

# Public Land Auction

Mason, Muskegon, Newaygo DNR, Oceana

*September 8th, 2022*

Mason, Mason (Dnr), Muskegon, Newaygo (Dnr), Oceana, and  
Oceana (Dnr) Counties



***Location:***

Online  
[www.tax-sale.info](http://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](http://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](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## **Important Information Regarding Rules and Regulations**

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

- Mason
- Muskegon
- Oceana

# Rules and Regulations

## 1. Registration

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

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

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

## **Important Information Regarding Rules and Regulations**

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

- Mason (DNR)
- Newaygo (DNR)
- Oceana (DNR)

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

## 3. Bidding

### A. Overview

#### Live Bidding Auctions:

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

#### i. Advance Bidding

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

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

**ii. Active Bidding**

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

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

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

**Sealed Bid Auctions:**

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

**B. Starting Bid Price**

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

**C. Bid Increments**

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

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

**D. Eligible Bidders**

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

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

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

**E. Absentee Bidding**

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

**F. Auction Location**

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

**G. Bids are Binding**

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

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

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

### D. Eligible Buyers

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

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

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

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

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

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

##### ***I. Securing the Property***

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

##### ***II. Assessing Potential Contamination***

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

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

### B. Applicability of These Rules and Regulations

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

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

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

# Mason

| Lot # | Lot Information  | Address                         | Min. Bid   |
|-------|--|---------------------------------|------------|
| 4200  | <p><b>Parcel ID:</b> 002-016-086-90; <b>Legal Description:</b> N 100 FT OF E 165.5 FT OF SW 1/4 OF SE 1/4 OF SW 1/4, TOGETHER WITH EASE FOR PRIVATE ROADWAY OVER W 66 FT OF E 231.5 FT OF SW 1/4 OF SE 1/4 OF SW 1/4. SEC 16 T18N R15W .38 A M/L. <b>Comments:</b> .38 of an acre. Near Walhalla, just off US 10. Parcel is served by a 66 foot wide private easement off E First St. There are several abandoned vehicles and a couple of travel trailers, none of which we have any title to. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$10.55</p>  | 6684 E FIRST ST<br>WALHALLA     | \$771.60   |
| 4201  | <p><b>Parcel ID:</b> 011-033-012-00; <b>Legal Description:</b> N 1/2 OF S 1/2 OF NW 1/4, EXC A TRIANGULAR PCL IN NE COR DESC AS--COMM AT NW COR OF SEC, TH N 89 DEG 47'50"E ALG N SEC LINE 921.62 FT, TH S 45 DEG 57'05"E 1889.5 FT TO N 1/8 LINE &amp; POB, TH N 89 DEG 41'57"E ALG N 1/8 LINE 408.5 FT TO N-S 1/4 LINE, TH S 1 DEG 48'26"E ALG N-S 1/4 LINE 409.98 FT, TH N 45 DEG 57'05"W 586.26 FT TO N 1/8 LINE &amp; POB. SEC 33 T17N R17W 39 A M/L. <b>Comments:</b> This is a "long" 40 acre parcel, with roughly 660 feet along S Morton Road, and running about 2640 feet deep. An acre or so is a powerline right-of-way, netting about 39 acres. There is a windmill/power turbine operating here, and that is an easement/right of record long term which you can review in local land records if you are interested in the details. We will attach copies of the pertinent documents here when available. This is open, tillable land in a very agricultural area in southern Mason County. At the south end of the Mason County "wind farm" area, there are numerous turbines within a few miles of here. The home on the property is in very solid condition, and mostly needs cosmetic improvements like new carpet. Last occupancy appears to be 2019, and we believe that this was a planned move so the home MAY be winterized. There is skirting off the south side of the home if you'd like to inspect that aspect of things. There are two outbuildings, but they both have collapsed roofs. 2BR 1BA. The tillable portion of this land is planted in annual crop. Please see the disclosure on that situation. There is a small area of wooded land to the far east end of the parcel. NOTE REGARDING THE WIND TURBINE: Consumers Energy has an open ended LEASE for this turbine. During the term of the lease, of the lease the owner of this property will be paid the amount of \$7200 per annum, or 4% of the revenue generated by the power from the turbine, whichever is greater. So this property includes a windfall (pun intended) that could generate the owner \$100,000 or more in lease payments over the unexpired term of the lease. We will attach the documents once received from Consumers (available in the related documents section below) <b>Additional Disclosures:</b> 60; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$423.37</p> | 7010 S MORTON<br>RD PENTWATER   | \$3,411.52 |
| 4202  | <p><b>Parcel ID:</b> 012-470-024-00; <b>Legal Description:</b> OAK OPENINGS LOTS 24 TO 31 INC BLOCK 17 <b>Comments:</b> Modern doublewide or modular home on a lot north of Tallman Lake. This structure was vacant last fall when inspected, but there are people there now. Because of the occupancy we did not have the opportunity to view it in detail <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$213.11</p>  | 2435 N 18TH ST<br>FOUNTAIN      | \$4,164.29 |
| 4203  | <p><b>Parcel ID:</b> 015-012-008-20; <b>Legal Description:</b> N 1/2 OF N 1/2 OF SE 1/4 EXC E 660 FT OFN 660 FT THEREOF ALSO EXC THAT PT CONVEYED TO MDOT IN L 407 P 152 SUBJ TO EASE RSRV RSTRC OF RCD SEC 12 T19N T17W 30 A M/L <b>Comments:</b> Parcel is roughly 660' x 1980' in size. It lies to the rear/west of the property at 5535 US 31 and previously was owned with that parcel. There is no deeded easement to this parcel of record at this time, so you'd have to negotiate access through an adjacent land owner to reach this. It is about 75% tillable with the remainder in a woodlot.</p> <p><b>Summer Tax Due:</b> \$321.76</p>   | (Behind) 5535 US<br>31          | \$3,498.76 |
| 4204  | <p><b>Parcel ID:</b> 042-200-008-00; <b>Legal Description:</b> ASSESSORS PLAT OF THE VILLAGE OF FREESOIL LOT 8 PREVIOUSLY ASSESSED AS 042-327-037-50 PART 327 037 00 NEW 1983 W 60 FT OF E 429 FT OF N 165 FT OF NW 1/4 OF NW 1/4 SEC 27 T20N R16W 0.23 A M/L <b>Comments:</b> Right on the main drag in Freesoil. Roughly 1/4 acre. Check with zoning for lot size requirements for building. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.36</p>  | 2539 E MICHIGAN<br>ST FREE SOIL | \$1,274.33 |

