

Public Land Auction

Mason, Muskegon, Oceana

August 16th, 2021

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



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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





Facebook.com/TaxSaleInfo

There are two ways to bid at our auctions this year:

ONLINE VIA OUR WEBSITE

ABSENTEE BID

(Absentee bids are for those who do not have computer access)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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 [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is 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 or FedEx to ensure timely delivery.

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 e-mailing or 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).*

2021 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Benzie*, Grand Traverse, Manistee, Wexford	Eastern Upper Peninsula (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
Antrim, Charlevoix, Otsego	Crawford, Kalkaska*, Missaukee, Roscommon*	Alcona*, Alpena, Montmorency, Oscoda
8/5/2021	8/6/2021	8/12/2021
Cheboygan, Emmet, Presque Isle	Mason*, Muskegon, Oceana	Clare*, Lake*, Osceola, Newaygo DNR*
8/13/2021	8/16/2021	8/17/2021
Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Hillsdale, Jackson
8/18/2021	8/19/2021	8/20/2021
Monroe	Berrien*, Cass, Van Buren	Isabella, Mecosta*, Montcalm
8/23/2021	8/24/2021	8/25/2021
Allegan*, Ionia, Kent*, Ottawa	Bay, Gladwin, Midland DNR*	Clinton, Livingston, Shiawassee
8/26/2021	8/27/2021	8/30/2021
Lapeer, Saint Clair, Tuscola, Huron DNR*	Arenac, Iosco, Ogemaw	Saginaw*
8/31/2021	9/1/2021	9/2/2021
Genesee*	No Reserve Auction	* = Includes DNR Parcels
9/3/2021	10/15/2021	

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

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- 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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. 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 upon payment. 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, 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 printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Important Information Regarding Rules and Regulations

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

- Mason DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- 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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the DNR.

G. Bids are Binding

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

H. Limitations on Bidding

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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.

- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00, the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater, the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. 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 upon payment. 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, 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 printable 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	Sold For
4000	Parcel ID: 004-700-225-01; Legal Description: WHISKEY CREEK CAMPSITE CONDOMINIUM UNIT 225 SEC 25 T17NR16W Comments: This sale includes a condo campsite at the Whiskey Creek development in eastern Mason County SW of Scottville near the Lake County line. There is a camper here that we do NOT have title to, therefore we cannot sell (or even give) it to you. There is power here. Campspot is nicely wooded and private to some degree with a firepit and cleared spot in the center. Be sure to check with the Whiskey Creek folks online to gather all of the information about membership, rules and fees. http://www.whiskeycreekcondo.com is the website for the condo association itself. Personal Property; Association Fees; Condominium; Summer Tax Due: \$34.08	4730 E Silver Beeches;	\$1156.68	
4001	Parcel ID: 007-027-009-15; Legal Description: BEG 18 RODS W OF NE COR OF SEC TH W 33 FT, S 26 RODS, E 33 FT TH N 26 RODS TO POB SEC 27 T19N R18W .32 A M/L Comments: 33' wide parcel, runs 330 feet deep. West of 6433 W Dewey Road. Probably only of use to adjacent landowners. Level, dry wooded lands. Unbuildable Lands / Too Small; 33'/66' Width Parcel; Summer Tax Due: \$16.03	W. Dewey Road;	\$681.53	
4002	Parcel ID: 007-480-152-00; Legal Description: 3RD ADDITION TO PINEY RIDGE RESORT LOT 2 BLOCK 121 Comments: This parcel is located in the dune zone along the Lake Michigan shoreline near Ludington. Many lands in this area are federally protected and may not permit construction. There is no improved road to this parcel. It may suit a purpose for rustic camping. We suggest investigating all of the limitations to this parcel prior to bidding. Summer Tax Due: \$10.14	(Off) Piney Ridge Road;	\$641.34	
4003	Parcel ID: 007-480-324-00; Legal Description: 3RD. ADDITION TO PINEY RIDGE RESORT LOT 24 BLOCK 149. Comments: This parcel is located in the dune zone along the Lake Michigan shoreline near Ludington. Many lands in this area are federally protected and may not permit construction. There is no improved road to this parcel. It may suit a purpose for rustic camping. We suggest investigating all of the limitations to this parcel prior to bidding. Summer Tax Due: \$5.89	(Off) Piney Ridge Road;	\$637.61	
4004	Parcel ID: 011-136-025-05; Legal Description: COMM AT SE COR OF SEC TH N ALG SEC LINE 75.36 FT TO POB TH N ALG E SEC LINE 434.80 FT TH N 88 DEG 15'08"W 389.07 FT TH S 2 DEG 44'15"W 291.12 FT TH S 78 DEG37'03"E 408 FT TO POB EXC N 208.71 FT OFE 208.71 FT THEREOF SEC 36 T18N R17W 1.95 A M/L Comments: Buyer will be required to furnish a refundable \$500 deposit to the Mason county treasurer within 5 business days of the auction to ensure proper cleanup is performed. Garbage and debris must be cleaned up within 60 days of transfer and approved by the Mason County Building and Zoning Dept. Mid century mobile home sits on a partial block basement. Parcel is a little under 2 acres in size and is irregular in shape. The driveway to this property runs across a different parcel (not included) with a collapsing house on it. We can't be sure of the legality of that access, but there *is* property that touches the road to the south about 50 feet if you needed to build a new driveway. You could probably also buy the parcel in front ... The mobile needs some work, but it's structurally sound. Clean it out, and resurface and you're back in business. Living room has a roof leak, but the rest looks decent. Parcel is irregular in shape ... see images for a more finite view. Summer Tax Due: \$247.81	2771 S SCOTTVILLE RD SCOTTVILLE;	\$3398.73	
4005	Parcel ID: 012-471-027-00; Legal Description: OAK OPENINGS LOTS 27 TO 30 INC. BLOCK 18. Comments: North off Stolberg Road on a shared private road with no name. Level, dry wooded parcel is 4 platted lots in Oak Openings. The platted road here is unimproved. Summer Tax Due: \$8.92	(North off) Stolberg Road;	\$1071.28	

4006	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 012-482-001-00; Legal Description: OAK OPENINGS LOTS 1 TO 4 INC BLOCK 30 Comments: Bundle of two adjacent parcels in need of immediate clean up. Buyer will be required to post a \$20,000.00 performance bond in order to purchase this property. 7067 Stolberg must have the structure removed and all garbage and debris removed within 6 months of transfer. 2383 N 32nd St must have the foundation/pad removed along with all garbage and debris within 6 months of transfer. Mason County Building and Zoning must give final approval after clean up is complete. All 4 corners of this concrete block building are shifting, and there is a horizontal crack and deflection in the rear wall. Give it about 3 years (or one really good snow load) and this may be inverted. Likely beyond economic sense to repair at this point. Corner lot in Oak Openings near Tallman Lake. Sale 4007 is just to the rear if you'd like even more to clean up. Power here has been dropped by the utility provider. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$20,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Dangerous Building;</p> <p>(2 of 2) Parcel ID: 012-482-005-00; Legal Description: OAK OPENINGS LOTS 5, 6, 7, 26, 27 & 28, BLOCK 30. Comments: Parcel in the Oak Openings plat near Tallman Lake. There is what left of a house that collapsed or perhaps burned. There is nothing salvagable here except possibly a well or septic. Value in the land. Sale 4006 is adjacent if you want more room. Dangerous Building; Summer Tax Due: \$256.09</p>	7067 E STOLBERG RD FOUNTAIN; 2383 N 32ND ST FOUNTAIN;	\$5153.22	
4008	<p>Parcel ID: 015-018-008-60; Legal Description: N 295.16 FT OF W 295.16 FT OF E 1/2 OF NW 1/4. SEC 18 T19N R17W 2 A M/L Comments: Well, we don't get these often. Abandoned oil and gas production facility (known as a "tank battery") on a square, fully fenced 2 acre parcel near Hamlin Lake in northern Mason County. The good news (if there is any) is that the geotextile liners appear to be retaining liquids, so there should be less contamination than there could be. The bad news is that the site will likely require expensive, insured, professional cleanup to return to any sort of use. There is a strong odor here (methanol?). See the photos for more detail. DO YOUR DUE DILIGENCE BEFORE BIDDING ON THIS. What might look like a pile of scrap metal might be a big headache. Most anything of value here (pumps, generators) have been removed. We strongly suggest a baseline environmental assessment be done at purchase. There is no well *on* this parcel. The well that fed the facility has been capped. It requires full decommissioning and is supervised by the Michigan EGLE. Contamination Indicators; Summer Tax Due: \$61.35</p>	4603 W FOUNTAIN RD LUDINGTON;	\$1604.73	

