

Public Land Auction

St. Joseph/Branch

July 31st, 2017

Branch and Saint Joseph Counties



Location:

Sturgis-Young Auditorium
201 N Nottawa St., Sturgis, MI 49091

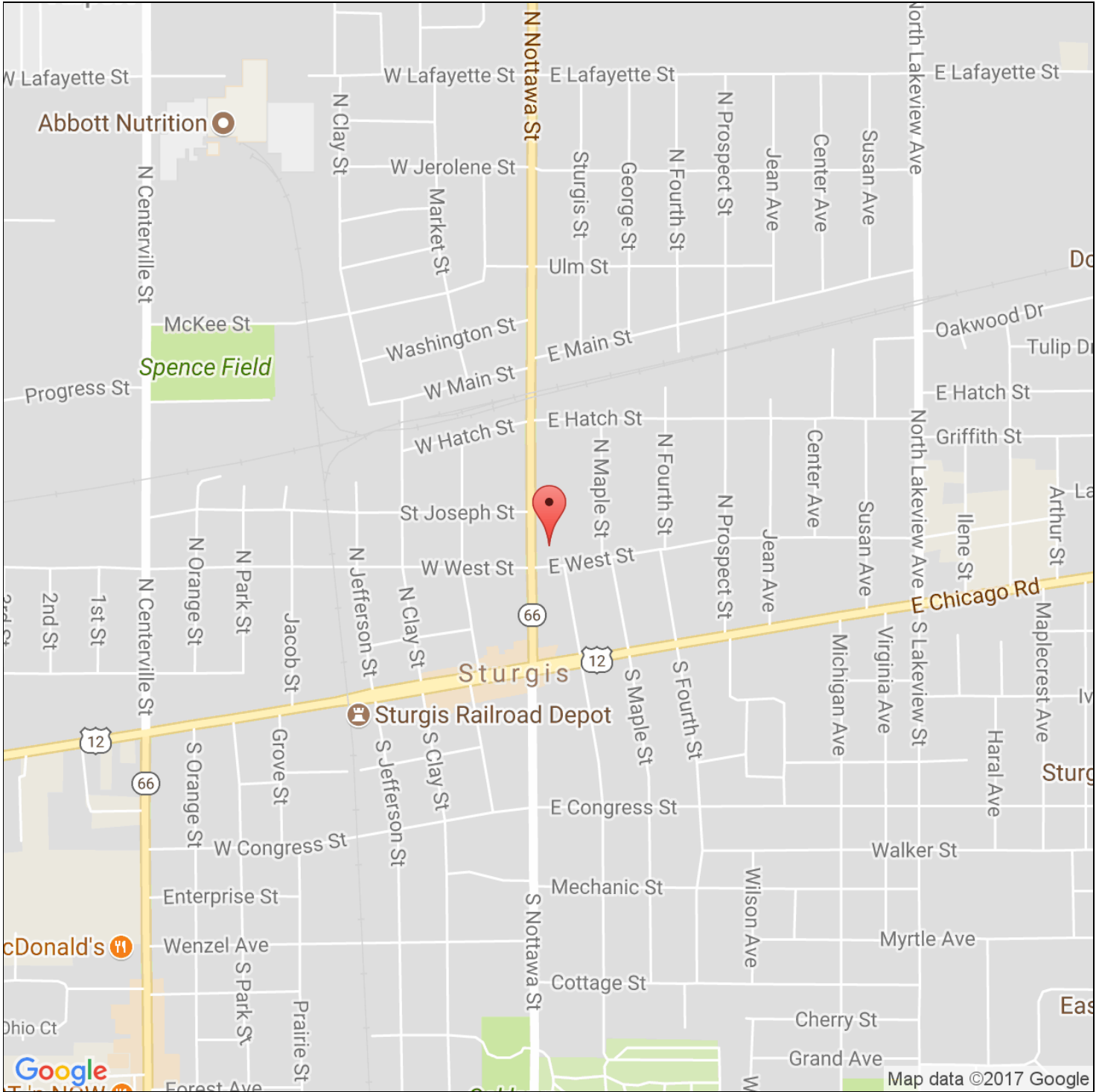
Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Sturgis-Young Auditorium: 201 N Nottawa St., Sturgis, MI 49091





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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 only have about 90 days to review several thousand parcels. We begin about May 1, 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.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 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/business 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 \$1000.00 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/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2017 AUCTION SCHEDULE - ROUND 1

St Joseph/Branch 7/31/2017 Sturgis, MI	Kalamazoo/Barry 8/1/2017 Kalamazoo, MI	Jackson 8/2/2017 Jackson, MI
Calhoun 8/3/2017 Battle Creek, MI	Van Buren/Cass 8/4/2017 Decatur, MI	Allegan/Ottawa 8/5/2017 Grand Haven, MI
Wexford/Missaukee 8/10/2017 Cadillac, MI	Montcalm/Ionia 8/11/2017 Sheridan, MI	Mecosta/Osceola 8/12/2017 Big Rapids, MI
Muskegon 8/14/2017 Muskegon, MI	West Central Lakeshore 8/15/2017 Manistee, MI	Grand Traverse/Leelanau 8/16/2017 Traverse City, MI
Northwestern LP 8/17/2017 Boyne Falls, MI	Northeastern LP 8/18/2017 Alpena, MI	Northcentral LP 8/19/2017 Gaylord, MI
Clare/Gladwin 8/21/2017 Clare, MI	Lapeer 8/22/2017 Lapeer, MI	Northern Bay Area 8/23/2017 East Tawas, MI
Eastern UP 8/24/2017 Sault Ste. Marie, MI	Central UP 8/25/2017 Marquette, MI	Western UP 8/26/2017 Watersmeet, MI
Central LP 8/28/2017 Owosso, MI	Bay/Tuscola 8/29/2017 Bay City, MI	St. Clair 8/30/2017 Port Huron, MI
Monroe 8/31/2017 Monroe, MI	Genesee 9/5/2017 Flint, MI	Saginaw 09/6/2017 Saginaw
Kent 9/7/2017 Grand Rapids, MI	Lake 9/8/2017 Baldwin, MI	