## Mason (DNR)

| Lot # | Lot Information  | Address             | Min. Bid   |
|-------|--|---------------------|------------|
| 99145 | <p><b>Parcel ID:</b> 005-011-023-00; <b>Legal Description:</b> 1 acre in square form in NE corner of SE 1/4 of SE 1/4 of SE 1/4 <b>Comments:</b> The subject property is zoned Rural Estate and consists of a vacant 1-acre property. The property is surrounded by 3 private landowners and doesn't have road access (i.e. landlocked). The subject is located south of Roenig Road about 4 miles northeast of Free Soil MI. The property consists of flat to undulating relief and is dry (sandy soils). The lot does not meet local zoning to build regulations which requires a parcel to be 1 acre in size with 150 feet of frontage on a public road. The subject property is large enough but does not have road access to comply with zoning restrictions. The parcel dimensions are approximately 208' X 208' in size (1 Acre). <b>Additional Disclosures:</b> 75 (see key for full text)<br/> <b>Summer Tax Due:</b> TBA</p> | Off Roenig Rd       | \$2,400.00 |
| 99146 | <p><b>Parcel ID:</b> 014-214-030-00; <b>Legal Description:</b> Bass Lake Park Subdivision: Block 14 Lot 30 <b>Comments:</b> The subject property is zoned Recreational Residential and consists of 1 vacant lot. The property has legal platted road access but these roads are not constructed. The subject is located west of Lenox Avenue about 5 miles north of Pentwater MI. The property consists of steep relief and is dry (forested sand dune). The lot is not large enough to meet local zoning to build regulations which requires a parcel to be ~0.35 acres in size with 100 foot of frontage. The parcel is only 25 ft. X 125 ft. (0.07 acres). <b>Additional Disclosures:</b> 75 (see key for full text)<br/> <b>Summer Tax Due:</b> TBA</p>  | Off Lenox Ave       | \$1,250.00 |
| 99147 | <p><b>Parcel ID:</b> 014-706-008-00; <b>Legal Description:</b> Pentwater Beach Addition No. 5 Subdivision Block 6: Lots 8 10 54 <b>Comments:</b> The subject property is zoned Recreational Residential and consists of 3 non-adjacent vacant lots. The property has legal platted road access but these roads are not constructed. The subject is located east of Montgomery Blvd. about 5 miles north of Pentwater MI. The property consists of steep relief and is dry (forested sand dune). The lots are not large enough to meet local zoning to build regulations which requires a parcel to be ~0.35 acres in size with 100 foot of frontage. Each lot is only 25 ft. X 125 ft. (0.07 acres each). 0.21 Acres total <b>Additional Disclosures:</b> 75 (see key for full text)<br/> <b>Summer Tax Due:</b> TBA</p>   | Off Montgomery Blvd | \$1,800.00 |

# Muskegon

| Lot # | Lot Information  | Address                           | Min. Bid   |
|-------|--|-----------------------------------|------------|
| 4800  | <b>Parcel ID:</b> 04-002-100-0005-30; <b>Legal Description:</b> BLUE LAKE TOWNSHIP SEC 2 T12N R16W NW FRAC'L 1/4 OF NW 1/4 EXC E 950 FT, ALSO EXC N 500FT, ALSO EXCEPT S 11 ACRES TH'OF. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS; THE S 40 FT OF N 540 FT OF THE NW FRAC'L 1/4 OF NW 1/4 AND THE W 40 FT OF NW FRAC'L 1/4, EXC N 540 FT TH'OF ALSO EXC S 11 ACRES TH'OF. <b>Comments:</b> Double wide in Blue Lake Township. Occupied or recently occupied. Needs some roof work and window repair to be a nice spot. Long driveway, comes with three acres. <b>Additional Disclosures:</b> 17; 6 (see key for full text)<br><b>Summer Tax Due:</b> \$337.58 | 11703<br>NICHOLS RD<br>HOLTON     | \$3,895.61 |
| 4803  | <b>Parcel ID:</b> 06-102-100-0005-10; <b>Legal Description:</b> FRUITLAND TOWNSHIP SEC 2 T11N R17W S 5 FT OF N 990 FT OF W 442 FT OF NW FRL 1/4 OF NW FRL 1/4 <b>Comments:</b> Vacant Lot on White Lake Dr. in Whitehall<br><b>Summer Tax Due:</b> \$1.17  | W WHITE LAKE<br>DR WHITEHALL      | \$400.54   |
| 4804  | <b>Parcel ID:</b> 07-025-100-0038-20; <b>Legal Description:</b> DALTON TOWNSHIP SEC 25 T11N R16W PART OF TH SW 1/4 OF NW 1/4 DESC AS: COM AT THE W 1/4 COR OF SD SEC TH N 89D 40M E 920.60 FT ALG THE E/W 1/4 LN OF SD SEC TH N 00D 20M 00S W 327.48 FT TO POB BEING ON THE SLY ROW OF M-120 (HOLTON RD) TH S 00D 20M 00S W 90.69 FT TH N 42D 10M 15S W 68.42 FT BEING ON THE SLY ROW OF M-120 (HOLTON RD) TH N 48D 38M 00S E ALG THE SLY ROW OF M-120 (HOLTON RD) 60.50 FT TO POB. <b>Comments:</b> Small lot in Dalton Twp, contains an easement for neighboring property's driveway.<br><b>Summer Tax Due:</b> \$3.03   | HOLTON RD<br>TWIN LAKE            | \$665.91   |
| 4805  | <b>Parcel ID:</b> 07-501-053-0013-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 1 PLAT OJ LOTS 13-16 INC BLK 53 SEC 9 T11N R16W <b>Comments:</b> Vacant Lot in Twin Lake, MI<br><b>Summer Tax Due:</b> \$1.17   | VACANT TWIN<br>LAKE               | \$378.82   |
| 4806  | <b>Parcel ID:</b> 07-503-006-0001-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 3 PLAT BA LOTS 1-4 INC BLK 6 SEC 8 T11N R16W <b>Comments:</b> Vacant lot in Dalton Township. Consult with local municipality for potential use.<br><b>Summer Tax Due:</b> \$1.17  | VACANT TWIN<br>LAKE               | \$378.82   |
| 4807  | <b>Parcel ID:</b> 07-503-104-0030-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 3 PLAT BI LOTS 30 & 31 BLK 104 SEC 8 T11N R16W <b>Comments:</b> Vacant lot in Dalton Twp. with no improved road access. Consult with local municipality as to use. <b>Additional Disclosures:</b> 8 (see key for full text)<br><b>Summer Tax Due:</b> \$1.17  | VACANT TWIN<br>LAKE               | \$378.82   |
| 4808  | <b>Parcel ID:</b> 07-506-093-0043-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 6 PLAT LH LOTS 43 & 44 BLK 93 SEC 8 T11N R16W <b>Comments:</b> Vacant Lot in Twin Lake, MI<br><b>Summer Tax Due:</b> \$1.17   | VACANT TWIN<br>LAKE               | \$378.82   |
| 4809  | <b>Parcel ID:</b> 07-507-045-0037-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT ND LOTS 37 & 38 BLK 45 SEC 4 T11N R16W<br><b>Summer Tax Due:</b> \$1.17  | VACANT                            | \$377.57   |
| 4810  | <b>Parcel ID:</b> 07-507-083-0035-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITON ADD'N NO 7 PLAT LOTS 35 & 36 BLK 83 SEC 4 T11N R16W <b>Comments:</b> Vacant lot in Dalton Twp. Consult with local municipality for potential use.<br><b>Summer Tax Due:</b> \$1.17  | E CALUMET RD<br>TWIN LAKE         | \$378.82   |
| 4811  | <b>Parcel ID:</b> 07-507-084-0009-00; <b>Legal Description:</b> DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT LOTS 9 & 10 BLK 84 SEC 4 T11N R16W <b>Comments:</b> Vacant lot in Dalton Twp. Consult with local municipality for potential use. Comes with a set of tires.<br><b>Summer Tax Due:</b> \$1.17   | E MADISON<br>TWIN LAKE            | \$378.82   |
| 4812  | <b>Parcel ID:</b> 07-620-000-0032-00; <b>Legal Description:</b> DALTON TOWNSHP MINNEHAHA BEACH LOT 32 SEC 2 T11N R16W <b>Comments:</b> Vacant Lot in Twin Lake, MI<br><b>Summer Tax Due:</b> \$5.85  | VACANT TWIN<br>LAKE               | \$574.04   |
| 4813  | <b>Parcel ID:</b> 07-641-000-0001-00; <b>Legal Description:</b> DALTON TOWNSHIP NEW HORIZON ESTATES NO 1 LOT 1 SEC 7 T11N R16W <b>Comments:</b> Single wide trailer in bad shape. Property has been condemned by the township. At least two bonus trailers on the property, also bad. Extensive debris. <b>Additional Disclosures:</b> 17; 31 (see key for full text)<br><b>Summer Tax Due:</b> \$78.09  | 611 W<br>LAKEWOOD RD<br>TWIN LAKE | \$909.47   |