4009	<p>Parcel ID: 015-024-007-72; Legal Description: N 308 FT OF E 318 FT OF SW 1/4 OF NE 1/4 OF NW 1/4 SEC 24 T19N R17W 2.24 A M/L Comments: Please note: A \$20,000.00 performance bond is required in order to purchase this property. The structure and shed must be demolished and all garbage and debris must be removed within 6 months of transfer. Mason County Building and Zoning must give final approval after cleanup is complete. Square parcel on a gravel road. There is a collapsing mobile biltmore here and a yard full of debris that includes trailers, boats and everything else that you can imagine. The structure is shot. There has been partial collapse, that was "fixed" by building post-and-beam support inside. Apparently the plumbing underneath froze, because plastic PVC water lines now run across the ceiling. The value here is in the land. Everything else here belongs in the landfill. There is a well here somewhere mixed in with the rubble. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$20,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Dangerous Building;</p> <p>Summer Tax Due: \$136.89</p>	4275 N FOREST LANE SCOTTVILLE;	\$1913.45	
4011	<p>Parcel ID: 052-106-002-00; Legal Description: CITY ASSESSOR'S REPLAT LOT 2 BLOCK 6 Comments: Cute little vinyl sided bungalow in Scottville. 2 BR 1 BA. Wood floors, newer roof and furnace. This one has a lot of potential in the right hands. Suffering from "that animal smell" and basement dampness issues at present. Needs dejunking and a real thorough cleaning. Ancient 60A fused electrical service. One car detached garage. Second bedroom is tiny (they're both small). Spartan kitchen and bath. Walkout basement with interior stairwell as well. Don't miss this one if you're looking in this area!</p> <p>Summer Tax Due: \$669.62</p>	306 S MAIN ST SCOTTVILLE;	\$7405.62	
4012	<p>Parcel ID: 052-106-006-00; Legal Description: CITY ASSESSOR'S REPLAT LOT 6 BLOCK 6 Comments: At the SE corner of the intersection of W Crowley and Second Streets in Scottville. Level, open, and ready for your new home! Would also made an excellent neighbor purchase for yard expansion! Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$75.68</p>	203 S CROWLEY ST SCOTTVILLE;	\$20747.25	
4013	<p>Parcel ID: 052-217-005-00; Legal Description: CITY ASSESSOR'S REPLAT LOTS 5 & 10 BLOCK 17. Comments: Parcel is roughly 300' feet wide x about 3 or 4 feet wide. It has no road frontage. Sits to the rear of 116 and 118 E 2nd Street in Scottville at the edge of a ravine. About 973 square feet of pure Michigan! Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$10.56</p>	(Behind) 116-118 E 2nd St;	\$694.53	

Mason DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10081	Parcel ID: 53-007-720-214-00; Legal Description: WEIMER SUBDIVISION BLOCK 12 LOTS 14 18 Comments: Parcel is roughly 60 feet wide x 220 feet deep. It has steep uphill frontage on N Lakeshore Drive, but the primary footprint of the lot sits atop the hill on Pere Marquette Road. Very nice "through the trees" views of Hamlin Lake to the west/sunsets. Zoned R-2. You will want to check with local zoning officials as to whether the parcel is large enough for new construction. Would make a wonderful addition for a neighboring property. This is state owned DNR excess property. Dnr Aa; Summer Tax Due: TBA	Pere Marquette Road;	\$4050.00	
10082	Parcel ID: 53-002-750-048-00; Legal Description: WINCHESTER VILLAGE SUBDIVISION LOT 48 Comments: Nice wooded residential parcel with creek frontage to the rear on Weldon Creek. Located north of Walhalla on a quiet dead end road. parcel is roughly 1/2 acre in size. Zoned RE - Rural estate. This is a state owned, DNR surplus lands parcel. Dnr Aa; Summer Tax Due: TBA	Northwood Drive;	\$2600.00	

Muskegon

Lot #	Lot Information	Address	Min. Bid	Sold For
4500	Parcel ID: 02-009-200-0013-50; Legal Description: MONTAGUE TOWNSHIP SEC 9 T12N R17W ALL THAT PT OF THE FOLLOWING DESC TRACT "A" LYING NELY OF A LN DESC AS COM AT E 1/E COR OF SD SEC TH N 87D 54M 27S W ALG THE E/W 1/4 LN 1408.05 FT TH N 45D 07M 03S W 561.02 FT TH S 67D 18M 30S W 343.34 FT TO POB TH N 20D 36M 09S W 531.05 FT TO POE TRACT "A": THE N 200 FT OF S 400 FT OF SW 1/4 OF NE 1/4 Comments: Triangle shaped landlocked vacant lot between a house and the highway Summer Tax Due: \$3.86	US 31 MONTAGUE;	\$443.24	
4501	Parcel ID: 02-691-000-0039-00; Legal Description: MONTAGUE TOWNSHIP PARKWOOD MOBILE VILLAGE #1 LOT 39 Comments: Mobile home in bad shape. Water damage evident. Detached shed. Mobile Home; Summer Tax Due: \$260.38	10640 PARKWOOD DR MONTAGUE;	\$3559.77	
4502	Parcel ID: 04-355-064-0001-00; Legal Description: BLUE LAKE TOWNSHIP FRUITVALLEY ADDITION TO FRUITVALE LOT 1 BLK 64 SEC 17 T12N R16W Comments: Roughly 50 x 100 lot in the country Summer Tax Due: \$2.35	RUSSELL RD WHITEHALL;	\$420.41	
4503	Parcel ID: 04-530-001-0081-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADITION TO FRUITVALE LOT 81 BLK 1 SEC 3 T12N R16W Comments: Approximately 25 by 100 lot in the country Summer Tax Due: \$1.17	HOLTON;	\$401.71	
4504	Parcel ID: 04-530-010-0026-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADDITION TO FRUITVALE LOTS 26-29 INC BLK 10 SEC 3 T12N R16W Comments: Vacant landlocked lot approx 125x100 Summer Tax Due: \$6.77	HOLTON;	\$488.87	
4505	Parcel ID: 05-016-100-0006-00; Legal Description: HOLTON TOWNSHIP SEC 16 T12N R15W W 5 AC OF E 1/2 OF NE 1/4 OF NW 1/4. Comments: Four plus acres of vacant land in the country Summer Tax Due: \$118.20	BRUNSWICK RD HOLTON;	\$1850.18	
4506	Parcel ID: 06-102-100-0001-10; Legal Description: FRUITLAND TOWNSHIP SEC 2 T11N R17W S 5 FT OF W 442 FT OF N 990 FT OF NW 1/4 Comments: Back there, about 1000 feet, five foot wide strip Summer Tax Due: \$2.41	DURHAM RD WHITEHALL;	\$769.49	
4507	Parcel ID: 06-112-100-0008-00; Legal Description: FRUITLAND TOWNSHIP SEC 12 T11N R17W THAT PART OF NE 1/4 OF NW 1/4 LYING NELY OF BELL RD SWLY OF PM RR & S OF LAKEWOOD RD EXC COM AT A PT 214.5 FT E OF NW COR OF NE 1/4 OF NW 1/4 AS A POB TH E 600 FT TH SWLY 231 FT TH NWLY 600 FT TO POB Comments: 4 acres of wooded property, teardrop shape Summer Tax Due: \$36.01	BELL RD WHITEHALL;	\$917.03	
4508	Parcel ID: 07-009-300-0001-00; Legal Description: DALTON TOWNSHIP SEC 9 T11N R16W N 20 RDS OF NW 1/4 OF SW 1/4 Comments: Occupied or frequented, Small house in fair condition, over 9 acres of land Summer Tax Due: \$425.09	5770 RUSSELL RD TWIN LAKE;	\$4105.37	
4509	Parcel ID: 07-012-400-0009-00; Legal Description: DALTON TOWNSHIP SEC 12 T11N R16W E 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 EXC N 198 FT TH'OF Comments: Over three acres of wooded vacant land Summer Tax Due: \$80.96	DALSON RD TWIN LAKE;	\$906.71	
4510	Parcel ID: 07-702-004-0014-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 14 AND LOTS 29-34 INC BLK 4 SEC 4 T11N R16W Comments: Small landlocked lot on a paper road Summer Tax Due: \$16.87	MICHIGAN TWIN LAKE;	\$632.36	
4511	Parcel ID: 07-702-011-0003-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 3-5 INC BLK 11 SEC 4 T11N R16W Comments: Landlocked micro lot on a paper road Summer Tax Due: \$4.70	VACANT TWIN LAKE;	\$453.35	
4512	Parcel ID: 07-702-011-0008-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 8-12 INC BLK 11 SEC 4 T11N R16W Comments: Landlocked small vacant lot on a paper road Summer Tax Due: \$7.05	VACANT TWIN LAKE;	\$489.31	