Rules and Regulations

1. Registration

Registration 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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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. Reservation of Reverter

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.

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. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. 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 or auctioneer.

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

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.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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 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 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 venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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 purchaser 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 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 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.

9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents 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. Seller makes 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 under the heading "Additional Terms and Conditions" 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 at any time 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 a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Branch County

Lot #	Lot Information	Address	Min. Bid	Sold For
1000	Parcel ID: 010-012-300-005-01; Legal Description: SHERWOOD TWP/T5S R8W, SEC 12: BEG AT SW COR OF LOT 1 OF CHEROKEE LAKE ESTATESPLAT, TH S52DEG 41'19"W ALG S'LY LN OF EXTENSION OF CHEROKEE DR 26 FT N00DEG00'21"W 125.99 FT N52DEG 44'09"E ALG SHR UNION LK 26 FT TO NW COR SD LOT 1 S125.87 FT TO P.O.B. Comments: Vacant wooded lot with water frontage. Do your homework this property may be landlocked. At the end of a cul-de-sac. Next to lot 1002. Property has lake access on Union Lake. Trees of all sizes. Appx 0.07 acres. Summer Tax Due: \$26.29	CHEROKEE DR/VACANT UNION CITY;	\$650	
1001	Parcel ID: 010-029-200-015-07; Legal Description: BEG 264 FT S OF NE COR OF SEC TH S 200 FT TH W165 FT TH N 200 FT TH E 165 FT TO POB SEC 29 T5SR8W Comments: Good size grassy vacant lot with an old hookup where trailer use to be. Small shed at the very back of the property. Many good size trees on the property. Appx 0.76 acres. Summer Tax Due: \$35.29	893 VOGEL DR SHERWOOD;	\$800	
1002	Parcel ID: 010-C30-000-001-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 12: CHEROKEE LAKE ESTATES; LOT 1. Comments: This is an old modular home on Union Lake at the end of a cul-de-sac. This property has some good potential with a lot of work. Old shed on the property. Multiple dog kennels on the property. Beware of dogs. RV in the driveway. Very thick vegetation and trees in between the mobile home and the lake. Extensive debris throughout the property. Last visit this property was occupied. Appx 0.21 acres. Occupied; Summer Tax Due: \$155.91	1392 CHEROKEE DR UNION CITY;	\$2,500	
1003	Parcel ID: 010-C30-000-175-00; Legal Description: LOT 175 CHEROKEE LAKE ESTATES SEC 12 T5S R8W Comments: Grassy vacant lot with around a dozen good size trees. Vegetation on one side of the property. Property is off a dirt road. Appx 0.17 acres. Summer Tax Due: \$29.33	CHIPPAWA DR/VACANT UNION CITY;	\$900	
1004	Parcel ID: 010-M21-000-068-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 8 & 17: MEL-ROSE ON THE LAKES NO. 2; LOT 68. Comments: Mostly grassy vacant corner lot. Large concrete slab on the property. Natural gas at the road. A couple large trees on the property. Next to lot 1005. Appx 0.31 acres. Summer Tax Due: \$102.78	1195 DOTSON DR SHERWOOD;	\$8,200	
1005	Parcel ID: 010-M21-000-069-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 8 & 17: MEL-ROSE ON THE LAKES NO. 2; LOT 69. Comments: Grassy vacant lot in the country. Very small pump house. Backs up to a large crop field. Natural gas at the road. A few young trees on the property. Appx 0.34 acres. Summer Tax Due: \$22.67	DOTSON DR/VACANT SHERWOOD;	\$650	
1006	Parcel ID: 010-O55-000-254-00; Legal Description: LOTS 254 & 255 OF OLIVERDA BY THE LAKES SEC 8 & 9T5S R8W Comments: Vacant wooded lot off a 2 track in the country. In between a home and an old trailer. Vegetation and trees of all sizes throughout the property. Summer Tax Due: \$32.58	OLIVERDA DR/VACANT SHERWOOD;	\$600	

