 Acres Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$258.47	1609 MCGRAFT ST MUSKEGON	\$10,047.61
4849	Parcel ID: 24-205-646-0015-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 646 NE 48 FT LOT 15 Comments: OCCUPIED nice house whose backyard backs up to the local elementary school playground. Nice exterior. Shed in backyard. Due to occupancy we were unable to perform a detailed inspection of this property. ~0.14 Acres. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$357.43	2050 SISSON ST MUSKEGON	\$5,063.56
4850	Parcel ID: 24-215-001-0012-00; Legal Description: CITY OF MUSKEGON CONTINENTAL ADD BLK 1 LOT 12 Comments: House in rough shape, needs new roof. House is boarded. Right next door to house in auction lot 4851. Buy both and concentrate your development! Additional Disclosures: 33; 46; 5 (see key for full text) Summer Tax Due: \$235.51	1876 S GETTY ST MUSKEGON	\$4,571.60
4851	Parcel ID: 24-215-001-0013-00; Legal Description: CITY OF MUSKEGON CONTINENTAL ADD BLK 1 LOT 13 Comments: House in rough shape in East Muskegon Neighborhood. Bones seem solid. Buy this with auction Lot 4850 and concentrate your development. Comes with SHED! ~0.12 acres. Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$124.64	1882 S GETTY ST MUSKEGON	\$2,427.42
4852	Parcel ID: 24-595-000-0020-00; Legal Description: CITY OF MUSKEGON MELLEMA SUB DIVISION LOTS 20-24 Comments: Two story commercial building with large fenced in yard. There were signs of recent use, but was vacant when we visited. Did not view interior, so unsure of condition. No apparent utilities connected. Consult with the Local Governmental Unit for more information on this one. ~0.38 acres. Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$190.36	940 TURNER AVE MUSKEGON	\$3,622.16
4854	Parcel ID: 24-890-000-0043-00; Legal Description: CITY OF MUSKEGON WHARNCLIFFE GROVE A SUB DIV PART OF BLK 2 R P EASTONS 2ND SUB DIV PART OF SEC 32 T10N R16W LOTS 43-44 & N 1/2 LOT 47 Comments: Small house set back from the road in disrepair. A tree has recently fallen on the house and the extent of the damage from that is unknown. There is an open hole in roof where chimney once was that will need to be addressed quickly. Cellar basement. Larger garage, big lot. Was not able to view the interior, unsure of the condition there. But this could be a good rehab project. ~0.28 acres Additional Disclosures: 5; 33 (see key for full text) Summer Tax Due: \$201.46	1950 MANZ ST MUSKEGON	\$3,236.98
4856	Parcel ID: 26-185-097-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 97 LOT 8 Comments: House is located in Muskegon Heights East Neighborhood. It has been partially boarded and secured. Interior was not viewed, but from the outside you can see this house needs help with siding and windows. Could be good fixer upper potential, but you'll want to research thoroughly as the condition inside is unknown. Per assessor card linked below, home is a 3-bedroom/1-bath. ~ 0.14 Acres Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$446.52	2329 LEAHY ST MUSKEGON HEIGHTS	\$2,842.80
4857	Parcel ID: 26-185-098-0016-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 98 LOT 16 Comments: ~0.14 Acre Vacant lot in Muskegon Heights East Neighborhood. Located on Leahy St with ~50 ft road frontage on Leahy, and ~125 ft depth. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.33	2332 LEAHY ST MUSKEGON HEIGHTS	\$652.26
4861	Parcel ID: 26-185-138-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS BLK 138 LOTS 3 4 & 5 Comments: Commercial former fraternal building (Slovak Hall--Na Zdravie!) Building is secured and the exterior seems old but relatively solid with the exception of the entry roof. ~0.43 acres. Additional Disclosures: 33; 5 (see key for full text) Summer Tax Due: \$1,918.26	2513 EIGHTH ST MUSKEGON HEIGHTS	\$10,956.83
4863	Parcel ID: 26-185-203-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS PLAT OF CITY OF MUSKEGON HEIGHTS S 50 FT OF N 1/2 OF BLK 203 & N 100 FT OF S 1/2 OF BLK 203 & S 100 FT OF N 250 FT OF W 166 FT OF BLK 203 Comments: Former site of a fiberglass manufacturer. Legacy environmental issues are not known. Total building area exceeds 22,000 sf. Fenced in with over an acre of property. Property zoned D2-IND. Additional Disclosures: 33; 13 (see key for full text) Summer Tax Due: \$6,405.70	2724 RIORDAN ST MUSKEGON HEIGHTS	\$24,322.25