|      |   |                                     |             |
|------|---|-------------------------------------|-------------|
| 4814 | <b>Parcel ID:</b> 07-644-000-0072-00; <b>Legal Description:</b> DALTON TOWNSHIP NEW HORIZON ESTATES NO 4 LOT 72 SEC 7 T11N R16W <b>Comments:</b> Lot in mobile home community. Concrete slab and well present. Extensive debris. Clean it up and move your home to the lot. <b>Additional Disclosures:</b> 62 (see key for full text)<br><b>Summer Tax Due:</b> \$46.16   | 6054<br>MORNINGSTAR<br>LN TWIN LAKE | \$1,092.33  |
| 4815 | <b>Parcel ID:</b> 07-702-010-0037-00; <b>Legal Description:</b> DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 37-44 INC BLK 10 SEC 4 T11N R16W <b>Comments:</b> Vacant lot on a two track in Dalton Twp. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$17.58  | VACANT TWIN<br>LAKE                 | \$592.90    |
| 4816 | <b>Parcel ID:</b> 07-712-004-0004-00; <b>Legal Description:</b> DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOT 4 BLK 4 SEC 3 T11N R16W <b>Comments:</b> Vacant lot on a two track in Dalton Twp. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$1.17   | PARK AVE<br>TWIN LAKE               | \$378.82    |
| 4817 | <b>Parcel ID:</b> 07-712-018-0020-00; <b>Legal Description:</b> DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOT 20 BLK 18 SEC 3 T11N R16W <b>Comments:</b> Vacant lot on a two track in Dalton Twp. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$1.17   | VACANT TWIN<br>LAKE                 | \$378.82    |
| 4818 | <b>Parcel ID:</b> 07-712-018-0026-00; <b>Legal Description:</b> DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOT 26 BLK 18 SEC 3 T11N R16W <b>Comments:</b> Vacant lot on a two track in Dalton Twp. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$1.17   | VACANT TWIN<br>LAKE                 | \$378.82    |
| 4819 | <b>Parcel ID:</b> 07-712-018-0028-00; <b>Legal Description:</b> DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOT 28 BLK 18 SEC 3 T11N R16W <b>Comments:</b> Vacant lot on a two track in Dalton Twp. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$1.17   | VACANT TWIN<br>LAKE                 | \$378.82    |
| 4820 | <b>Parcel ID:</b> 09-643-000-0144-00; <b>Legal Description:</b> LAKETON TOWNSHIP NORTHLAND PARK SUB #3 LOT 144 SEC 11 T10N R17W <b>Comments:</b> OCCUPIED ranch house in Laketon Twp. Inspection was limited due to occupancy. Public records list 1 1/2 baths, fireplace, three bedrooms, at over 1100 square feet of living space. Newer siding and windows.<br><b>Additional Disclosures:</b> 33; 6 (see key for full text)<br><b>Summer Tax Due:</b> \$667.02   | 906<br>CHEBOYGAN<br>DR MUSKEGON     | \$10,513.32 |
| 4821 | <b>Parcel ID:</b> 10-025-100-0033-00; <b>Legal Description:</b> MUSKEGON CHARTER TOWNSHIP SEC 25 T10N R16W THE E 217.8 FT OF THE S 1/2 OF THE N 3/8 OF SE 1/4 OF NW 1/4 SEC 25 T10N R16W EXC N 66 FT THEREOF SUBJECT TO EASEMENT(S) OF RECORD. <b>Comments:</b> Please note: The prior owner is still living in this home with their family and plans to bid on this property. Please keep this in mind while bidding. OCCUPIED house in Orchard View area of Muskegon Twp. 1 1/2 story, built in stages. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$306.14 | 1265 S MILL<br>IRON RD<br>MUSKEGON  | \$6,361.34  |
| 4822 | <b>Parcel ID:</b> 10-028-200-0098-00; <b>Legal Description:</b> MUSKEGON CHARTER TOWNSHIP SEC 28 T10N R16W PARCEL BEING IN THE NE 1/4 COM AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SEC 28 TH SLY ALG THE E LN OF CRESTON STREET A DISTANCE OF 300 FT M/L TH WLY 200 FT M/L FO4R POB TH CON'T EAST 251.07 FT M/L TH S 66 FT TH W 251.07 FT M/L TH N 66 FT TO POB (ADA AVENUE IF EXTENDED) <b>Comments:</b> This lot was part of a former street right of way and is an island in a large commercial parking lot.<br><b>Summer Tax Due:</b> \$18.75  | ADA AVE<br>MUSKEGON                 | \$705.81    |
| 4823 | <b>Parcel ID:</b> 10-028-200-0099-00; <b>Legal Description:</b> MUSKEGON CHARTER TOWNSHIP SEC 28 T10N R16W PARCEL BEING IN THE NE 1/4 COM AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SEC 28 TH SLY ALG THE E LN OF CRESTON STREET A DISTANCE OF 630 FT M/L TH WLY 200 FT M/L FOR POB TH CON'T EAST 250.00 FT M/L TH S 66 FT TH W 250.00 FT M/L TH N 66 FT TO POB (ISABELLA AVE IF EXTENDED) <b>Comments:</b> This lot was part of a former street right of way and is an island in a large commercial parking lot.<br><b>Summer Tax Due:</b> \$18.75   | E ISABELLA<br>AVE<br>MUSKEGON       | \$705.81    |
| 4824 | <b>Parcel ID:</b> 10-180-000-0007-00; <b>Legal Description:</b> MUSKEGON CHARTER TOWNSHIP SEC 34 T10N R16W BARTLEYS SUBD, LOT 7. <b>Comments:</b> Vacant lot, local unit demo 2021, almost a quarter acre on a corner lot, nice building spot in the Orchard View area of Muskegon Twp <b>Additional Disclosures:</b> 42 (see key for full text)<br><b>Summer Tax Due:</b> \$39.17  | 1989<br>WOODWARD<br>ST MUSKEGON     | \$3,081.96  |
| 4825 | <b>Parcel ID:</b> 10-600-000-0040-00; <b>Legal Description:</b> MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W SUPRVR'S PLAT MARQUETTE AVE SUB'D LOT 40 <b>Comments:</b> Small house, occupied or recently frequented. Fixer upper or rental potential. <b>Additional Disclosures:</b> 21 (see key for full text)<br><b>Summer Tax Due:</b> \$169.31  | 466 WEST ST<br>MUSKEGON             | \$5,450.74  |