1007	Parcel ID: 011-000-009-016-00; Legal Description: LOT 16 OF BLK 9 EXC BEG 3 CH E & 3.36 CH N FR S1/4 POST TH N 55DEG E 2 CH TH N 33DEG W 2 CH TH S55DEG W 66 LKS TH S TO POB ORIG VILLAGE OFSHERWOOD Comments: Old wooden barn with a large concrete slab in front of it. Metal roof and wood siding are in fair condition. Driveway access to Railroad Rd. & West St. Only debris on the outside is an old basketball hoop. Few large trees throughout the property. Appx 0.34 acres. Summer Tax Due: \$42.90	256 RAILROAD ST SHERWOOD;	\$1,200	
1008	Parcel ID: 020-002-200-015-01; Legal Description: UNION TOWNSHIP T5S R7W SECTION 2 COM NE CORNER,S 209.04 FT TO POB, S 246.82 FT, W 185 FT, N246.82 FT, E TO POB 1.05 AC +/- Comments: 1 Story home in fair condition on over an acre of land. Vinyl siding in fair condition. Nice metal roof. Large storage barn made with a combination of wood and metal. Part of the barn is in poor condition. Multiple cars on the property. Surrounded by crop fields. On last visit this property was occupied. Appx 1.07 acres. Personal Property; Occupied; Summer Tax Due: \$316.73	1296 BURLINGTON RD UNION CITY;	\$6,200	
1009	Parcel ID: 020-005-300-016-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 5 COM AT POINT OFINTERSECTION OF W LINE OF LOT 11 OF SYCAMORE BEND& THE 874 CONTOUR LINE OF ST JOSEPH RIVER,WESTERLY ON THE 874 CONTOUR LINE 60 FT, S TO NSHORE OF A LAGOON, EASTERLY ALONG THE N SHORE OFLAGOON TO THE NE 1/4 LINE, N TO POB Comments: Vacant wooded lot. This property has no road access. Land locked. May be partially swamp land. Appx 0.19 acres. No Road Access; Summer Tax Due: \$1.62	SYCAMORE BEND UNION CITY;	\$400	
1010	Parcel ID: 021-000-001-035-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION LOT 63, ALSO E 7FT OF LOT 62, ALSO LOT 64 EXCEPT THE E 27 FT 8 IN,BLOCK 1 ORIGINAL PLAT VILLAGE OF UNION CITY Comments: This is a large 2 story house with 5 units. Mostly metal roofing in fair condition. The porches have shingled roofing. Vinyl siding is in fair condition. One of the 5 gas meters is active. On last visit one unit in this house was occupied. Grassy back yard. Very close to downtown Union City. Occupied; Summer Tax Due: \$56.05	115 ELLEN ST UNION CITY;	\$9,400	
1011	Parcel ID: 021-000-020-180-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION LOTS 42 & 43 BLOCK20 VILLAGE OF UNION CITY Comments: Mostly grassy vacant lot in between 2 homes. Land slopes downward away from the Road. There is a sidewalk leading to where a small house use to be. Vegetation and trees around the edge of the property. Summer Tax Due: \$52.97	306 S BROADWAY ST UNION CITY;	\$3,100	
1012	Parcel ID: 021-000-024-004-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 COM AT PT ON N LI OF RR ST 12 RDS E OF INT OF E LI OF WOODRUFF ST WI N LI OF RR ST WHICH PT WOULD BE A SLY CONT OF W LI OF LOT 3 BLK 24 ACCORDING TO LAST MENTIONED LI 8 RDS 9 FT TO S LI OF BLK 20 IN VILLAGE PLAT TH WLY PARALLEL WI RR ST 8 RDS TH SLY PARALLEL WI E LI OF N LI OF RR ST TH ELY ALG N LI OF RR ST TO POB VILLAGE OF UNION CITY Summer Tax Due: \$3.25	RAILROAD ST UNION CITY;	\$650	
1013	Parcel ID: 021-000-029-010-01; Legal Description: LOTS 28 & 29 BLK 29 VILLAGE OF UNION CITY Summer Tax Due: \$15.07	210 CLARK ST UNION CITY;	\$2,000	