4865	Parcel ID: 26-251-000-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS E MANAHAN URBAN RENEWAL REPLAT #1 LOT 9 Comments: Severely contaminated plating company ~0.84 total acres. Colors that should not exist in nature are present. The EPA has been contacted. EGLE Environmental Viewer shows this as being a contaminated site also. The link for that mapping system is below in the "Related Links" section. We've been told that the proper clean-up required on this site is expected to cost MILLIONS of dollars. Buyer Beware! This will require significant research on any interested buyers part. Please do your homework and be prepared. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$5,643.98	2712 MCILWRAITH ST MUSKEGON HEIGHTS	\$32,817.65
4870	Parcel ID: 26-635-266-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 266 LOT 19 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Extensive fire damage to attic and kitchen area, other parts of house not discernable. Did not view the interior of this property, but due to the fire damage present from the outside, it's likely this will need a lot of work. Consult with local unit as to extent of damage. ~0.17 acres Detached one stall garage. Additional Disclosures: 11; 36; 46 (see key for full text) Summer Tax Due: \$460.16	123 E SUMMIT AVE MUSKEGON HEIGHTS	\$2,917.42
4876	Parcel ID: 26-835-000-0131-00; Legal Description: CITY OF MUSKEGON HEIGHTS VICTORY ADD'N LOT 131 Comments: House has had updates with siding, windows, and doors. Matching shed in fenced in yard. Looks great from the outside however the interior was not viewed. ~52 ft road frontage on Maplewood, ~125 frontage on Temple. Sits on ~0.15 acres. This could be a great one, but you will want to research. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$1,440.85	3351 TEMPLE ST MUSKEGON HEIGHTS	\$5,703.43
4877	Parcel ID: 27-129-300-0006-50; Legal Description: CITY OF NORTON SHORES THAT PART OF NE 1/4 OF SW 1/4 SEC 29 T9N R16W PART OF NE 1/4 OF SW 1/4 OF SD SEC 29 DESC AS BEG AT CNTRL 1/4 COR OF SD SEC 29 TH S 00D 17M 17S E 1331.54 FT TH N 89D 58M 15S W ALG S LN OF NE 1/4 OF SW 1/4 OF SD SEC 29 8.2 FT TH NWLY TO A PT ON E/W 1/4 LN OF SD SEC 29 13.8 FT W OF CNTRL 1/4 COR OF SD SEC 29 TH S 89D 56M 30S E 13.8 TO POB Comments: Needle thin, long vacant lot in the "country" part of Norton Shores. ~0.31 acres Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$10.72	399 E FARR RD MUSKEGON	\$617.71
4878	Parcel ID: 41-200-000-0017-00; Legal Description: VILLAGE OF FRUITPORT CALKINS & CRIPPINS SUB BLK 34 LOT 17 AND E 20 FT OF LOT 16 SEC 36 T9N R16W Comments: Open to the elements, this house really brings the outside in. From the hidden sidewalks (due to years of overgrowth) to the atrium-look (due to holes) front porch to the breezy confines of the bathroom (due to lack of windows and floor) this house is a demo companies dream. Sits on ~0.21 acres Additional Disclosures: 5; 36 (see key for full text) Summer Tax Due: \$1,445.28	410 PEACH ST FRUITPORT	\$6,846.56
4879	Parcel ID: 42-501-015-0007-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADDN NO 1 PLAT LOTS 7-10 INC BLK 15 SEC 5 T11N R16W Comments: ~0.23 acre vacant lot. Does not appear to front on any improved road. Research thoroughly prior to bidding. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.97	VACANT TWIN LAKE	\$367.71
4880	Parcel ID: 42-501-023-0011-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 1 PLAT LOTS 11-14 INC BLK 23 SEC 5 T11N R16W Comments: ~0.23 acre vacant lot in the Twin Lake Area. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.97	VACANT TWIN LAKE	\$396.21
4881	Parcel ID: 42-502-004-0017-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 2 PLAT LOTS 17 & 18 BLK 4 SEC 5 T11N R16W Comments: ~0.11 vacant wooded lot in the Twin Lake Area. Does not appear to have legal road access. Research prior to bidding. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.97	VACANT TWIN LAKE	\$400.28