|      |  |                                    |            |
|------|--|------------------------------------|------------|
| 4826 | <b>Parcel ID:</b> 11-016-400-0024-00; <b>Legal Description:</b> EGELSTON TOWNSHIP SEC 16 T10N R15W N 235 FT OF S 878 FT OF E 210 FT OF W 420 FT OF GOV'T LOT 4 SUBJ TO AND TOGETHER W/ AN EASEMENT FOR INGRESS AND EGRESS WITH OTHERS OVER AND ACROSS THE W 33 FT OF THE E 210 FT OF THE W 420 FT OF SD GOVN'T LOT 4<br><b>Comments:</b> Downward sloping lot toward a wetland. Consult with local municipality as to potential use.<br><b>Summer Tax Due:</b> \$126.63  | BAMBI LN<br>MUSKEGON               | \$2,526.10 |
| 4828 | <b>Parcel ID:</b> 11-033-300-0010-00; <b>Legal Description:</b> EGELSTON TOWNSHIP SE 1/4 OF SW 1/4 SEC 33 T10N R15W. 40 A. <b>Comments:</b> 40 acre parcel. A winding stream runs through this property and likely contains wetlands according to aerial views. No known access for this parcel. <b>Additional Disclosures:</b> 41; 7 (see key for full text)<br><b>Summer Tax Due:</b> \$188.96   | S WOLF LAKE<br>RD MUSKEGON         | \$3,428.23 |
| 4829 | <b>Parcel ID:</b> 11-410-002-0051-00; <b>Legal Description:</b> EGELSTON TOWNSHIP MARCH GARDENS #1 LOTS 51 & 52 BLK 2 <b>Comments:</b> Vacant lot between a private dwelling and a trailer park. Currently functioning as the dwelling's backyard.<br><b>Summer Tax Due:</b> \$58.62   | S CHANDLER<br>ST MUSKEGON          | \$1,394.94 |
| 4830 | <b>Parcel ID:</b> 12-010-300-0007-00; <b>Legal Description:</b> MOORLAND TOWNSHIP SEC 10 T10N R14W PT OF THE SW 1/4 SD SEC BEG AT A PT ON THE S LN OF SD SEC SD PT BEING S 89D 45M 17S W 584.00 FT FROM S !/4 COR TH S 89D 45M 17S W ALG S LN 753.98 TO W 1/8 LN SD SEC TH N 00D 26M 35S W ALG SD LN 1336.61 FT TH N89D 52M 59S E ALG SD 1/8 LN 373.86 FT TH S 00D 20M 11S E 300.00 FT TH N92D 52D 59S E PAR WITH S 1/8 LN SD SEC 382.60 FT TH S 00D 20M 11S E 1034.95 FT TO POB SUBJ TO EASMS RESTRICTION APPARENT OF RECORD <b>Comments:</b> Trailer and barn in Moorland Twp, both in bad shape. Lights were on at the property. 20 acres of property. <b>Additional Disclosures:</b> 17 (see key for full text)<br><b>Summer Tax Due:</b> \$583.19 | 11494 WHITE<br>RD RAVENNA          | \$8,952.26 |
| 4831 | <b>Parcel ID:</b> 13-001-100-0001-20; <b>Legal Description:</b> CASNOVIA TOWNSHIP SEC 1 T10N R13W W 440 FT OF E 880 FT OF N 990 FT OF W 1/2 NW 1/4 <b>Comments:</b> Please note: Per Cassanova Township Zoning, the trailers on this property must be removed immediately after purchase due to existing code violations. This parcel was occupied when we visited. Three trailers present on property, one being occupied, with extensive debris scattered around the land. <b>Additional Disclosures:</b> 17; 6 (see key for full text)<br><b>Summer Tax Due:</b> \$309.09   | 17751 MOORE<br>RD GRANT            | \$1,926.49 |
| 4832 | <b>Parcel ID:</b> 16-620-000-0014-00; <b>Legal Description:</b> SULLIVAN TWP NICHOLL HTS SUB LOT 14 <b>Comments:</b> 2 story house on Hts-Ravenna Rd in Sullivan Twp. This house needs some work, but has its charm. Hardwood floors, nice layout, lots of original woodwork present. Fruitport schools.<br><b>Summer Tax Due:</b> \$315.63  | 4102 HTS<br>RAVENNA RD<br>MUSKEGON | \$5,206.23 |
| 4834 | <b>Parcel ID:</b> 17-029-200-0004-00; <b>Legal Description:</b> RAVENNA TOWNSHIP SEC 29 T9N R14W S 1 AC OF SW 1/4 OF NW 1/4 OF NE 1/4 <b>Comments:</b> Long, narrow nearly one acre lot, sloping to high water area <b>Additional Disclosures:</b> 41 (see key for full text)<br><b>Summer Tax Due:</b> \$24.54  | ROLLENHAGEN<br>RD RAVENNA          | \$775.14   |
| 4837 | <b>Parcel ID:</b> 23-138-000-0012-00; <b>Legal Description:</b> CITY OF NORTH MUSKEGON BEAR CREEK PRESERVE CONDO UNIT 12 <b>Comments:</b> Road does not currently extend to lot.<br><b>Additional Disclosures:</b> 16; 68 (see key for full text)<br><b>Summer Tax Due:</b> \$86.14  | 2303 VIEW LN<br>MUSKEGON           | \$1,737.86 |
| 4838 | <b>Parcel ID:</b> 23-138-000-0013-00; <b>Legal Description:</b> CITY OF NORTH MUSKEGON BEAR CREEK PRESERVE CONDO UNIT 13 <b>Comments:</b> Road does not currently extend to lot.<br><b>Additional Disclosures:</b> 16; 68 (see key for full text)<br><b>Summer Tax Due:</b> \$86.14  | 2301 VIEW LN<br>MUSKEGON           | \$1,737.86 |
| 4839 | <b>Parcel ID:</b> 23-138-000-0017-00; <b>Legal Description:</b> CITY OF NORTH MUSKEGON BEAR CREEK PRESERVE CONDO UNIT 17 EXC THAT PART DESC AS COM AT NW COR OF UNIT 18 TH S 31D 16M 42S W 7.74 FT ALG W LN OF UNIT 17 TH S 0D 04M 55S E 58 FT TH S 72D 48M 18S E 85.61 FT ALG ELY LN OF UNIT 17 TH N 25D 34M 02S E 33 FT TH N 56D 50M 43S W 110 FT ALG NLY LN OF UNIT 17 TO NW COR OF UNIT 18 <b>Additional Disclosures:</b> 16; 68 (see key for full text)<br><b>Summer Tax Due:</b> \$1.26  | 2312 VIEW LN<br>MUSKEGON           | \$409.05   |
| 4840 | <b>Parcel ID:</b> 23-138-000-0026-00; <b>Legal Description:</b> CITY OF NORTH MUSKEGON BEAR CREEK PRESERVE CONDO UNIT 26 <b>Comments:</b> Vacant lot in a North Muskegon condo development, generally sloping toward a wetland. Consult with local municipality as to potential use. HOA indicates the color of your proposed birdhouse is all wrong.<br><b>Summer Tax Due:</b> \$86.13  | 2418 VIEW LN<br>MUSKEGON           | \$1,737.67 |