1015	<p>Parcel ID: 030-T25-000-038-99; Legal Description: GIRARD TWP/ T5S R6W, SEC 32: PART OF LOT 38 OF ASSESSORS PLAT OF TEMPLAR BEACHNO 1 COM AT NE COR OF LOT NO 70 OF SD PLAT, TH S84DEG 43'45"E 30 FT ALG S LN OF MIDDLE HAWLEY DR S08DEG 37'51"W 175 FT S43DEG 08'03"E 212.6 FT S47DEG 14'56"W 303.18 FT S25DEG 16'00"E 52.09 FT S42DEG 00'00"E 170.20' S48DEG W 15 FT N42DEG W 219.69 FT N62DEG 13'41"W 209 FT N18DEG 03'34"E ALNG E LN OF LOTS 58 THRU 61 OF SD PLAT 190 FT N59DEG 18'01"E 71.45 FT ALNG E LN LOT 62 N7DEG 28'41"E 176.5 FT ALNG E LN OF LOTS 63, 64 & 67 TO SW COR OF LOT 69 S72 52'23"E 127.00 ALNG SLN OF LOTS 69 & 70 N8 DEG 37'51"E 106.19' TO P.O.B. Comments: Large vacant wooded lot near Morrison Lake. Vegetation and trees of all sizes throughout the property. This property is in a nice neighborhood! This would be a great addition to a neighboring parcel. Appx 2.76 acres.</p> <p>Summer Tax Due: \$166.41</p>	MIDDLE HAWLEY DR/VACANT COLDWATER;	\$2,900	
1016	<p>Parcel ID: 040-B10-000-006-99; Legal Description: PRT OF LOT 6 DESC AS BEG AT SW COR OF SD LOT 6 TH ALG N LI OF BROOKWOOD DR ALG CURVE N 76DEG 55MIN 48SEC E 33.02 FT TH N 73DEG 06MIN E 57.50 FT ALG SD DR TH N 10DEG 22MIN 46SEC W 207.49 FT TO S EDGE OF HOG CREEK TH S 42DEG 11MIN 20SEC W 71 FT ALG SDCREEK TO NW COR OF SD LOT 6 TH S 00DEG 41MIN 30SEC W 175.68 FT TO N LI OF BROOKWOOD DR TO POB BROOKWOOD SUB SEC 34 T5S R5W L844 P64 SPLIT FOR 2002 OUT OF B10-000-006-00 Comments: Grassy vacant lot in a nice neighborhood. Many large trees and vegetation on the back half of the property. A couple down trees. Nice building site. Appx 0.38 acres.</p> <p>Summer Tax Due: \$63.33</p>	BROOKWOOD DR QUINCY;	\$1,300	
1017	<p>Parcel ID: 081-N01-000-168-00; Legal Description: LOT 133 BEING 22 FT N & S BY 70 FT E & W IN THE NORTHERLY DIVISION OF THE VILLAGE OF QUINCY SEC 15 T6S R5W PER DEED 1998-105828 (748/848). ALSO KNOWN AS: PRT OF LOT 133 DESCRIBED AS FOLLOWS BEG AT A PT 22 FT S FR SW COR OWNED BY VILLAGE OF QUINCY & E LI OF MAIN ST TH ELY 70 FT M/L TO LAND OWNED FORMERLY BY MRS KOHL TH NLY ON W LI OF SD LD 22 FT TO S LI OF SD VILLAGE LD TH WLY ALG SD S LI TO E LI OF MAIN ST TH S ON E LI MAIN ST TO POB NORTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W Comments: Old building that use to be a cafe that appears to be in good condition. Vinyl siding in good condition. Next to a nice parking lot. End building of one of the downtown strips. Nice area. Appx 0.04 acres.</p> <p>Summer Tax Due: \$185.10</p>	12 N MAIN ST QUINCY;	\$6,700	
1018	<p>Parcel ID: 081-S01-000-268-00; Legal Description: LOT 19 DALLEY & SHEARS ADDITION SOUTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W Comments: This is a 2 story home on a corner lot in fair condition with an attached 2 car garage. Combination of wood and vinyl siding are in poor condition. Shingle roof is in fair condition. There is debris and personal property throughout. We were told by a third party someone is living there. Appx 0.24 acres. Occupied;</p> <p>Summer Tax Due: \$286.30</p>	102 E JEFFERSON ST QUINCY;	\$5,400	
1019	<p>Parcel ID: 100-001-300-010-99; Legal Description: PAR 242 FT N & S BY 232 FT E & W IN SW COR OF SW 1/4 OF SW 1/4 SEC 1 T7S R7W SPLIT FOR 1999 OUT OF 300-010-00 Comments: This is an old wooden church in poor condition on a corner lot. The metal roof appears to be in fair condition. Wooden siding is in poor condition. There was an addition built on with vinyl siding and shingled roof that are both in poor condition. Surrounded by corn fields. Many large trees and vegetation around the property. Appx 1.49 acres.</p> <p>Summer Tax Due: \$44.13</p>	192 W LOCKWOOD RD COLDWATER;	\$750	