Oceana

Lot #	Lot Information	Address	Min. Bid
4900	Parcel ID: 001-434-002-00; Legal Description: PENTWATER BEACH ADDITION PLAT 1 - LOT 2, BLK 4. Comments: Small vacant lot in Pentwater. It appears there are roads platted but they are unimproved. Please see the Plat Map included in the pictures. Located near Hill & Hollow RV Resort and Campground and Aj's Family Fun Center in Pentwater. ~0.08 acres Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.50		\$682.12
4901	Parcel ID: 006-021-400-08; Legal Description: SEC 21 T15N R18W. 2 A M/L E 280 FT OF S 311 FT OF W 25 A OF SW 1/4 OF SE 1/4. Comments: A structure has been removed from this site, and now it's literally a hole in the ground and a pile of rocks. A high water table is evident here, and you may wish to consult with the local health department about on-site sewerage requirements. There is a shed-type building to the NE corner of the parcel that we believe is on the property. Driveway enters from Taylor Road at the SW corner. Runs 280' along Taylor Road and is 311' feet deep. Additional Disclosures: 42; 41 (see key for full text) Summer Tax Due: \$540.45	TAYLOR RD	\$5,578.72
4902	Parcel ID: 007-550-011-00; Legal Description: MEADOW BROOK SUBDIVISION LOT 11. Comments: Small, efficient, modern construction. The siding is faded and there is some missing/damaged at a front corner. Steel roof. Property appears to be in generally merchantable condition. Because of the occupancy, we were unable to review the property in detail ... it was occupied at the time of our visit in June. There are similar units in this area as to design, so we suspect this is tract or manufactured housing. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$382.86	3834 W MELODY LN HART	\$4,077.02
4903	Parcel ID: 011-460-070-00; Legal Description: SEC 33 T14N R18W HOLIDAY SHORES SUBDIVISION LOT 70 Comments: This is an older 2 bedroom, 1 bathroom mobile home that has been morphed into a modern, cute little cottage or home. Last use perhaps around 2020. There is deferred maintenance here, but with a good thorough cleaning, nothing is difficult. Could be useable in a weekend with a little elbow grease. Vinyl siding and a decent roof. One car attached garage with small workshop at the rear. Has a side sunporch at the rear. There is a property owners association here, and fees are \$75 a year, used for road maintenance. DISCLOSURE: People (and a dog) died in this building and were not immediately discovered. We saw no physical indicators of this during our visit. The POA President lives next door. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$187.41	7821 W WISCONSIN ST SHELBY	\$2,097.71
4904	Parcel ID: 013-014-300-05; Legal Description: SEC 14 T14N R16W. 10 A M/L SW 1/4 OF SW 1/4 OF SW 1/4. Comments: This is a square ten acre parcel, 660' x 660' more or less, at the NW corner of the intersection of E Johnson Road and S 144th Avenue. There are numerous structures here including a trashed/vandalized double-wide mobile, an old cruddy singlewide, and two large outbuildings. Also included (at no extra charge!) are various parts of cars, appliances, tires, general debris and all other sorts of "man stuff". The property is rolling and the west side is wooded uplands, with the eastern side being more level and open at the road grade. This one will require some work (and a friend with a front end loader), but it has potential. The doublewide and barns are probably worth rehabbing, but the old mobile is junk. There are two addresses here, 3258 E Johnson Road and also 2245 S 144th St. This is all good, dry, buildable property. Additional Disclosures: 21; 13; 17; 33; 47 (see key for full text) Summer Tax Due: \$585.87	3258 E JOHNSON RD HESPERIA	\$3,243.17
4905	Parcel ID: 014-480-003-00; Legal Description: 720 S 176TH AVE COV DEED GR2011/3941, SD-L2009P15020 AFF OF ABANDON-L2009P25154 WAS 4-300-15 IN 1983 PINE ACRES LOT 3. Comments: This is a fairly modern singlewide mobile located on a platted subdivision lot in far eastern Oceana County not too far from Hesperia. Quiet country setting. An affidavit of affixture is on file for this mobile, which legally ties title to the land, so it is certainly included in the title conveyed. Appears to be in pretty good/clean condition and good overall repair. This unit was OCCUPIED at the time of our visit, so we could not view it in detail. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$302.03	720 S 176TH AVE HESPERIA	\$3,495.76
4906	Parcel ID: 017-620-142-00; Legal Description: OCEANA SHORES LOTS 142 & 143. Comments: It appears that a home (likely as mobile home) has been removed from this site. They may well be a functioning well and/or septic here that could be repurposed depending on their age and specs. Brushy and overgrown. A little debris to manage. ~0.43 acres Summer Tax Due: \$25.10	7061 S DRIFTWOOD DR ROTHBURY	\$991.52