4513	Parcel ID: 07-712-006-0012-00; Legal Description: DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOTS 12 & 13 BLK 6 SEC 3 T11N R16W Comments: Landlocked micro lot on a paper road Summer Tax Due: \$1.75	VACANT TWIN LAKE;	\$405.95	
4514	Parcel ID: 08-170-000-0334-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 15 T11N R15W CLEAR LAKE PROPERTIES LOT 334 Comments: Vacant lot with no current street access, approximately 25x100 Summer Tax Due: \$2.35	9TH ST TWIN LAKE;	\$417.94	
4515	Parcel ID: 08-775-000-0001-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 1 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Association Fees; Summer Tax Due: \$147.20	4208 LOCKSLEY LN TWIN LAKE;	\$2652.52	
4516	Parcel ID: 08-775-000-0002-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 2 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Association Fees; Summer Tax Due: \$147.20	4210 LOCKSLEY LN TWIN LAKE;	\$2652.52	
4517	Parcel ID: 08-775-000-0003-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 3 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Association Fees; Summer Tax Due: \$147.20	4212 LOCKSLEY LN TWIN LAKE;	\$2652.52	
4518	Parcel ID: 08-775-000-0004-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 20 T11N R15W STONEGATE TRADITIONS CONDOMINIUM UNIT 4 Comments: Condo site. Consult with local building officials and the condominium association before buying. Make sure it's what you think it is. Association Fees; Summer Tax Due: \$147.20	4214 LOCKSLEY LN TWIN LAKE;	\$2652.52	
4519	Parcel ID: 09-009-300-0025-10; Legal Description: LAKETON TOWNSHIP SEC 9 T10N R17W TH E 212.5 FT OF THE NE 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4 EXC THE S 297 FT TH'OF Comments: 30 foot by 120 foot strip (i.e., not buildable) in the country Unbuildable Lands / Too Small; Summer Tax Due: \$15.30	N PETERSON RD MUSKEGON;	\$625.14	
4520	Parcel ID: 09-390-000-0045-00; Legal Description: LAKETON TOWNSHIP HAVENGAS SUB LOT 45 SEC 1 T10N R17W Comments: Small house, occupied or frequented, bring yard tools Summer Tax Due: \$362.76	1565 HANSEN ST MUSKEGON;	\$7563.81	
4522	Parcel ID: 09-642-000-0062-00; Legal Description: LAKETON TOWNSHIP NORTHLAND PARK SUB #2 LOT 62 SEC 11 T10N R17W Comments: Check with local unit building authority as to buildable Summer Tax Due: \$91.59	CADILLAC DR MUSKEGON;	\$1242.19	
4523	Parcel ID: 10-025-400-0019-20; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 25 T10N R16W PART OF THE SE 1/4 OF THE SE 1/4 OF SEC 25 DESC AS: COMM AT THE SE COR OF SD SEC; TH N 01D 18M 32S E 629.35 FT ALG THE E LN OF SD SEC TO THE POB; TH CONT N 01D 18M 32S E 121.22 FT; TH N 89D 59M 41S W 360 FT; S 01D 18M 32S W 121.22 FT; TH S 89D 59M 41S E 360 FT TO POB CONT 1.002 ACS SUBJ TO HWY ROW FOR BROOKS RD OVER THE ELY 33 FT THEREOF. ALSO SUBJ TO ANY ESMTS, RESTRICTIONS, AND ROW OF RECORD Comments: OCCUPIED double wide on nearly an acre of land Mobile Home; Occupied; Summer Tax Due: \$313.92	1681 S BROOKS RD MUSKEGON;	\$6328.45	
4524	Parcel ID: 10-026-200-0022-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W COM 33 FT S & 893 FT W OF NE COR OF THE NE 1/4, NE 1/4 OF SEC 26, TH S 264 FT, TH W 100 FT, TH N 264 FT, TH E 100 FT TO BEG .62A EXC THE N 7 FT TO BE USED FOR HWY PURPOSES SUBJ TO A PERMANENT UTILITY ESMT OVER THE S 25 FT OF THE N 32 FT OF THIS PROPERTY Comments: Commercial vacant lot on a main road Summer Tax Due: \$147.20	3059 E APPLE AVE MUSKEGON;	\$5052.31	
4525	Parcel ID: 10-180-000-0004-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 34 T10N R16W BARTLEYS SUB D LOT 4 Comments: Vacant lot in a residential neighborhood, about 82x123. The car does not come with it, the tires very well may. Summer Tax Due: \$21.88	1953 WOODWARD ST MUSKEGON;	\$767.52	