1020	Parcel ID: 100-031-200-005-01; Legal Description: PAR BEG 1655 FT E OF NW COR OF PROP DESC AS NW1/4 OF NE 1/4 EXC W 6.5 AC RUN TH S 188 FT TH E231 FT TH N 188 FT TH W 231 FT TO POB SEC 31 T7SR7W SPLIT FOR 2005 FROM 100-031-200-005-00 Comments: Good size lot with an unoccupied trailer and a small shed in the country. The metal siding and roof are in fair condition. Very thick vegetation around the trailer. The shed is in fair condition. There are many large trees on the property. Appx 0.99 acres. Summer Tax Due: \$154.12	617 CRANSON RD BRONSON;	\$2,100	
1022	Parcel ID: 110-B40-000-078-00; Legal Description: UNIT NO. 78 BLACKBERRY DEVELOPMENT SEC25,26,35,36 T7S R6W Summer Tax Due: \$185.63	GOLF DR COLDWATER;	\$2,900	
1023	Parcel ID: 110-F20-000-143-00; Legal Description: FIESTA SHORES LOT 143 SEC 19-30 T7S R6W L609 P03 Comments: Vacant wooded lot that slopes upward from the road. Mostly small young trees with a few larger ones. Thick vegetation throughout the property. Off a dirt road in a nice neighborhood. Appx 0.16 acres. Summer Tax Due: \$6.89	CHICKADEE DR COLDWATER;	\$450	
1024	Parcel ID: 140-014-200-030-00; Legal Description: BEG 47 RDS 10 FT W & 16 RDS S OF NE COR OF SEC 14TH S 5 RDS 13 FT TH W 11 RDS 6 IN TH N 5 RDS 13 FTTH E 11 RDS 6 IN TO POB SEC 14 T8S R7W Comments: This 2 story home is in fair condition on a nice corner lot. The vinyl siding is in fair condition. The shingle roof is poor. Foundation is a combination of stone and poured concrete and appears to be solid. Thick vegetation around the house. Nice grassy yard. Appx 0.40 acres. Summer Tax Due: \$255.07	906 SANDERS DR BRONSON;	\$2,600	
1025	Parcel ID: 150-004-200-030-06; Legal Description: COM S 00DEG 14MIN 40SEC W 1180.80 FT FR NE COR OF W 1/2 OF NE 1/4 TH DUE W 295.20 FT TH S 00DEG14MIN 40SEC W 147.60 TH DUE E 295.20 FT TH N 00DEG14MIN 40SEC E 147.60 TO POB SEC 4 T8S R6W NEW FOR2009 OUT OF 150-004-200-030-99 Comments: Large grassy vacant lot in between 2 homes. Backs up to a crop field. No trees on the property. Natural gas at the road. No driveway. Appx 0.98 acres. Summer Tax Due: \$90.16	S ANGOLA RD COLDWATER;	\$2,500	
1026	Parcel ID: 150-011-300-015-01; Legal Description: COM N1/4 POST OF SEC 14, TH N49DEG 22'49"W86.65FT TO CEN LN E SOUTHERN RD; TH N68DEG 29'15"WALG CEN LN 19.65FT; TH N77DEG35'00"W ALG CEN LN380.63FT TO POB; TH S12DEG 25'00"W 152.43FT TON'LY LN ROCKY TOP DR, TH N 75DEG 26'00"W ALG N'LYLN ROCKY TOP DR 227.24FT TO E'LY LN OF ROCKY RIDGEDR; TH N 16DEG 07'00"E ALG E'LY LN ROCKY RIDGE DR144.21FT TO CEN LN E SOUTHERN RD; TH S 77DEG35'00"E ALG CEN LN 217.78FT TO POB. SEC'S 11 & 14T8S R6W NEW FOR 2005 FROM 011-300-015-00 CONTAINS.76 ACRESM/L Comments: Partially grassy vacant lot. There are lots of very young trees on the property. Land slopes downward away from the road. Driveway access from the road. Appx 0.68 acres. Summer Tax Due: \$37.37	E SOUTHERN RD COLDWATER;	\$1,100	
1027	Parcel ID: 150-O15-000-010-00; Legal Description: LOT 10 OAK SHADE HUYACKS LAKE SEC 14 T8S R6W Comments: This is a 1 Story home in fair condition built on a hill with a walkout basement. The house is in below average condition and needs a lot of work. Really good potential if fixed up. The poured concrete foundation appears to be solid. It has a great view of Huyck Lake! It appears to have a shared easement to the lake but DO YOUR HOMEWORK. Appx 0.17 acres. Summer Tax Due: \$108.58	925 SHEPHERD LN COLDWATER;	\$2,000	

1028	Parcel ID: 200-001-000-244-00; Legal Description: LOT 25 OF ANDERSON SUB CITY OF BRONSON SEC.12 T7S R8W Comments: 1 Story double long modular home in fair condition across the street from a nice park. Vinyl siding is in fair condition and needs to be power washed. Shingled roof in fair condition. Block foundation appears solid. AC unit. Nice neighborhood. Privacy trees around the property. Gravel driveway. Appx 0.22 acres. Summer Tax Due: \$392.54	422 N LINCOLN ST BRONSON;	\$4,600	
1029	Parcel ID: 200-002-000-169-00; Legal Description: LOT 3 BLK 3 BRONSON DEV ASSO SUB OF A PART OF THE S C ROSES PLAT CITY OF BRONSON SEC.12 T7S R8W Comments: This is a nice 2 story A frame house with a detached garage. Good neighborhood. Vinyl siding and shingle roof on the house and garage are in good condition. Large grassy yard. Nice wooden deck in the back. Poured concrete foundation appears solid. The garage has separate electric. Unoccupied. AC unit. Appx 0.20 acres. Summer Tax Due: \$755.33	322 FRANKLIN ST BRONSON;	\$9,600	
1030	Parcel ID: 200-003-000-144-00; Legal Description: LOTS 53-54-55 EXC W 2 FT OF LOT 55 WM J RUDDS ADDCITY OF BRONSON SEC 11, T7S R8W L899 P19 LC TO FRIZZELL Comments: This is a nice 2 story home hiding behind overgrown vegetation. The shingled roof and vinyl siding are in good condition. Block foundation appears solid. Old shed in the back yard. Gravel driveway access to the road. Appx 0.22 acres. Summer Tax Due: \$475.77	124 RUDD ST BRONSON;	\$7,400	
1031	Parcel ID: 200-004-000-161-00; Legal Description: LOT 19 FAIRVIEW ADD CITY OF BRONSON SEC 11, T7S R8W Comments: This 2 Story home and detached 2 car garage are in fair condition. Shingled roof is in fair condition. Vinyl siding is in fair condition. There is shared driveway access to the garage from E Grant St. On last visit this home was occupied. Debris and personal property throughout. Appx 0.15 acres. Occupied; Summer Tax Due: \$582.83	409 S MATTESON ST BRONSON;	\$5,300	
1032	Parcel ID: 301-000-000-983-00; Legal Description: LOT 83 SAUK RIVER FOREST SITE CONDOMINIUM SEC 23& SEC 26 T6S R6W Summer Tax Due: \$115.31	10 PHEASANT RUN COLDWATER;	\$1,800	
1033	Parcel ID: 304-000-000-395-00; Legal Description: COM ON E LI JACKSON ST 508.5 FT S OF S LI PEARL ST TH E 11 RDS TH S TO N LI LOT 20 J O PELTON ADDN TH W TO E LI JACKSON ST TH N TO POB EXC S 64 FT IN WIDTH THEREOF SEC 21 T6S R6W Comments: This large 2 story unoccupied home is in fair condition. Detached garage in fair condition. The shingled roof and vinyl siding are in poor condition. Block foundation. Part of the yard was being used by the neighbors. We were told by a third party there may be boundary and encroachment issues. Thick vegetation around the house. Boundary Issues; Encroachments; Summer Tax Due: \$1,638.99	89 JACKSON ST COLDWATER;	\$21,250	