4907	Parcel ID: 017-620-149-00; Legal Description: OCEANA SHORES LOT 149. Comments: We have four adjacent parcels in Oceana Shores that might make a great redevelopment opportunity. Auction Lots 4907, 4908, 4909 and 4910. This sale includes one of the four with a burned out mobile home. We presume this parcel has a well and septic that might be re-purposed. Additional Disclosures: 36; 11; 42 (see key for full text) Summer Tax Due: \$35.57	7110 S CLEARWATER CT ROTHBURY	\$1,585.44
4908	Parcel ID: 017-620-150-00; Legal Description: OCEANA SHORES LOT 150 Comments: We have four adjacent parcels in Oceana Shores that might make a great redevelopment opportunity. Sales 4907, 4908, 4909 and 4910. This sale includes one of the four with a trashy mobile. We presume this parcel has a well and septic that might be re-purposed. The mobile has a bad roof, broken windows and frozen plumbing. It's simply not worth repairing. The value here is in the land and infrastructure Additional Disclosures: 17; 21; 33; 5; 35 (see key for full text) Summer Tax Due: \$76.45	7118 S CLEARWATER CT ROTHBURY	\$1,687.68
4909	Parcel ID: 017-620-151-00; Legal Description: OCEANA SHORES LOT 151. Comments: We have four adjacent parcels in Oceana Shores that might make a great redevelopment opportunity. Auction Lots 4907, 4908, 4909 and 4910. This sale includes one of the four that is a vacant lot. There is a wood frame remnant of some sort here. We can't be certain if this lot has contained a mobile home in the past or not ... or whether there might be a well or septic hiding out there in the weeds. It doesn't have an address assigned, so it may not have been improved. There is a some junk on the lot to the west which might creep over the lot line. ~0.28 Acres Summer Tax Due: \$7.16	Clearwater Court	\$724.64
4910	Parcel ID: 017-620-152-00; Legal Description: OCEANA SHORES LOT 152. Comments: We have four adjacent parcels in Oceana Shores that might make a great redevelopment opportunity. Auction Lots 4907, 4908, 4909 and 4910. This sale includes one of the four that is a vacant lot. There are numerous inoperable vehicles and assorted other trash here to manage the disposal of. We do not have title to any of these items. We can't be certain if this lot has contained a mobile home in the past or not ... or whether there might be a well or septic hiding out there in the weeds. It doesn't have an address assigned, so it may not have been improved. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$7.16	Clearwater Court	\$724.64
4911	Parcel ID: 046-607-002-00; Legal Description: E 60 FT OF W 160 FT OF BLOCK 107 PLAT D VILLAGE OF SHELBY. Comments: This parcel has no improved access of any sort. It is surrounded by private property owned by others. Not of much use to anyone but a neighboring property owner. ~0.06 Acres Additional Disclosures: 7; 9 (see key for full text) Summer Tax Due: \$75.29	(Behind) 44 BENNETT ST SHELBY	\$1,230.10