|      |   |                           |            |
|------|---|---------------------------|------------|
| 4841 | <b>Parcel ID:</b> 24-185-114-0006-00; <b>Legal Description:</b> CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 6 BLK 114 <b>Comments:</b> Small house, boarded<br><b>Summer Tax Due:</b> \$88.94   | 1780 SUPERIOR ST MUSKEGON | \$3,277.04 |
| 4842 | <b>Parcel ID:</b> 24-185-120-0001-00; <b>Legal Description:</b> CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 1 BLK 120 <b>Comments:</b> OCCUPIED two unit, detached garage. Investment opportunity. <b>Additional Disclosures:</b> 18 (see key for full text)<br><b>Summer Tax Due:</b> \$223.08   | 1752 WOOD ST MUSKEGON     | \$2,000.01 |
| 4843 | <b>Parcel ID:</b> 24-205-019-0016-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 16 BLK 19 <b>Comments:</b> OCCUPIED Two unit. Two story. Investment property potential. Please keep in mind when bidding on this property that the prior owner still occupies the property and is also bidding and attempting to get the property back <b>Additional Disclosures:</b> 6; 18 (see key for full text)<br><b>Summer Tax Due:</b> \$234.04  | 481 MULDER ST MUSKEGON    | \$3,556.49 |
| 4844 | <b>Parcel ID:</b> 24-205-049-0019-90; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 W 41 FT OF E 81 FT OF S 175 FT & N 20 FT OF E 40 FT OF S 175 FT OF LOT 19 BLK 49 <b>Comments:</b> Vacant lot in Angell. Consult with local municipality as to potential use.<br><b>Summer Tax Due:</b> \$5.47   | 576 AMITY AVE MUSKEGON    | \$552.03   |
| 4845 | <b>Parcel ID:</b> 24-205-051-0008-30; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 S 100 FT OF THE E 1/2 LOT 8 BLK 51 <b>Comments:</b> OCCUPIED 1 1/2 story house in Angell. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$216.47  | 700 ALLEN AVE MUSKEGON    | \$2,087.36 |
| 4846 | <b>Parcel ID:</b> 24-205-054-0003-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 BLK 54 EXC E 4 FT <b>Comments:</b> Buildable lot in Angell Neighborhood. Always check with the local unit Assessor/Zoning to research prior to bidding.<br><b>Summer Tax Due:</b> \$18.75   | 509 AMITY AVE MUSKEGON    | \$820.21   |
| 4847 | <b>Parcel ID:</b> 24-205-137-0009-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 137 N 3/4 LOT 9 <b>Comments:</b> OCCUPIED 1 1/2 story single family house. Fixer upper or investment property. Please keep in mind when bidding on this property that the prior owner still occupies the property and is also bidding and attempting to get the property back <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$135.51                                 | 357 ERICKSON ST MUSKEGON  | \$3,034.38 |
| 4848 | <b>Parcel ID:</b> 24-205-262-0005-10; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 262 LOT 5 EX S 38 FT & EX THE W 53 FT OF N 94 FT <b>Comments:</b> Commercial building. This property was a former service station. Possible tank present. Perform due diligence due to possible contamination. 740 sf, nice brick exterior. Relatively new paint job attempted by a relatively short person. <b>Additional Disclosures:</b> 13 (see key for full text)<br><b>Summer Tax Due:</b> \$153.50 | 1175 WOOD ST MUSKEGON     | \$3,130.25 |
| 4849 | <b>Parcel ID:</b> 24-205-269-0005-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 8 FT OF LOT 4 & NLY 60 FT OF LOT 5 BLK 269 <b>Comments:</b> OCCUPIED house in McLaughlin. Needs work. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$133.88  | 1346 SPRING ST MUSKEGON   | \$2,468.54 |
| 4850 | <b>Parcel ID:</b> 24-205-274-0015-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 15 BLK 274 <b>Comments:</b> Buildable lot in McLaughlin a few blocks from the new middle school. Always check with Assessor/Zoning on your plan prior to bidding.<br><b>Summer Tax Due:</b> \$17.39   | 1439 LEAHY ST MUSKEGON    | \$2,380.32 |
| 4852 | <b>Parcel ID:</b> 24-205-405-0011-10; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 E 50 FT LOTS 11-12 BLK 405 <b>Comments:</b> Buildable vacant lot in Nelson. Always check with Assessor/Zoning on your plan prior to bidding.<br><b>Summer Tax Due:</b> \$23.44  | 250 W GRAND AVE MUSKEGON  | \$913.22   |
| 4853 | <b>Parcel ID:</b> 24-205-428-0009-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 9 BLK 428 <b>Comments:</b> OCCUPIED 1 story house in Nelson Neighborhood near new middle school. Fixer upper or investment opportunity. Needs windows siding and roof work. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$171.68   | 324 W FOREST AVE MUSKEGON | \$3,688.04 |
| 4855 | <b>Parcel ID:</b> 24-205-656-0006-10; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 656 SW 1/2 LOT 6 <b>Comments:</b> OCCUPIED 1 1/2 story house in Lakeside. Just a block away from an elementary school. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$307.48  | 2154 MORTON AVE MUSKEGON  | \$4,836.73 |