St. Joseph County

Lot #	Lot Information	Address	Min. Bid	Sold For
5801	<p>Parcel ID: 002 100 004 00; Legal Description: THAT PART OF LOTS 3 & 4 LYING SWLY OF A LN DESC AS BEG ON NLY LN OF LOT 3 AT A PT 15.33 FT ELY FROM MOST WLY COR OF SD LOT 3 & EXT TO A PT ON SLY LN OF LOT 4- 8.99 FT WLY FROM MOST ELY COR OF SD LOT 4 GILKISON'S SUMMER RESORT Comments: Very nice vacant lot with lake frontage in between 2 homes. Has a solid rock seawall. Sandy swim area. Great place to put a dock. Property has a well. 1 very large tree with a tire swing by the lake. Fire pit by the lake. Small shed that needs work. Very flat property leading down to the lake. Awesome campsite. Appx 0.10 acres Summer Tax Due: \$68.73</p>	61170 BASS LN BURR OAK;	\$2,000	
5802	<p>Parcel ID: 003 028 006 04; Legal Description: PT OF W 1/2 SW 1/4 SEC 28 T7S R12W DESC AS: COM INT C/L OF BLACK RUN CREEK & QUAKER ST TH E 180 FT TH S 250 FT TH W TO C/L SD CREEK TH NWLY ALG SD C/L TO POB. Comments: Mobile home in the county. Appears to be in fair shape. Debris throughout the property. Last visit this property was occupied. Beware of dogs. Appx 0.73 acres. Beware Of Dog; Summer Tax Due: \$158.22</p>	12013 QUAKER ST CONSTANTINE;	\$2,000	
5803	<p>Parcel ID: 003 085 003 00; Legal Description: LOT 3 MEADOWLARK SUB SEC 28 T7S R12W. Comments: 4 bed 2 Bath country home with large barn. House needs a lot of work. Mostly vinyl siding with some rock on house. Extensive debris. Windows busted out. Ceiling needs work in the barn. Nice metal siding and shingle roof on barn. Thick vegetation surrounding house. Appx 0.73 acres. Summer Tax Due: \$511.27</p>	12290 QUAKER ST CONSTANTINE;	\$33,500	
5804	<p>Parcel ID: 004 031 003 00; Legal Description: W 1/2 OF W 1/2 OF NE 1/4 S OF RR R/W. SEC 31 T6S R12W. Comments: Mostly wooded vacant lot. Landlocked. Appx 11.85 acres. No Road Access; Summer Tax Due: \$41.20</p>		\$950	
5805	<p>Parcel ID: 004 200 003 00; Legal Description: LOT 3 LATVIA. SEC 7 T6S R12W. Comments: Vacant wooded country lot. Thick vegetation throughout the property. A few large trees. Next to lot 5806. Appx 0.46 acres. Summer Tax Due: \$34.14</p>		\$900	
5806	<p>Parcel ID: 004 200 004 00; Legal Description: LOT 4 LATVIA. SEC 7 T6S R12W. Comments: Vacant wooded country lot. Thick vegetation throughout the property. Next to lot 5805. Appx 0.48 acres. Summer Tax Due: \$35.83</p>		\$900	
5807	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 005 120 210 00; Legal Description: LOT 2 BLK 21 MAPLECREST ADD. SEC 6 T8S R9W. Comments: Grassy vacant corner lot with a couple large trees. Some vegetation near the back of the property. Bundled with adjacent lot. Appx 0.14 acres.</p> <p><i>(2 of 2)</i> Parcel ID: 005 120 212 00; Legal Description: LOT 4 BLK 21 MAPLECREST ADD. SEC 6 T8S R9W. Comments: 3 bed 1 bath 2 story home right across the street from Sturgis High School. Great neighborhood. House either needs a lot of work or a dozer blade. Wood siding and shingled roof. The garage is falling over. Gravel/concrete slab driveway. Overgrown vegetation near the rear of the property. Appx 0.13 acres. Sanitation Issues And Garbage; Summer Tax Due: \$152.62</p>	68966 VINEWOOD AV STURGIS;	\$2,300	