4526	Parcel ID: 10-370-000-0003-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 4 T10N R15W A N HANSEN'S SUB'D THE W 235.6 FT LOT 3 Comments: Vacant 100x235 lot in a neighborhood. Check with local unit building authority as to buildable. Summer Tax Due: \$60.83	N GETTY ST MUSKEGON;	\$1209.01	
4529	Parcel ID: 10-404-000-0337-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W HOME GARDENS NO 4 LOT 337 Comments: Older house in good shape. Fixer upper or move in. Summer Tax Due: \$361.38	1954 CATHERINE AVE MUSKEGON;	\$8351.27	
4530	Parcel ID: 10-753-000-0013-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W SHADY WOODS LOT 13 Comments: OCCUPIED house in Muskegon Township, detached garage, needs updating Occupied; Summer Tax Due: \$263.08	1961 MCLAUGHLIN AVE MUSKEGON;	\$6811.55	
4531	Parcel ID: 11-018-200-0020-00; Legal Description: EGELSTON TOWNSHIP SEC 18 T10N R15W A PARCEL OF LAND IN SE 1/4 OF NE 1/4 DESC AS COM AT E 1/4 COR OF SD SEC TH W 1315.63 FT ALG E/W 1/4 LN OF SD SEC TO W LN OF SE 1/4 OF NE 1/4 TH ALG SD W LN N 01D 56' E 332.44 FT TO POB OF THIS DESC TH CONT ALG SD W LN N 01D 56' E 660.36 FT TO SWLY LN OF CONSUMERS POWER FEE STRIP TH ALG SD SWLY LN S 38D 54' 34" E 843.79 FT TH W 552.26 FT TO POB Comments: Over four acres in a triangle shaped parcel Summer Tax Due: \$155.44	MACARTHUR RD MUSKEGON;	\$2124.36	
4532	Parcel ID: 11-021-200-0005-00; Legal Description: EGELSTON TOWNSHIP THE E 2 ACRES OF THE N 1/2 OF THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF NE 1/4 SEC 21 T10N R15W. Comments: OCCUPIED small house with a couple small outbuildings Occupied; Summer Tax Due: \$325.66	251 S HILTON PARK RD MUSKEGON;	\$5647.27	
4533	Parcel ID: 11-030-100-0033-00; Legal Description: EGELSTON TOWNSHIP SEC 30 T10N R15W THAT PART OF THE W 1/2 NW 1/4 DESC AS COMM AT THE W 1/4 COR SD SEC, TH ALNG W LINE SD SEC N 275.50 FT TO A POINT 275 FT NLY OF THE E/W 1/4 LINE FOR THE POB, CONT. ALNG SD W LINE N 138.54 FT, TH ALNG THE NLINE OF S 1/3 OF N 6 ACRES OF S 12 ACRES OF THE W 1/2 NW 1/4 N 87 DEG 23' 08" E 200 FT, TH S 138.64 FT TO A POINT 275 FT NLY OF THE E/W 1/4 LINE TH S 87 DEG 24' 53" W 200 FT TO POB. SUBJECT TO EASEMENTS Comments: OCCUPIED Small house on a crawl, small garage and shed Occupied; Summer Tax Due: \$197.78	1340 S BROOKS RD MUSKEGON;	\$4176.11	
4534	Parcel ID: 11-410-002-0021-00; Legal Description: EGELSTON TOWNSHIP MARCH GARDENS #1 LOTS 21, 22, 41 & 42 BLK 2 Comments: Some of the neighbor's possessions may have spilled over. Summer Tax Due: \$70.65	S CHANDLER ST MUSKEGON;	\$2178.70	
4535	Parcel ID: 13-002-200-0010-00; Legal Description: CASNOVIA TOWNSHIP SEC 2 T10N R13W S 242 FT OF THAT PART OF SE 1/4 OF NE 1/4 LYING E OF C & O R/WAY. Comments: OCCUPIED Manufactured home, pole barn with two over head doors Mobile Home; Occupied; Summer Tax Due: \$292.97	1801 NEWAYGO RD BAILEY;	\$2872.14	
4537	Parcel ID: 16-007-100-0030-00; Legal Description: SULLIVAN TOWNSHIP SEC 7 T9N R15W COM AT SE COR OF NE 1/4 OF NW 1/4 TH W 133 FT TH N 140 FT TH E 133 FT TH S 140 FT TO POB Comments: The lot is about 140 by 100. Look closely at the picture, you can make out a structure. Now, more about the lot... Summer Tax Due: \$128.33	3575 CLOVERVILLE RD FRUITPORT;	\$2453.49	
4538	Parcel ID: 16-220-013-0001-30; Legal Description: SULLIVAN TWP CATLIN & MUNGERS SUB E 200 FT OF BLK 13 Comments: Out yonder beyond the trail, there is a vacant lot about 200x360. Land locked vacant lot, that is. Summer Tax Due: \$162.50	SPAULDING RD RAVENNA;	\$5705.67	
4539	Parcel ID: 24-140-001-0008-00; Legal Description: CITY OF MUSKEGON ALBERTS & HOLTHE SUB LOTS 8 & 9 BLK 1 Comments: 80x139 vacant corner lot in the city Summer Tax Due: \$42.38	734 LYMAN AVE MUSKEGON;	\$1154.15	
4540	Parcel ID: 24-165-000-0018-00; Legal Description: CITY OF MUSKEGON BOLEMA GROVE SUB DIV PART OF BLK 2 R P EASTONS 2ND SUB-DIV OF PART OF SEC 32 T10N R16W LOT 18 Comments: Small house in rough shape, detached garage Summer Tax Due: \$216.90	1869 MANZ ST MUSKEGON;	\$8254.80	

4541	Parcel ID: 24-175-000-0080-00; Legal Description: CITY OF MUSKEGON BRUNSWICK ADD LOT 80 Comments: Narrow vacant lot Summer Tax Due: \$26.01	1934 HUDSON ST MUSKEGON;	\$2851.87	
4542	Parcel ID: 24-185-100-0003-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 3 BLK 100 Comments: OCCUPIED house Occupied; Summer Tax Due: \$186.98	1618 ELWOOD ST MUSKEGON;	\$4000.69	
4543	Parcel ID: 24-205-063-0002-50; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 40 FT OF S 100 FT LOT 2 BLK 63 Comments: Narrow lot, check with local unit authority as to buildable Summer Tax Due: \$16.38	1079 HOLT ST MUSKEGON;	\$2661.47	
4544	Parcel ID: 24-205-087-0020-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 PART OF LOTS 20 & 21 LYING WLY OF A LINE COMMENCING AT A PT ON SLY LINE OF LOT 21 2 FT ELY OF SW COR LOT 21 THENCE NELY IN A STRAIGHT LINE TO A PT ON NLY LINE LOT 20 3 FT WLY OF NE COR LOT 20 BLK 87 Comments: OCCUPIED house Occupied; Summer Tax Due: \$193.08	682 HILL AVE MUSKEGON;	\$4945.15	
4545	Parcel ID: 24-205-130-0007-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 46 2/3 FT LOTS 7 & 8 BLK 130 Comments: Check with local unit building authority as to buildable Summer Tax Due: \$16.48	312 CROSS AVE MUSKEGON;	\$1665.33	
4546	Parcel ID: 24-205-199-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 1 BLK 199 Comments: Approx 66x70 vacant lot, demo twenty years ago Summer Tax Due: \$16.48	747 EMERALD ST MUSKEGON;	\$626.18	
4547	Parcel ID: 24-205-205-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 54 FT LOT 11 & S 1/2 LOT 12 BLK 205 Comments: House is boarded, seems to have good bones, fixer upper Summer Tax Due: \$154.46	881 FORK ST MUSKEGON;	\$4248.43	
4548	Parcel ID: 24-205-209-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 209 Comments: Check with local unit building authority as to buildable Summer Tax Due: \$18.83	216 ALLEN AVE MUSKEGON;	\$1488.60	
4549	Parcel ID: 24-205-211-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 BLK 211 Comments: OCCUPIED house Occupied; Summer Tax Due: \$135.15	381 AMITY AVE MUSKEGON;	\$2216.58	
4550	Parcel ID: 24-205-247-0004-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 247 Comments: Approx 66x76 vacant lot, consult local unit building authority as to buildable Summer Tax Due: \$17.66	348 E ISABELLA AVE MUSKEGON;	\$916.83	
4551	Parcel ID: 24-205-278-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 60 FT OF N 43.5 FT LOT 12 BLK 278 Comments: Vacant corner lot Summer Tax Due: \$15.30	1497 JIROCH ST MUSKEGON;	\$4592.70	
4554	Parcel ID: 24-205-461-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 12 BLK 461 & W 1/2 VAC ALLEY ABUTTING Comments: Boarded, seems to have good bones. Nice project for someone. Occupied; Summer Tax Due: \$309.31	305 W LARCH AVE MUSKEGON;	\$6062.38	
4557	Parcel ID: 24-610-000-0032-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 1 LOT 32 Comments: Check with local unit building authority as to buildable. Approx 52x131 Summer Tax Due: \$16.74	1427 DUDLEY AVE MUSKEGON;	\$766.71	
4558	Parcel ID: 24-611-000-0372-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 372 Comments: 33 foot wide, no extra charge for the sidewalk and telephone right of way Summer Tax Due: \$31.79	1296 JAMES AVE MUSKEGON;	\$1074.65	