|      |   |  |            |
|------|---|--|------------|
| 4856 | <b>Parcel ID:</b> 24-232-006-0007-00; <b>Legal Description:</b> CITY OF MUSKEGON DENNIS SMITH & COS SOUTH SIDE ADDITION BLK 6 S 45 FT OF LOT 7 <b>Comments:</b> OCCUPIED 1 1/2 story, condemnation notice filed in public records 2019, roof material present on roof if you would like to finish the job. Fixer upper/investment possibility. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$306.04  | 1853<br>SANFORD ST<br>MUSKEGON         | \$4,995.75 |
| 4857 | <b>Parcel ID:</b> 24-285-001-0023-00; <b>Legal Description:</b> CITY OF MUSKEGON EMERSONS ADDITION LOT 23 BLK 1 <b>Comments:</b> OCCUPIED house in Oakview. Needs a roof, windows. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$211.49   | 865 EMERSON<br>AVE<br>MUSKEGON         | \$3,482.20 |
| 4858 | <b>Parcel ID:</b> 24-285-003-0021-00; <b>Legal Description:</b> CITY OF MUSKEGON EMERSONS ADDITION LOT 21 BLK 3 <b>Comments:</b> OCCUPIED house in Oakview. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$241.89  | 877<br>KAMPENGA<br>AVE<br>MUSKEGON     | \$5,012.35 |
| 4859 | <b>Parcel ID:</b> 24-611-000-0448-00; <b>Legal Description:</b> CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 448 <b>Comments:</b> OCCUPIED updated house in Marquette Neighborhood. Newer roof, siding, and windows. Detached garage. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$287.59   | 1492 DUCEY<br>AVE<br>MUSKEGON          | \$2,645.07 |
| 4860 | <b>Parcel ID:</b> 24-665-000-0341-00; <b>Legal Description:</b> CITY OF MUSKEGON ORCHARD GROVE ADDITION LOT 341 <b>Comments:</b> Vacant lot. Consult with local municipality as to use.<br><b>Summer Tax Due:</b> \$35.16   | 2130 HUDSON<br>ST MUSKEGON             | \$890.07   |
| 4861 | <b>Parcel ID:</b> 24-665-000-0342-00; <b>Legal Description:</b> CITY OF MUSKEGON ORCHARD GROVE ADDITION LOT 342 EX N 10 FT OF W 58.5 FT THEROF <b>Comments:</b> Vacant lot in the city. Consult with local municipality as to use. Itinerant venison not included.<br><b>Summer Tax Due:</b> \$35.16  | 2124 HUDSON<br>ST MUSKEGON             | \$889.58   |
| 4862 | <b>Parcel ID:</b> 24-750-000-0184-00; <b>Legal Description:</b> CITY OF MUSKEGON SAMBURT PARK LOTS 184 & 185 & N 1/2 VAC ALLEY ABUTTING S SIDE LOT 185 ALSO WLY HALF VAC ALLEY TO LOTS 184 & 185 <b>Comments:</b> If the picture has not scared you off, the City of Muskegon has condemned this property and has a demolition planned (i.e., the house will not be there). If this is all about the lot, carry on. <b>Additional Disclosures:</b> 31; 42 (see key for full text)<br><b>Summer Tax Due:</b> \$46.21 | 1470<br>SAMBURT ST<br>MUSKEGON         | \$4,544.79 |
| 4863 | <b>Parcel ID:</b> 24-762-001-0022-00; <b>Legal Description:</b> CITY OF MUSKEGON SUB DIV OF PART OF LOT 1 BLK 1 R P EASTONS 2ND SUB DIV LOT 22 BLK 1 EX N 8.5 FT <b>Comments:</b> 1 1/2 story house in decent shape. Nice fixer upper or investment opportunity. Please keep in mind when bidding on this property that the prior owner still occupies the property and is also bidding and attempting to get the property back.<br><b>Summer Tax Due:</b> \$222.96   | 1892 SMITH ST<br>MUSKEGON              | \$2,070.47 |
| 4864 | <b>Parcel ID:</b> 24-796-001-0009-00; <b>Legal Description:</b> CITY OF MUSKEGON TERRACE ST ADD LOTS 9-12 & F BLK 1 ALSO E 1/2 VAC N/S ALLEY <b>Comments:</b> OCCUPIED, One story house, fixer upper or investment property, nice sized yard. Please keep in mind when bidding on this property that the prior owner still occupies the property and is also bidding and attempting to get the property back. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$277.22           | 1963 TERRACE<br>ST MUSKEGON            | \$5,244.39 |
| 4868 | <b>Parcel ID:</b> 26-185-066-0023-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 66 LOT 23<br><b>Summer Tax Due:</b> \$108.05   | 2204 HOYT ST<br>MUSKEGON<br>HEIGHTS    | \$950.88   |
| 4871 | <b>Parcel ID:</b> 26-185-075-0022-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 75 LOT 22 <b>Comments:</b> 1 1/2 story house. Good bones, but needs some attention. Fixer upper or investment opportunity on a nice block. One stall detached garage.<br><b>Summer Tax Due:</b> \$930.83   | 2208 SEVENTH<br>ST MUSKEGON<br>HEIGHTS | \$5,060.90 |
| 4877 | <b>Parcel ID:</b> 26-185-216-0018-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 216 LOT 18<br><b>Summer Tax Due:</b> \$86.43   | 2808 SEVENTH<br>ST MUSKEGON<br>HEIGHTS | \$814.62   |
| 4881 | <b>Parcel ID:</b> 26-635-249-0015-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 249 LOT 15 MUSKEGON IMPROVEMENT CO'S ANNEX #1<br><b>Summer Tax Due:</b> \$75.62  | 2836 HOWDEN<br>ST MUSKEGON<br>HEIGHTS  | \$779.55   |