5809	Parcel ID: 005 120 214 00; Legal Description: LOT 6 BLK 21 MAPLECREST ADD. SEC 6 T8S R9W. Comments: Grassy vacant lot in between 2 homes. A few larger trees and vegetation near the back of the property. One small tree towards the center. Next to lot 5807. Appx 0.14 acres. Sideyard Parcel; Summer Tax Due: \$19.20		\$550	
5810	Parcel ID: 007 026 009 20; Legal Description: COM CEN SEC 26 T5S R12W TH N 207.9 FT TO POB TH N 287.1 FT TH E 417.4 FT TH S 287.1 FT TH W 417.4 FT TO POB. Comments: Landlocked Vacant lot with access issues. Note: This parcel MUST be purchased by an adjacent owner who can provide legal access to this lot. Sale will be canceled and no deed will be issued if the buyer cannot prove legal access via land already owned. Summer Tax Due: \$641.50		\$2,600	
5812	Parcel ID: 008 037 019 00; Legal Description: LOT 19 ASSESSOR'S PLAT OF LEONIDAS, SEC'S 16, 21 & 22 T5S R9W Comments: 2 Story home on the corner of M-60 and Depot St. Vinyl siding. Shingled roof. House needs work. Dirt driveway leading to an attached 1 car garage. Last visit this property was occupied. Appx 0.29 acres. Summer Tax Due: \$200.30	31093 M 60 LEONIDAS;	\$2,300	
5815	Parcel ID: 009 029 005 01; Legal Description: NW 1/4 NW 1/4 SEC 29 T6S R11W LYG W OF NEW RR R/W CONT 11.176 A. ALSO PT OF NE 1/4 NE 1/4 SEC 30 T6S R11W LYG BET E LN SEC 30 & OLD RR R/W. 0.345 A. L. 290-90-92. Comments: Large vacant wooded lot. Land slopes downward from the road. Triangular shaped parcel. Dense vegetation throughout the property with lots of large trees. Appx 7.72 acres. Summer Tax Due: \$104.56		\$2,000	
5816	Parcel ID: 009 032 003 00; Legal Description: E 149.06 FT OF W 329.74 FT OF NE 1/4 SEC 32 T6S R11W LYG N OF PRAIRIE RIVER. 5.3 A. Comments: This property is landlocked. Only access is from the Prairie River. Would be a great addition to your land if it borders your property. Could be a nice campsite. Appx 5.28 acres. No Road Access; Wetland Indicators; Summer Tax Due: \$58.59		\$950	
5818	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 009 080 093 00; Legal Description: LOT 105. FAIRVIEW PARK ADD. SEC 7 T6S R11W. Comments: Vacant urban wooded lot. Thick vegetation with large trees throughout the property. Drive access to road. Appx 0.24 acres. <i>(2 of 3)</i> Parcel ID: 009 080 094 00; Legal Description: LOT 106. FAIRVIEW PARK ADD. SEC 7 T6S R11W. Comments: Vacant wooded lot in between 2 roads. Property has road access to Morris Ave. and East St. Thick vegetation with large trees throughout the property. Appx 0.26 acres. Vul - Vacant Urban Lot; <i>(3 of 3)</i> Parcel ID: 009 080 095 00; Legal Description: LOT 107. FAIRVIEW PARK ADD. SEC 7 T6S R11W. Comments: Vacant wooded lot. Thick vegetation with large trees throughout the property. Drive access to road. Appx 0.25 acres. Summer Tax Due: \$96.99		\$2,700	
5821	Parcel ID: 009 195 021 00; Legal Description: LOT 21 RIVER WATCH SUB SEC 17 T6S R11W. EST 0.47 A. (SPLIT FROM 009-195-001-00 AUG/06) Comments: Burnt down house overlooking the St Joe River. If cleared of debris this property could have some potential. Poured concrete foundation that appears to be solid. Some large trees and vegetation near the river. Old boat on the property. Appx 0.47 acres. Summer Tax Due: \$80.84	17915 BLUFF DR THREE RIVERS;	\$4,700	