Ottawa

Lot #	Lot Information	Address	Min. Bid
5500	<p>Parcel ID: 70-03-03-400-078; Legal Description: PART OF SW 1/4 OF SE 1/4 COM SE COR, TH N 0D 51M W 198 FT & W 440 FT TO BEG, TH W 18 FT, N 0D 51M W 198 FT, E 18 FT, TH S 0D 51M E 198 FT TO BEG. SEC 3 T8N R16W Comments: This vacant lot is approximately 0.08 acres of land. Looks to be woody wetlands. Unable to find road access to the property. When looking at the topographic map it looks like there should be a road built along the property. But its possible it has no known legal access. There may be an easement to the property or a plat map with legal road frontage but it was not found in the legal description or assessor cards. We can not guarantee access to the property. The property sits behind a group of houses North of Taft St. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Spring Lake Public School District. Electric, gas, and phone are near the area. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$51.75</p>	WEST SPRING LAKE RD SPRING LAKE	\$546.33
5502	<p>Parcel ID: 70-04-08-200-022; Legal Description: THAT PART OF SE 1/4 OF NE 1/4 LYING NE'LY OF A LI 200 FT NE'LY OF A LI COM 346.2 FT W OF NW COR NE 1/4 OF NE 1/4, RUNNING TH S 45D30M47S E 2400 FT TO PT OF ENDING. SEC 8 T8N R15W Comments: This vacant lot is approximately 0.03 acres of land. Unable to find road access to the property. Its located just off of I-96. I don't believe you would be allow to build an access point to the property from the highway but maybe its possible. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. Appears to be wooded from the aerials. Surrounded by farmland. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Fruitport Community School District. Electric and phone are in the area but are not established on I-96 at this specific location. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.67</p>	NUNICA	\$362.84
5503	<p>Parcel ID: 70-04-17-300-998; Legal Description: PART OF SW 1/4 COM SW SEC COR, TH N 1D 05M 04S E 827.29 FT & S 89D 40M 46S E 141.55 FT TO POB, TH CONT S 89D 40M 46S E 19.96 FT, N 1D 05M 04S E 2.5 FT, N 89D 40M 46S W 20 FT, TH S 1D 05M 04S W 2.5 FT TO POB. SEC 17 T8N R15W. Comments: This vacant lot is 20 feet by 2.5 feet. Very small. Sits in between two houses. There's not a lot you could do with this parcel. Most likely to small to build. Unable to find road access to the property. It appears to be landlocked but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. Located in the Spring Lake Public School District. Gas, electric and phone are in the area. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$4.12</p>	136TH AVE GAP PAR NUNICA	\$355.27