|         |  |  |            |
|---------|--|--|------------|
| 4882    | <b>Parcel ID:</b> 26-635-262-0012-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 262 LOT 12 MUSKEGON IMPROVEMENT CO'S ANNEX #1 <b>Comments:</b> OCCUPIED One story house with breezeway and attached garage. Move in, fix up, investment property possibilities. Just down the block from Edgewood Elementary.<br><b>Summer Tax Due:</b> \$962.23  | 162 HARRISON BLVD<br>MUSKEGON HEIGHTS  | \$3,017.86 |
| 4885    | <b>Parcel ID:</b> 26-635-267-0010-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 267 S 85 FT OF LOT 10 MUSKEGON IMPROVEMENT CO'S ANNEX #1 <b>Comments:</b> 1 1/4 story house. Exterior improvements had been started and are waiting for you to finish.<br><b>Summer Tax Due:</b> \$513.74   | 56 E LINCOLN AVE<br>MUSKEGON HEIGHTS   | \$2,963.47 |
| 4886    | <b>Parcel ID:</b> 26-635-274-0004-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 274 LOT 4 MUSKEGON IMPROVEMENT CO'S ANNEX #1<br><b>Summer Tax Due:</b> \$57.61  | 48 HARRISON BLVD<br>MUSKEGON HEIGHTS   | \$1,130.05 |
| 4892    | <b>Parcel ID:</b> 26-770-028-0010-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 28 LOTS 10 11 & 12 <b>Comments:</b> 1 1/2 story with detached garage needs your help. Fixer upper or investment opportunity.<br><b>Summer Tax Due:</b> \$669.85   | 3221 SIXTH ST<br>MUSKEGON HEIGHTS      | \$2,099.95 |
| 4895    | <b>Parcel ID:</b> 26-770-038-0029-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 38 LOTS 29 & 30 <b>Comments:</b> OCCUPIED 1 story house with attached garage. Newer siding and windows. Roof needs help. Fix it up and move in or rent it.<br><b>Summer Tax Due:</b> \$496.00   | 3120 NINTH ST<br>MUSKEGON HEIGHTS      | \$2,874.38 |
| 4897    | <b>Parcel ID:</b> 26-790-003-0019-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS EZRA E TYLER'S ADD'N BLK 3 LOTS 19 20 & S 33 FT OF LOT 21<br><b>Summer Tax Due:</b> \$798.22  | 2211 JARMAN ST<br>MUSKEGON HEIGHTS     | \$5,115.58 |
| 4898    | <b>Parcel ID:</b> 26-820-008-0001-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS VANDERWERP'S ADD'N BLK 8 LOT 1 <b>Comments:</b> One story house that needs some attention for move in or investment.<br><b>Summer Tax Due:</b> \$367.72   | 2300 MCILWRAITH ST<br>MUSKEGON HEIGHTS | \$8,350.74 |
| 4899    | <b>Parcel ID:</b> 27-108-200-0014-00; <b>Legal Description:</b> CITY OF NORTON SHORES W 75 FT OF E 908 FT OF N 364 FT OF GOVT LOT 1 SEC 8 T9N R16W <b>Comments:</b> Pending demo per local municipality inspector (i.e., this house may not in fact be there when you drive by). Roof caving in and walls separating from each other. If you are still reading, the shed is bad too. <b>Additional Disclosures:</b> 31; 42 (see key for full text)<br><b>Summer Tax Due:</b> \$1,143.86                        | 679 E NORTON AVE<br>MUSKEGON           | \$3,203.18 |
| 4900    | <b>Parcel ID:</b> 27-700-008-0006-00; <b>Legal Description:</b> CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 6 AND 7 BLK 8 <b>Comments:</b> Small house in Norton Shores, roof needs attention. Fixer upper or investment property. Recently occupied or frequented. Partially fenced in. <b>Additional Disclosures:</b> 5 (see key for full text)<br><b>Summer Tax Due:</b> \$386.94  | 2936 VALLEY ST<br>MUSKEGON             | \$4,216.51 |
| 4901    | <b>Parcel ID:</b> 41-150-005-0005-10; <b>Legal Description:</b> VILLAGE OF FRUITPORT SEC 36 T9N R16W BLK 5 W 14 FT OF E 180 FT OF LOT 5 <b>Comments:</b> 14 foot strip of land between two houses.<br><b>Summer Tax Due:</b> \$10.68   | W OAK ST<br>FRUITPORT                  | \$412.31   |
| 4902    | <b>Parcel ID:</b> 42-503-069-0007-00; <b>Legal Description:</b> DALTON TOWNSHIP D-VLC03-3216 VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT BF LOTS 7-9 INC BLK 69 SEC 5 T11N R16W <b>Comments:</b> Vacant Lot in Twin Lakes, Mi<br><b>Summer Tax Due:</b> \$3.81  | W DANIELS TWIN LAKE                    | \$410.83   |
| 9994842 | <b>Parcel ID:</b> 24-185-120-0001-00; <b>Legal Description:</b> CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 1 BLK 120 <b>Comments:</b> OCCUPIED two unit, detached garage. Investment opportunity. <b>Additional Disclosures:</b> 18 (see key for full text)<br><b>Summer Tax Due:</b> TBA   | 1752 WOOD ST<br>MUSKEGON               | \$2,000.01 |
| 9994848 | <b>Parcel ID:</b> 24-205-262-0005-10; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 262 LOT 5 EX S 38 FT & EX THE W 53 FT OF N 94 FT <b>Comments:</b> Commercial building. This property was a former service station. Possible tank present. Perform due diligence due to possible contamination. 740 sf, nice brick exterior. Relatively new paint job attempted by a relatively short person. <b>Additional Disclosures:</b> 13 (see key for full text)<br><b>Summer Tax Due:</b> TBA | 1175 WOOD ST<br>MUSKEGON               | \$3,130.25 |

|         |   |  |            |
|---------|---|--|------------|
| 9994849 | <b>Parcel ID:</b> 24-205-269-0005-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 8 FT OF LOT 4 & NLY 60 FT OF LOT 5 BLK 269 <b>Comments:</b> OCCUPIED house in McLaughlin. Needs work. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> TBA | 1346 SPRING<br>ST MUSKEGON                 | \$2,468.54 |
| 9994885 | <b>Parcel ID:</b> 26-635-267-0010-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 267 S 85 FT OF LOT 10 MUSKEGON IMPROVEMENT CO'S ANNEX #1 <b>Comments:</b> 1 1/4 story house. Exterior improvements had been started and are waiting for you to finish.<br><b>Summer Tax Due:</b> TBA   | 56 E LINCOLN<br>AVE<br>MUSKEGON<br>HEIGHTS | \$2,963.47 |
| 9994886 | <b>Parcel ID:</b> 26-635-274-0004-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 274 LOT 4 MUSKEGON IMPROVEMENT CO'S ANNEX #1<br><b>Summer Tax Due:</b> TBA   | 48 HARRISON<br>BLVD<br>MUSKEGON<br>HEIGHTS | \$1,130.05 |

## Newaygo (DNR)

| Lot # | Lot Information  | Address         | Min. Bid    |
|-------|--|-----------------|-------------|
| 99148 | <p><b>Parcel ID:</b> 62-06-14-200-002; <b>Legal Description:</b> 1 Acre lying W of P.M.R.R. in NW cor of E1/2 NW1/4 NE1/4 <b>Comments:</b> The subject property is zoned RR - Rural Residential (Wilderness Overlay) and consist of vacant land within Merrill Township. The property is located about 1 mile north of Brohman west of M-37. The subject property is surrounded by 1 private landowner and the US Forest Service to the north and does not have road access to a county-maintained road (i.e. landlocked). The legal description on the deed mentions that the property is located west of the railroad but Newaygo County GIS has mapped the parcel east of the railroad. The department is unsure is the parcel exists based on the legal description provided on the tax reversion deed in relation to the railroad corridor. The parcel has flat relief with well drained sandy soils. The property does not meet local zoning to build which requires 2 acres in size. 0.9 Acres. <b>Additional Disclosures:</b> 75 (see key for full text)<br/> <b>Summer Tax Due:</b> TBA</p> | Off M-37        | \$500.00    |
| 99150 | <p><b>Parcel ID:</b> 62-06-25-300-002; <b>Legal Description:</b> Beg. on N-S1/4 line sec. 25 which is 2310 ft. N of S1/4 cor. Sec. 25 th W'ly par. to S line 1513 ft. M or L to E line of C &amp; O R.R. R/W th. NE'ly alg. E line of R.R. R/W to E-W1/4 line th. E'ly alg. E-W1/4 line 1435 ft. M or L to N-S1/4 line th. S'ly alg. N-S1/4 line to P.O.B. <b>Comments:</b> Zoned Rural Residential. 11.1-acre vacant parcel with open vista near the road, and dense woods going west.. The property has road access on N Woodbridge Drive (M-37) about 2 miles south of Brohman MI. south of the W 8 Mile Road intersection. Level and dry (sandy soils). The property is large enough to meet local zoning to build regulations, being 330 foot wide along the road and over 1400 foot in depth. The western part of the property fronts railroad tracks. NOTE: Newaygo County GIS has the parcel mapped incorrectly (there isn't a home in the SE corner of the property). 11.1 Acres <b>Additional Disclosures:</b> 75 (see key for full text)<br/> <b>Summer Tax Due:</b> TBA</p>              | N Woodbridge Dr | \$18,500.00 |