4559	Parcel ID: 24-620-001-0004-00; Legal Description: CITY OF MUSKEGON MUSKEGON VALLEY FURNITURE COS SUB DIV OF PART OF BLK 98 LOT 4 BLK 1 Comments: 50x111 foot lot. Consult local unit building authority as to buildable. Summer Tax Due: \$16.48	763 CATAWBA AVE MUSKEGON;	\$748.32	
4560	Parcel ID: 24-620-001-0016-00; Legal Description: CITY OF MUSKEGON MUSKEGON VALLEY FURNITURE COS SUB DIV OF PART OF BLK 98 LOT 16 BLK 1 Comments: OCCUPIED small house, looks to be in good shape Occupied; Summer Tax Due: \$112.13	764 LOUIS AVE MUSKEGON;	\$1937.48	
4561	Parcel ID: 24-675-026-0001-00; Legal Description: CITY OF MUSKEGON PLAT A MUSKEGON HTS LOT 1 BLK 26 Comments: Vacant lot approx 50x125 Consult local unit building authority as to buildable. Had been a demolition years ago. Summer Tax Due: \$27.07	1907 HOYT ST MUSKEGON;	\$913.34	
4562	Parcel ID: 24-750-000-0096-00; Legal Description: CITY OF MUSKEGON SAMBURT PARK LOT 96 & E 1/2 OF BURTON RD VAC ADJ TO SAID LOT Comments: Occupied or frequented, small concrete block house. Fixer upper potential. Summer Tax Due: \$131.52	1300 LANGELAND AVE MUSKEGON;	\$2235.56	
4563	Parcel ID: 24-763-002-0014-00; Legal Description: CITY OF MUSKEGON SUB DIV OF LOTS 2-3 BLK 1 R P EASTONS 2ND SUB DIV PART OF SEC 32 LOT 14 & S 2 FT LOT 13 BLK 2 Comments: Approx 40x101. Consult with local unit building authority as to buildable. Summer Tax Due: \$27.07	1950 TERRACE ST MUSKEGON;	\$941.16	
4564	Parcel ID: 24-796-001-0008-10; Legal Description: CITY OF MUSKEGON TERRACE ST ADD E 1/2 VAC N/S ALLEY IMMEDIATELY ADJ TO LOT 8 BLK 1 (8' X 40') Comments: 8 ft Strip of Land Behind a House - Landlocked Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$1.17	1957 TERRACE ST B MUSKEGON;	\$405.16	
4576	Parcel ID: 26-185-143-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 143 LOT 12 Comments: Vacant commercial corner lot on busy intersection. Had been a demo. Summer Tax Due: \$374.89	60 W SHERMAN BLVD MUSKEGON HEIGHTS;	\$2352.52	
4577	Parcel ID: 26-185-143-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 143 LOTS 13 & 14 Comments: Vacant commercial corner lot--had been a paved parking lot Summer Tax Due: \$224.52	2544 JEFFERSON ST MUSKEGON HEIGHTS;	\$1529.70	
4581	Parcel ID: 26-400-003-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOMELAWN ADD'N BLK 3 LOT 8 & W 1/2 OF VAC ALLEY ADJ THERTO Comments: OCCUPIED, Nice house in good shape Occupied; Summer Tax Due: \$983.50	3236 EIGHTH ST MUSKEGON HEIGHTS;	\$4263.74	
4594	Parcel ID: 26-874-000-0134-00; Legal Description: CITY OF MUSKEGON HEIGHTS THE EAST 55 FT OF LOT 134 AND THE WEST 55 FT OF LOT 135 WOODCLIFFE NO. 4 SUBD Comments: OCCUPIED Modern build large home in good shape Occupied; Summer Tax Due: \$2,657.92	3193 FIELSTRA DR MUSKEGON HEIGHTS;	\$10767.57	
4595	Parcel ID: 27-150-000-0032-00; Legal Description: CITY OF NORTON SHORES AVONDALE LOT 32 Comments: OCCUPIED small home in fair shape Occupied; Summer Tax Due: \$297.32	2978 BAILEY ST NORTON SHORES;	\$1959.11	
4596	Parcel ID: 27-700-002-0021-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOT 21 AND S 1/2 OF LOT 20 BLK 2 Comments: 45x125 vacant corner lot Summer Tax Due: \$89.39	2875 AUSTIN ST NORTON SHORES;	\$1090.87	
4597	Parcel ID: 27-701-000-0043-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE NO 1 LOT 43 Comments: Vacant lot approx 67x133, consult with local unit building authority as to buildable Summer Tax Due: \$119.25	2891 HUIZENGA ST MUSKEGON;	\$1328.05	

4598	Parcel ID: 42-501-002-0004-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADD'N NO 1 PLAT OF LOTS 4-22 INC AND LOTS 30-48 INC BLK 2 SEC 5 T11N R16W Comments: 200x100 vacant lot on a paper road Summer Tax Due: \$143.82	53 E ASHLAND ST TWIN LAKE;	\$1909.31	
4599	Parcel ID: 42-502-007-0014-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 2 PLAT OL LOTS 14-21 INC BLK 7 SEC 5 T11N R16W Comments: Landlocked 100x100 lot Summer Tax Due: \$3.85	VACANT TWIN LAKE;	\$418.19	
4650	Parcel ID: 42-505-001-0001-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADD'N NO 5 LOTS 1-7 INC BLK 1 SEC 5 T11N R16W Comments: House in rough shape. Fixer upper for the discerning customer. Summer Tax Due: \$390.78	483 W KENWOOD TWIN LAKE;	\$3894.05	

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Lot #	Lot Information	Address	Min. Bid	Sold For
4600	<p>Parcel ID: 001-620-004-00; Legal Description: PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION N 1/2 OF LOT 4 BLOCK 10. Comments: Itsy bitsy, teeny tiny lot in the Pythian Park plat. the "good news" is that it has frontage on the Pere Marquette Highway. The "bad news" is that this is only 1398 square feet ... it's roughly 25' x 60' ... minus a corner under the hiway r/o/w ... so there isn't much you can do with it. (The neighbor should own this). Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$16.53</p>	Pere Marquette Highway;	\$893.29	
4601	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 001-621-001-00; Legal Description: PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20 & 21 BLOCK 11. Comments: As Pythian Park offerings go, this one has two benefits to the typical sale. First, they're not horribly far off the Pere Marquette Highway. So if you wanted to improve a road over platted streets (assuming they're not vacated) that's a possibility ... or you could buy or negotiate an easement across other property to get there ... it's only a couple hundred feet from blacktop and power. Benefit #2, is that this is almost 2 acres of land ... and not a single 25 foot wide lot as we often see out here. So go take a look ... and see what you think! Topo maps do indicate that the lands east of here are marshy ... so consider that as well. We are including sales 4601, 4602 and 4603 in one sale lot here. Three parcels, one money.</p> <p>(2 of 3) Parcel ID: 001-621-010-00; Legal Description: PYTHIAN PARK SUBDIVISION LOTS 10-11-12-22-23 & 24 BLK 11.</p> <p>(3 of 3) Parcel ID: 001-622-001-00; Legal Description: 5449 W BARKLEY AVE PYTHIAN ADPYTHIAN PARK SUBDIVISION LOTS 1 TO 5 INC'L BLK 12.</p> <p>Summer Tax Due: \$189.57</p>	<p>(Off) Pere Marquette Highway;</p> <p>5449 W BARKLEY AVE PENTWATER;</p>	\$4212.87	
4604	<p>Parcel ID: 002-011-100-30; Legal Description: SEC 11 T16N R17W. 4.14 A M/L PARCEL X-1 COM AT NE COR, TH S 0° 09' 57" W 400FT, TH N 88° 25' 40" W 348.48 FT TO POB, TH N 88° 25' 40" W 969.36 FT, TH S 0° 09' 05" W 186.25 FT, TH S 88° 25' 40" E 969.36 FT, TH N 0° 09' 57" E 186.28 FT TO POB INCL ESMT. 863 W RIVER RIDGE RD Comments: Older mobile home with a wood frame addition. This has been used in recent years as a hunt camp, and not regularly occupied in a decade or three. Parcel is 186' (n-s) x 969' (e-w) and brushy woods. You will want to get top this property from the east, as the west drive in on W River Ridge Road is pretty similar to an ATV trail. The mobile is fairly intact, but the wood frame addition and roofover are in kinda tough shape and open to the elements. There are several holes large enough for critters to enter, and they seem to have done so. Wood heat and a propane forced air furnace. There is an ooooold mobile on the property as well. We believe that most of the vehicle, tires etc near this building belong to the neighbor to the east. Note: Sale 4605 ... which is *not* adjacent to this parcel ... is very nearby and does not have road frontage. That could be an additional 3.97 acres to play on.</p> <p>Summer Tax Due: \$105.24</p>	863 W RIVER RIDGE RD PENTWATER;	\$2198.92	
4605	<p>Parcel ID: 002-011-100-31; Legal Description: PARCEL K-2 SPL FR 100-12 IN 89 PER AA SEC 11 T16N R17W. PT OF NE 1/4 COM AT E 1/4 COR, TH N 88° 12' W 1317.42 FT TO E 1/8 LN, TH N 0° 09' 05" E 1418.67 FT TO POB, TH N 0° 09' 05" E 401.71 FT, TH N 88° 35' 30" W 470 FT, TH S 0° 09' 05" W 401.71 FT, TH S 88° 35' 30" E 470 FT TO POB. Comments: This is a roughly 4 acre parcel located off W River Ridge Road in Weare Township. It has no improved public road access to it that we could locate, and no known "legal" access via easement. River Ridge Road does not appear to exist where it is shown on the maps and the two track that accesses the parcel from the SE crosses other peoples lands. It is located a couple hundred feet SW of sale 4604. It is younger growth and brushy. Dry, level, partly open lands.</p> <p>Summer Tax Due: \$48.90</p>	(Off) W River Ridge Road;	\$1353.49	