5504	<p>Parcel ID: 70-05-14-100-004; Legal Description: N 432 FT OF E 200 FT OF NW 1/4 OF NW 1/4 SEC 14 T8N R14W 2 A Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 1.98 acres of land. 200 feet of road frontage on Roosevelt St to the North. The house looks to be in pretty decent shape from an exterior inspection. Dirt driveway leads to an attached garage that has a two car wide garage door. Shingled roof looks older but in fair shape. No glaring issues. Slab foundation looks solid. The aluminum siding is in decent shape but could use some minor repairs and a fresh coat of paint. Some overgrown vegetation on some areas of the siding. There is a front and back wood porch. Open grassy yard wraps around the house. A handful of trees in the yard. The South portion of the lot is forest. A few different piles of debris and other personal property stacked around the home and the other buildings. There is an above ground pool next to the barn. There is a wood storage building/barn behind the home. The exterior of the barn is osb board and should be properly sided in asap. The slab foundation to the barn looks very solid from the sections visible. Shingled roof on the barn is older but looked ok. No major damage seen. Looks very usable. There is a small garage door on the front of the barn as well as a large sling garage door for much taller/larger machinery. There is a third outbuilding next to the home to the East. This building is in the worst shape of the three. The slab foundation looks solid for the most part. The shingled roof is collapsing in certain areas. The wood siding needs some repairs and has debris and overgrown vegetation growing on it. There is a garage door and a swing out garage door on this building. This property has a lot of potential. Lots of space in a quiet area. Residential improved land use code 401. Located in the Coopersville Public School District. Additional Disclosures: 33; 6; 45; 21 (see key for full text) Summer Tax Due: \$647.69</p>	6216 ROOSEVELT ST COOPERSVILLE	\$7,218.93
5505	<p>Parcel ID: 70-05-23-476-037; Legal Description: PART OF LOT 65 COM S 88D 53M W 210 FT FROM NE COR SD LOT, TH S 05D 50M 41S E 120.25 FT, S 80 FT, S 88D 53M W 63.12 FT, N 51D 37M 49S W 259.47 FT, N 35 FT, TH N 88D 53M E 254 FT TO BEG. LAUG'S ASSR'S PLAT NO.1 Comments: This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The commercial building sits on approximately 0.82 acres of land. 254 feet of road frontage on Main St to the North. Large paved parking lot that wraps around the building. Mix of brick and wood siding in good shape. Shingled roof looks fairly new. Gas and electric meter are hooked up and appear active. There was a dog inside the property. Chain link fenced in area on the rear of the building. Wheel chair accessible front entrance. Most of the windows appear to be fairly new. The building is in pretty great shape from the exterior inspection. Unknown what the interior holds. Some slight debris around the building. Nice location along deer creek close to downtown Coopersville. Great location for a small business. Commercial improved land use code 201. Located in the Coopersville Public School District. Additional Disclosures: 6; 45; 33; 21 (see key for full text) Summer Tax Due: \$2,290.93</p>	50 MAIN ST COOPERSVILLE	\$19,841.33
5506	<p>Parcel ID: 70-08-09-100-025; Legal Description: W 264.41 FT OF E 626.62 FT OF E 1/2 OF NW 1/4 EXC N 2640 FT. SEC 9 T7N R15W Comments: This vacant lot is approximately 0.13 acres of land. ~265 ft long x ~20 ft deep. Was not able to gain access to the property. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area. Located in the Grand Haven Area Public School District. Residential land use code 402. Looks to be mostly wooded. Would be a good purchase for one of the adjacent property owners. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$49.65</p>	JOHNSON ST GRAND HAVEN	\$559.54
5507	<p>Parcel ID: 70-13-22-400-038; Legal Description: PART OF SE 1/4 OF SE 1/4 COM AT SE SEC COR, TH N 0D 35M 39S E 208.57 FT & N 88D 57M 18S W 757.72 FT TO PT OF BEG, TH S 88D 57M 18S E 10.58 FT, N 0D 35M 39S E 517.43 FT, TH N 88D 57M 18S W 12.79 FT, TH S TO BEG. SEC 22 T6N R14W Comments: This vacant lot is approximately 0.15 acres of land. Unable to find road access to the property. It appears to be landlocked but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. This is a very thin strip of land. Most likely not wide enough to build. Looks to be close to 12 feet wide. Residential vacant land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Hudsonville Public School District. Electric, phone and gas in the area. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$23.32</p>	PORT SHELTON ST GAP 1 HUDSONVILLE	\$434.16

5508	Parcel ID: 70-13-22-400-039; Legal Description: S 208.57 FT OF SE 1/4 OF SE 1/4, EXC W 990 FT, ALSO EXC E 330 FT. SEC 22 T6N R14W Comments: This vacant lot is approximately 0.05 acres of land. No observed structures. This is a thin strip of land that sits in between two houses. About 10 feet wide. To small to build. I don't see this property being of any use except for one of the adjacent land owners looking to increase their property size. Residential land use code 402. Located in the Hudsonville Public School District. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$8.46	PORT SHELDON ST GAP 2 HUDSONVILLE	\$380.42
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Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other

things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

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

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

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.

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

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

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

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

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

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

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

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

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

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.

64: The structure(s) on this parcel have been slated for ***demolition*** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature	Date	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.