# Oceana

| Lot # | Lot Information   | Address                         | Min. Bid   |
|-------|---|---------------------------------|------------|
| 5001  | <b>Parcel ID:</b> 001-524-002-00; <b>Legal Description:</b> PENTWATER BEACH ADDITION PLAT 4 - LOT 2 BLK 4. <b>Comments:</b> Small Vacant Lot ~ 0.06 Acres in Pentwater <b>Additional Disclosures:</b> 8 (see key for full text)<br><b>Summer Tax Due:</b> \$6.30  | OFF PAULINA AVE<br>PENTWATER MI | \$701.87   |
| 5002  | <b>Parcel ID:</b> 001-623-003-00; <b>Legal Description:</b> PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION LOTS 3-4-5-6 & 7 BLK 13. <b>Comments:</b> Vacant Lot ~0.36 Acres in Pentwater <b>Additional Disclosures:</b> 8 (see key for full text)<br><b>Summer Tax Due:</b> \$43.06   | PENTWATER                       | \$1,117.43 |
| 5015  | <b>Parcel ID:</b> 009-016-100-03; <b>Legal Description:</b> 6401 E DEER RD SEC 16 T15N R15W--COM AT NW COR OF S 1/2 OF NW 1/4; TH E 16 R, S 20 R, W 16 R, N 20 R TO POB. 2 A <b>Comments:</b> Small one story frame home on a corner, 2 acre lot. A couple miles south of Walkerville. Surrounded by countryside. Slab on grade with 2 foot concrete kneewall, Has not been regularly occupied in roughly ten years. Two small outbuildings. The power service runs to the small block building in the yard, which is a little strange, and is distributed from there. This is a solid little place that would not require a lot of work to make liveable from visual observation. Roof is not old, solid and no leaks that we saw.<br><b>Summer Tax Due:</b> \$129.91  | 6401 E DEER RD<br>WALKERVILLE   | \$1,802.93 |
| 5018  | <b>Parcel ID:</b> 011-460-029-00; <b>Legal Description:</b> SEC 33 T14N R18W HOLIDAY SHORES SUBDIVISION LOTS 29 & 30 <b>Comments:</b> Vacant wooded parcel a few hundred feet from the north end of popular Stony Lake. This is a clean, well kept neighborhood with many second homes. Lot is dry and uplands. There is a trail at the east side of the lot that is used by neighbors ... we *think* that is a part of the lot. We noticed that the parcel next door is listed with a Realtor, so there is the option of more space if you acquired both.<br><b>Summer Tax Due:</b> \$69.09  | W FLORIDA<br>STREET SHELBY      | \$1,435.99 |
| 5023  | <b>Parcel ID:</b> 017-620-034-00; <b>Legal Description:</b> OCEANA SHORES LOT 34. <b>Comments:</b> Doesn't appear that this platted lot has even had improvements on it. Part of the lot toward the front is marshy. You may want to have this perc tested if your goal is construction here. Paved county road frontage.<br><b>Summer Tax Due:</b> \$6.54  | S 88TH AVE<br>ROTHBURY MI       | \$712.80   |
| 5026  | <b>Parcel ID:</b> 019-036-200-07; <b>Legal Description:</b> 9245 E ROOSEVELT RD SEC 36 T13N R15W. 1.01 A M/L COM 810 FT W OF NE COR OF W 1/2 OF NE 1/4, TH S 275 FT, TH W 160 FT, TH N 275 FT, TH E 160 FT TO POB. <b>Comments:</b> One acre parcel four miles south of Hesperia. There is a structure here, whose core profile looks to be a mobile home with wood frame additions. On a crawlspace. There are deep deflections in the roof between joists where the decking has decayed to collapse, and as a result there are numerous areas of messy moldy decay indoors. There has also been floor opening/repair suggesting that there probably have been past (or present) issues with frozen plumbing. This one needs a roof, followed by a total gutting and inspection, then resurfacing. Small outbuilding/shop. Minor debris around the yard. Has some potential for the handyman. Hot water heat ... possibly also freeze damaged. <b>Additional Disclosures:</b> 35; 32; 5 (see key for full text)<br><b>Summer Tax Due:</b> \$126.69 | 9245 E ROOSEVELT<br>RD HOLTON   | \$2,656.40 |

## Oceana (DNR)

| Lot # | Lot Information   | Address       | Min. Bid    |
|-------|---|---------------|-------------|
| 99151 | <p><b>Parcel ID:</b> 011-012-100-07; <b>Legal Description:</b> A strip of land in SE1/4 NW1/4 100 ft wide being parallel with and adjacent to the E'ly bank of Bender Creek also a strip of land 100 ft wide being parallel with and adjacent to the W'ly bank of Bender Creek.</p> <p><b>Comments:</b> The property is zoned Agricultural and is a 100" strip of land on both sides of Bender Creek .... two non-adjoining parcels on either side of the creek. Portions of the subject are adjacent to four adjacent private parcels which leave it landlocked from road access. The parcel is located between Buchanan and Pierce Roads west of 64th Avenue which is about 3.5 miles northwest of Shelby MI. 5 Acres more or less</p> <p><b>Additional Disclosures:</b> 7; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>  | Off Pierce Rd | \$1,125.00  |
| 99152 | <p><b>Parcel ID:</b> 012-006-300-05; <b>Legal Description:</b> Part of the SW 1/4 of Section 6 commencing at the S 1/4 corner of said Section th. N 01d 16' 24 E along the North and South 1/4 line 1623.57 ft. to the point of beginning th. S 78d 21' 25 W 382.15 ft. th. S 37d 04' 32 W 47.04 ft. th. S 01d 16' 24 W 551.84 ft. th. S 88d 43' 36 E 52.16 ft. th. S 07d 00' 00 W 167.37 ft. to the N'ly right-of-way of Log Road th. N 40d 14' 22 W along the N'ly right-of-way of Log Road 361.29 ft. th. N 49d 45' 38 E along the N'ly right-of-way of Log Road 32 ft. th. N 40d 14' 22 W along the N'ly right-of-way of Log Road 342.25 ft. to the E'ly right-of-way of U.S. 31 th. N 15d 13' 31 E along the E'ly right-of-way of U.S. 31 1372.60 ft. to the East and West 1/4 line th. S 86d 29' 11 E along the East and West 1/4 line 475.84 ft. to the center 1/4 corner th. S 01d 16' 24 W 1019.58 ft. to the point of beginning.</p> <p><b>Comments:</b> Parcel fronts on 66th Avenue to the south. Rolling, wooded property adjacent to the NB lane of US-31 (no access from the freeway). Wooded in Beech, Oak, Maple and some evergreens. Property rises about 120 feet in elevation from south to north. Power is probably 1000+ feet away unless it is underground at 68th Avenue. This is a nice piece of property. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p> | S 66th Avenue | \$47,000.00 |

## 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.

**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, see the [EGLE RIDE Mapper](#) for more details. 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 by visiting the [EGLE Baseline Environmental Assessments](#) website. All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

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

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

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

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

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

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

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

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

**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.

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

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

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

**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.

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

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