4606	<p>Parcel ID: 004-015-400-02; Legal Description: 7415 N 192ND AVE SEC 15 T16N R15W. 1.12 A S 16 RDS OF E 11 RDS OF N 1/2 OF SE 1/4. Comments: This is a 1.12 acre parcel that fronts on N 192nd Avenue. It is within a fenced area that has crops on it that are planted by someone else. Not sure why that is the case but it is what it is. This is uplands, open tillable property. Located on a seasonal road. We don't see power or phone on this road. We marked the approximate roadfront corners with pink survey tape. Crop Or Nursery Planting; Summer Tax Due: \$19.92</p>	7415 N 192ND AVE WALKERVILLE;	\$911.44	
4607	<p>Parcel ID: 004-032-200-09; Legal Description: 6216 E MINKE RD SEC 32 T16N R15W. 5 A M/L PCL A W 1/4 OF S 1/2 OF SE 1/4 OF NE 1/4. Comments: Late century mobile home on a 5 acre parcel near Black Lake and just a few miles north of Walkerville in eastern Oceana County. The mobile is generally solid, but grubby. Needs a scrubbing, resurfacing and elimination of "pet smells". The furnace appears to be in parts, so we will assume that it's not working and there is probably frozen plumbing underneath as well. The parcel is generally level. USGS topographical maps indicate that the rear section of the property is likely to be marshy. Fronts 330' feet on the north side of E Minke Road and runs 660' feet deep. We did not see any obvious cleared trails back into the property beyond the mobile. Front porch is shot. Roof isn't leaking that we could see. Last use about 2013. 2 bedrooms one bath. Standard mobile home fare. No tongue. Mobile Home; Summer Tax Due: \$115.01</p>	6216 E MINKE RD WALKERVILLE;	\$2431.39	
4608	<p>Parcel ID: 011-412-369-00; Legal Description: SEC 31 T14N R18W COBMOOSA SHORES NO 2 LOT 369 Comments: This is a beautiful hillside lot at the Cobmoosa Shores plat near Lake Michigan, east of Shelby. The lot rises about 40 feet from the road to the rear of the lot building here would require some engineering for sure. Idyllic setting nestled in the quiet rolling woods. This is an area of very nice, newer, upscale resort homes. There is an active POA here, and there are restrictions and association fees. Please understand those prior to bidding. We noticed that the two roadfront corners are staked. Also, you may wish to investigate whether this parcel is in a "critical dune" controlled area. There could be prohibition to excavation here ... though we do notice there are many other newer homes in this area. Terrain Challenged; Association Fees; Summer Tax Due: \$100.71</p>	W ERIE TRAIL SHELBY;	\$1841.37	
4609	<p>Parcel ID: 012-021-200-06; Legal Description: SEC 21 T14N R17W. .10 A PCL OF LND 4 RD SQ IN SW COR OF W 1/2 OF SE 1/4 OF NE 1/4. Comments: This parcel is 66' feet x 66' feet in size less the right-of-way for the road sooooooooo there isn't much here. Certainly too small to build on. Unbuildable Lands / Too Small; Summer Tax Due: \$0.89</p>	W BAKER RD SHELBY;	\$635.05	
4610	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 012-033-100-08; Legal Description: SEC 33 T14N R17W. 1.5 A COM AT CEN OF SEC 33 TH W 60 RDS N 28 RDS E TO RR R/W S TO BEG LESS S 20 RDS. Comments: Parcel is predominately marshlands at the roadfrontage. May have some uplands to the rear. This is a bundle of a vacant ~1.5 acre parcel and ~5 acre parcel with a run-down home on the corner of Meyer Dr and S Oceana Drive (US-31). See below for more details on the ~5 acre parcel.</p> <p>(2 of 2) Parcel ID: 043-033-100-07; Legal Description: SEC 33 T14N R17W. 5 A M/L COM AT CTR SEC 33 TH W 650 FT TH N 150 FT TH W 150 FT TH S 150 FT TH W 40 FT TH N 150 FT TH W 90 FT TH N 15 FT TH W 60 FT N 165 FT TH E TO RR R/W TH SE'LY TO POB SUBJECT TO HWY ROW VILLAGE OF NEW ERA. Comments: This is a 5 acre parcel in the Village of New Era. It has roughly 330 feet of frontage on Business Route US-31 at the north village line. There is an old house on the western part of the property that has been uncared for ... for a long time. It has numerous open holes in the roof, and in one place there is pretty much a funnel, lined by plants, developed through the roof and ending at the foundation. One quick glance inside the back door revealed that the entire interior has been enveloped in mold and mildew. This is a knockdown, folks. Garage to the rear is in similar deteriorated condition. The value here is in the land. Please note that parcel 4610, which is an additional 1.5 acres, is immediately adjacent to the north, but technically located in Shelby Township Dangerous Building; Dnvi; Summer Tax Due: \$516.85</p>	<p>S OCEANA DR NEW ERA;</p> <p>S 1st Street (BR US-31) New Era.;</p>	\$5013.25	

4611	Parcel ID: 013-029-100-01; Legal Description: 912 E FISH RD MLC987384 PT TO 6 IN 94 & 8,9 & 10 IN 98 SEC 29 T14N R16W. 5 A M/L E 165 FT OF W 825 FT OF NW 1/4 OF NW 1/4. Comments: Parcel fronts 165' on E Fish Road, and runs 1320' feet deep to the north. Parcel rises as it reaches the rear boundary. Brushy and open with younger growth in mixed varieties. It appears the front area may have been used as a primitive camp, and there are campers, vehicles, a tractor, storage shed and a temporary quonset hut/tent structure all buried in the overgrown tentacles of the lot. Personal Property; Summer Tax Due: \$72.14	912 E FISH RD SHELBY;	\$1562.75	
4612	Parcel ID: 014-002-300-05; Legal Description: SEC 2 T14N R15W. 3 3/20 A LOT IN SW COR OF SE 1/4 OF SW 1/4 RUN 18 R N & S & 28 R E & W. Comments: Parcel is 297' x 462' feet in size = 3.15 acres. It is situated off S 192nd Avenue, but has no frontage on any public road. This parcel appears to be predominately marshlands. Summer Tax Due: \$48.26	(Off) S 192ND AVE;	\$1397.53	
4614	Parcel ID: 014-702-031-00; Legal Description: TRUMAN'S RIVERSIDE SUBD NO 2 LOT 31. Comments: Well!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! The owner of this land had two adjacent lots. The taxes were paid on one ... but the other one didn't get paid. We *think* that a part of the house sits over the line and is encroaching on this parcel. it may very well require a survey to be certain the lot might also contain the well or septic. We're hoping he simply buys it back. Encroachments; Summer Tax Due: \$81.89	S RIVERVIEW DR HESPERIA;	\$1521.96	
4615	Parcel ID: 017-019-400-11; Legal Description: 4014 W MC KINLEY RD SEC 19 T13N R17W. 1.19 A M/L E 165 FT OF S 265 FT OF E 1/2 OF SE 1/4. Comments: Newer, well maintained modular or manufactured housing unit and 1.5 car detached garage. On a paved county road in a rural setting SW of Rothbury, just off US 31. Vinyl sided, central air conditioning, fenced yard. Has every appearance of being a pretty nice place. OCCUPIED. Occupied; Personal Property; Dnvi; Mobile Home; Summer Tax Due: \$353.58	4014 W MC KINLEY RD MONTAGUE;	\$3605.46	
4616	Parcel ID: 017-620-232-00; Legal Description: 7127 S 88TH AVE OCEANA SHORES LOT 232. Comments: It's difficult to assess this one, because it's literally knee deep in garbage inside (and out). It appears to be salvageable, but you'll need to empty it out in order to determine that. Will need a thorough cleaning, destinking and resurfacing. Likely has frozen plumbing issues. Lots of unsanitary food garbage here. The value is likely in the land, well and septic. Freeze Damage; Sanitation Issues And Garbage; Summer Tax Due: \$150.96	7127 S 88TH AVE ROTHBURY;	\$2258.23	
4617	Parcel ID: 018-033-400-07; Legal Description: 10 A M/L. SE1/4 OF SE1/4 OF SE1/4. SEC 33, T13N R16W Comments: A square ten, 660' x 660' in size. 3/4s of this parcel is marshlands and tributary to the White River. There is some uplands near what is a fairly primitive section of Skeels Road. The road here may not be quite where it is shown on the map ... see the aerial photo for reference. Swamp Lot; Summer Tax Due: \$78.25	S 136TH AVENUE HOLTON;	\$1855.03	
4618	Parcel ID: 019-005-100-02; Legal Description: 5801 E GARFIELD RD COV DEED-L2009P331 PT FR 10 IN 94 & 3 IN 96 SEC 5 T13N R15W. 1.36A M/L A PC OF LD 179 FT E & W BY 330 FT N & S IN NW COR OF NE 1/4 OF NW 1/4. Comments: Later century trilevel home on a paved county road. Lot is roughly 1.36 acres in size. There are signs of deferred maintenance here. Home has wood heat and an older roof. Exterior needs a freshen up. We did not have the opportunity to view the home in detail as it is OCCUPIED. Has a nice detached 2 car, steel building/garage. Somewhat difficult to photograph as it is shielded from the road by shrubbery. 1.25 acre parcel here. Personal Property; Occupied; Dnvi; Summer Tax Due: \$368.76	5801 E GARFIELD RD HESPERIA;	\$4534.93	
4619	Parcel ID: 019-025-300-24; Legal Description: SEC 25 T13N R15W. 5.74 A E 250 FT OF S 1000 FT OF E 1/2 OF SE 1/4 OF SW 1/4. Comments: Nice 5.5 acre parcel just south of Hesperia. Some nice oaks, maples and pines here. There is an old shack of no value here it was a primitive shack and not a finished place (ie: no power etc). Parcel fronts 250' feet on E Roosevelt Road and runs 1000' feet deep. Someone started opening a clearing a little further back than the shack, but did not complete the project. Summer Tax Due: \$102.53	E Roosevelt Road;	\$7080.15	

4620	<p>Parcel ID: 020-717-007-00; Legal Description: CITY OF HART CORBIN-WIGTON ADDITION S 1/2 OF LOTS 7 & 8, EXC E 17 FT OF LOT 7 BLOCK 17. Comments: This is a time capsule waiting for the right person to bring it back to brilliance. This is a three story, brick, post-Victorian home one block south of the courthouse in Hart. It is somewhat a local landmark, and the sort of place that everyone knows of. "Oh ... THAT house!" To the best of our determination, no one has occupied this home on a regular basis probably since the last owner died in 1981. It has been held by relatives since that time, and they have finally let it go. There are dated items in the home that indicate it was in the same family back to 1950. To say that this home is original and unmolested by remodeling is an understatement. It is a survivor. The electric, heating and plumbing systems are all antiquated and will require replacement/updating. It has a failing roof, with one specific *bad* leak right inside the side/kitchen door. In that spot there is literally daylight in the attic, and a bad floor area about 5' x 5' inside the side door where it appears that someone (or more than one person) have "gone thru". It will also need attention to the brick lintel over the side door, which has been weakened by the roof issue. There is a second roof leak on the north side of the house, in an upstairs hallway area ... but it has not transmitted itself to the first floor and appears to be far less severe. The kitchen area will need to be stripped, new subfloors, and resurfaced. The balance of the home is solid and strong. Job 1 - roof. Job 2 - kitchen. Job 3 - mechanicals. The trim here is oak, and it features a pass thru pantry cabinet from the kitchen to the formal dining room. There is one bedroom with a 1/2 bath on the main floor, and three bedrooms with a full bathroom on the upper level. It also features a walk-up third floor, and has a marvelous little finished attic room with a eyebrow window. If you were to replace the antiquated furnace and remove the brick chimney in the middle of this room, it would be a fantastic study, home office or hobby room. The entire home is very original to the degree that the wringer washer and "extractor" are still in place in the primitive laundry room off the kitchen. The one drawback we see to this property is that there does not appear to be any offstreet parking.</p> <p>Summer Tax Due: \$690.74</p>	224 STATE ST HART;	\$5885.68	
4621	<p>Parcel ID: 041-025-400-10; Legal Description: SEC 25 T14N R15W. .325 A M/L COM 9 R E OF NW COR OF NW 1/4 OF SE 1/4 SEC 25 TH E 13 R S 4 R W 13 R N 4 R TO BEGIN VILLAGE OF HESPERIA - NW PORTION. Comments: Parcel fronts 66' on S 204th Avenue near Hesperia, and runs 214.5' feet deep. Brushy, appears to be dry, uplands parcel. 33'/66' Width Parcel;</p> <p>Summer Tax Due: \$30.93</p>	S 204TH AVE HESPERIA;	\$865.83	
4622	<p>Parcel ID: 041-610-013-00; Legal Description: SEC 25 T14N R15W. SOUTH BRANCH CONDOMINIUM UNIT 13. Comments: South Branch Site Condominium is a development northwest of Hesperia, just a mile or so from village conveniences. Paved private roads we believe are association maintained. Please investigate condo master deed restrictions and COA fees prior to bidding. Nice level, dry parcel. Underground electric, cable and phone at the roadside. There is a preserve/marsh trail to the rear of this lot that leads to the South Branch of the White River! Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$134.85</p>	S BRANCH LN HESPERIA;	\$1884.77	
4623	<p>Parcel ID: 041-610-021-00; Legal Description: SEC 25 T14N R15W. SOUTH BRANCH CONDOMINIUM UNIT 21. Comments: South Branch Site Condominium is a development northwest of Hesperia, just a mile or so from village conveniences. Paved private roads we believe are association maintained. Please investigate condo master deed restrictions and COA fees prior to bidding. Nice level, dry parcel. Underground electric, cable and phone at the road. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$207.88</p>	S BRANCH LN HESPERIA;	\$2570.11	
4625	<p>Parcel ID: 046-106-011-00; Legal Description: 342 PINE ST LOTS 11 & 12, EXC N 10 FT OF LOT 12 BLOCK 6 SHELBY VILLAGE VILLAGE OF BARNETT. Comments: At the NE corner of the intersection of Pine and W 5th Street in Shelby. It appears that a home has been removed from this parcel in the past. It is currently the home of several abandoned (?) vehicles that we understand belong to a neighbor.. Municipal utilities and natural gas are available here! Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$86.90</p>	342 PINE ST SHELBY;	\$1209.35	

4626	Parcel ID: 046-618-003-00; Legal Description: S 100 FT OF BLOCK 118, EXC E 200 FT THOF PLAT D VILLAGE OF SHELBY. Comments: Parcel sets behind the trailer at 171 Sessions Road in Shelby. It has no road access, either public or private. It is likely too small to build on, being only 8000 square feet. Unbuildable Lands / Too Small; Summer Tax Due: \$18.93	(Behind) 171 Sessions Road - Shelby;	\$760.09	
4627	Parcel ID: 047-702-004-00; Legal Description: LOTS 4 & 5, BLK B VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Corner lot in the small, quiet village of Walkerville. Sits about 5 feet below road grade. Appears to be where folks throw their brush and leaves in the area. May be wet seasonally. No municipal utility services here. Summer Tax Due: \$22.07	N LEAVITT ST WALKERVILLE;	\$827.60	
4628	Parcel ID: 047-705-004-00; Legal Description: 215 W NORTH ST LOTS 4 & 5 BLK E VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Corner lot in Walkerville. There is a mobile home "on" this property, but it does not appear to have ever been "installed" more like just parked there. We did not see a power service or any other utility connections here. So this is personal property and not part of the sale. No municipal utility service here. Mobile Home; Summer Tax Due: \$103.91	215 W NORTH ST WALKERVILLE;	\$1341.64	
4629	Parcel ID: 047-705-006-00; Legal Description: 212 W MICHIGAN ST LOTS 6 & 7 BLK E VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Occupied home in Walkerville is clearly posted. They don't want anyone around (especially one named person). So we don't advise wandering around in the yard. 1.5 story older frame home. Appears generally solid but we did not have the opportunity to view it up close in detail for obvious reasons. This will likely require an eviction. He *think* we hear a genset running here, so there may be no electric service presently. Appears to be in need of a new roof and a thorough cleanout. Lots of "man stuff" in the yard. Personal Property; Occupied; Dnvi; Summer Tax Due: \$737.84	212 W MICHIGAN ST WALKERVILLE;	\$6203.99	
4630	Parcel ID: 047-711-001-00; Legal Description: 161 W MAIN ST LOTS 1 & 14, BLK K VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: We've sold this property a couple-three times now. Each time a little worse than before. This time it is being demolished and sold as an empty lot. Commercial property in an area with some new retail development taking place. Summer Tax Due: \$200.28	161 W MAIN ST WALKERVILLE;	\$22977.43	
4631	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 047-733-008-00; Legal Description: LOTS 8-9 & 10 BLK 3 WALKER ADDITION VILLAGE OF WALKERVILLE. Comments: This sale includes parcels 4631, 32 and 33. Three adjacent parcels in Walkerville that are served by unimproved, perhaps abandoned platted streets. The two east parcels are marshlands according to USGS topographical maps. There is an undeveloped platted street between the west lot and the two to the east which may be vacated. (2 of 3) Parcel ID: 047-734-001-00; Legal Description: LOTS 1, 2, 3, 4, 5, 7 & 8 BLK 4 WALKER ADDITION VILLAGE OF WALKERVILLE. (3 of 3) Parcel ID: 047-734-006-00; Legal Description: LOTS 6, 9, 10, 11 & 12 BLK 4 WALKER ADDITION VILLAGE OF WALKERVILLE. Summer Tax Due: \$294.43	(Unimproved) N STATE ST; N STATE ST EXT WALKERVILLE; N EAST ST WALKERVILLE;	\$4747.98	

4634	<p>Parcel ID: 006-655-001-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 1. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$64.99</p>	(Off) N 18th Avenue;	\$5000.00	
4635	<p>Parcel ID: 006-655-002-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 2. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$177.48</p>	(Off) N 18th Avenue;	\$5000.00	

4636	<p>Parcel ID: 006-655-003-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 3. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$177.48</p>	(Off) N 18th Avenue;	\$5000.00	
4637	<p>Parcel ID: 006-655-004-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 4. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$117.60</p>	(Off) N 18th Avenue;	\$5000.00	

4638	<p>Parcel ID: 006-655-007-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 7. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$86.34</p>	(Off) N 18th Avenue;	\$5000.00	
4639	<p>Parcel ID: 006-655-008-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 8. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$94.14</p>	(Off) N 18th Avenue;	\$5000.00	

4640	<p>Parcel ID: 006-655-009-00; Legal Description: SEC 31 T15N R18W. SILVER LAKE VISTA CONDOMINIUM UNIT 9. Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$104.57</p>	(Off) N 18th Avenue;	\$5000.00	
4641	<p>Parcel ID: 006-031-300-07; Legal Description: SEC 31 T15N R18W. 2.3 A M/L PCL C PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 330 FT TO POB TH S 01* W 624.02 FT TH N 84* W 40.54 FT TH N 72* W ALG C/L OF PRIVATE RD Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$195.35</p>	(Off) N 18th Avenue;	\$10000.00	

4642	<p>Parcel ID: 006-031-300-08; Legal Description: SEC 31 T15N R18W. 2.21 A M/L PCL D PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 495 FT TO POB TH S 01* W 585.33 FT TH N 77* W ALG C/L OF PRIVATE RD 41.03 FT TH S 89*</p> <p>Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$197.77</p>	(Off) N 18th Avenue;	\$10000.00	
4643	<p>Parcel ID: 006-031-300-09; Legal Description: SEC 31 T15N R18W. 2.32 A M/L PCL E PT OF SE 1/4 OF SW 1/4 COM AT S 1/4 SEC COR TH N 01* E 821.79 FT TH N 88* W 660 FT TO POB TH S 01* W 593.89 FT TH S 78* W ALG C/L OF PRIVATE RD 157.82 FT TH S 85*</p> <p>Comments: Sales 4634 to 4643 are ten beautifully wooded building site condo units just a couple of miles from the very popular SILVER LAKE DUNES. These parcels are not tax foreclosed, but we are offering them for a private party that wants to liquidate them at auction. They will be sold with WARRANTY DEED and all taxes will be current to winter 2020. Summer taxes will be collected from the winning bidder at the time of sale and paid to the local tax authority. These parcels are in a GATED, deed restricted SITE CONDO community on North 18th Avenue ... about one mile south of Mac Woods Dune tour location. The topography here is wooded and rolling, with Lake Michigan and Silver Lake/Dunes views possible from the upper lots. There is a view trail near the top of the paved road from which you can see the view. This is a gated, private road, but presently the gate is not locked and can be manually lifted (see photos) to an upward position to the left. There is a small level on the top rail near the left post that will disengage the lock and allow the gate to be opened. This is not a public road, and as such there is no current maintenance or repair program in place. (ie: it is not plowed in the winter). At the present time, 4 of the 14 parcels have been sold and there are two homes. There is no active HOA/POA here at the moment, but there IS ONE LEGALLY FORMED. There are condo master deed restrictions and eventually will be fees for the maintenance of the road and other association costs. Please investigate these items before bidding. We will post the restrictions and a map of the development as we obtain them. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$195.35</p>	(Off) N 18th Avenue;	\$10000.00	

Property Transfer Affidavit

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

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

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

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

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

CERTIFICATION

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

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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