5822	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 009 270 014 00; Legal Description: COM 60 FT W & 800 FT S OF N 1/4 POST SEC 21 T6S R11W TH S 100 FT TH W 600 FT TH N 100 FT TH E 600 FT TO POB. TRACT 139. ST JOE ACRES 2-B. Comments: Large vacant wooded lot. Thick vegetation with lots of large trees. Will have access to lot 5823 if purchased together. Appx 1.32 acres</p> <p>(2 of 2) Parcel ID: 009 270 015 01; Legal Description: COM AT N 1/4 COR SEC 21 T6S R11W TH S 900 FT & W 360 FT TO POB TH W 300 FT TH S 100 FT TH E 300 FT TH N 100 FT TO POB (W 1/2 OF TRACT 140 ST JOE ACRES NO. 2B.) Comments: Landlocked unless purchased with lot # 5822. No Road Access; Summer Tax Due: \$65.72</p>	59160 NOAH LAKE DR THREE RIVERS;	\$1,700	
5824	<p>Parcel ID: 009 280 029 00; Legal Description: LOT 26. ST JOE ACRES. SEC 10 T6S R11W. Comments: Large vacant wooded lot. Near the St. Joe River. Thick vegetation throughout the property. Many large trees. Appx 1.41 acres Summer Tax Due: \$33.36</p>		\$950	
5825	<p>Parcel ID: 009 300 009 00; Legal Description: COM 1086.8 FT E OF SW COR SEC 9 T6S R11W TH E ON SEC LN 300 FT TH N 500 FT TH W 300 FT TH S 500 FT TO POB. (TRACTS 9 10 & 11 ST JOE ACRES #6) Comments: 2 Bed 1 bath corner home with drive through 2 car garage. House needs some work. Localized leaks in the roof. Block siding. 2 storage barns with nice metal siding and roof. Very large grassy yard with a couple dozen pine trees. A little TLC could go a long way with this property! Appx 3.44 acres. Roof Issues; Summer Tax Due: \$478.67</p>	18236 M 60 THREE RIVERS;	\$4,800	
5826	<p>Parcel ID: 011 004 013 05; Legal Description: COM 230.98 FT S OF 1/4 COR BET SECS 4 & 5 T8S R12W TH E 254.76 FT TH S 110.98 FT TH W 254.76 FT TH N 110.98 FT TO POB. 0.65 A. Comments: Single wide with an addition built on. Detached 1 car garage. Shingle roof on both buildings. Last visit this property was occupied. Gravel driveway. A few small trees. Beware of dogs. Appx 0.64 acres. Beware Of Dog; Summer Tax Due: \$186.43</p>	68551 VISTULA RD WHITE PIGEON;	\$4,300	
5827	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 011 005 077 50; Legal Description: COM INT US-12 & VISTULA RD TH NWLY ALG C/L US-12 494 FT TO POB TH NWLY 110 FT TH N 272.25 FT TH SELY PRL TO US-12 110 FT TH S 272.25 FT TO POB. SEC 5 T8S R12W. Comments: Grassy vacant lot with fenced in underground swimming pool. Pool is in rough shape. A few large trees. Next to lot 5828. Appx 0.71 acres.</p> <p>(2 of 2) Parcel ID: 011 005 081 00; Legal Description: COM 604 FT W OF INT C/L US-12 & C/L VISTULA RD SEC 5 T8S R12W TH WLY ALG C/L HWY 110 FT TH N 272.25 FT TH ELY PRL TO C/L HWY 110 FT TH S 272.25 FT TO POB. 0.69 A. Comments: Grassy vacant lot with long cement driveway. 2 old sheds. Use to be a house on the property. Has a well. A couple large trees. Next to lot 5827. Appx 0.69 acres. Summer Tax Due: \$128.07</p>	11886 US 12 WHITE PIGEON;	\$2,800	
5829	<p>Parcel ID: 012 110 141 00; Legal Description: LOT 141 RIVERWOOD NO. 1 SUB-DIV. SEC 5 T6S R10W. Comments: Partially wooded vacant lot off River Run Road in Mendon Summer Tax Due: \$21.10</p>		\$650	

5830	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 012 125 019 00; Legal Description: LOT 19 SEVEN SPRINGS SUB. SEC 34 T6S R10W. Comments: Grassy vacant lot with great view of Lake Templene. Very nice neighborhood. Do your research. May have lake access. Mirrors lot 5831. Appx 0.24 acres.</p> <p>(2 of 2) Parcel ID: 012 125 020 00; Legal Description: LOT 20 SEVEN SPRINGS SUB. SEC 34 T6S R10W. Comments: Grassy vacant lot with great view of Lake Templene. Very nice neighborhood. Do your research. May have lake access. Mirrors lot 5830. Appx 0.24 acres.</p> <p>Summer Tax Due: \$72.42</p>		\$2,000	
5833	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 014 260 175 00; Legal Description: LOT 175 THUNDERBIRD BEACH SEC 34 T7S R10W Comments: Grassy vacant lot on the corner of Ottawa and Hiawatha Dr. Land slopes upward from road. Some vegetation throughout the property. Bundled with adjacent lot. Appx 0.21 acres. NOTE: TBPOA annual dues are \$75, and a key to the private launch and beach is a one-time fee of \$16.</p> <p>(2 of 2) Parcel ID: 014 260 176 00; Legal Description: LOTS 176 & 177 THUNDERBIRD BEACH SEC 34 T7S R10W. Comments: Decent size grassy vacant lot. Possibly a good spot to build a home in a nice neighborhood. Next to lot 5833. Appx 0.40 acres.</p> <p>Summer Tax Due: \$41.60</p>		\$1,400	
5835	<p>Parcel ID: 016 017 004 20; Legal Description: COM E 1/4 COR SEC 17 T8S R11W TH W 175 FT TO POB TH W 65 FT TH N TO WHITE PIGEON RIVER TH SELY TO PNT N OF POB TH S TO POB. Comments: Fully wooded vacant lot on the Pigeon River in the country. Located to the east of the gated driveway (which is the neighbor's property). 65 ft of road frontage, goes all the way back to the Pigeon River! Appx 0.36 acres.</p> <p>Summer Tax Due: \$60.35</p>		\$1,300	
5836	<p>Parcel ID: 016 215 003 00; Legal Description: LOT 3 LOPAHS SUB SEC 12 T8S R12W Comments: Mobile home with 1 room addition built on. Extensive garbage inside. Might be dozier bait. Large 2 car garage in fair condition. Very large grassy back yard with many large trees. Appx 0.79 acres.</p> <p>Summer Tax Due: \$182.23</p>	15278 INDIAN PRAIRIE RD WHITE PIGEON;	\$2,000	
5837	<p>Parcel ID: 040 130 053 00; Legal Description: S 60 FT LOT 4 BLK 9 ORIGINAL PLAT VILLAGE OF BURR OAK. EST 0.14 A (COMB W/ 040-130-052-00 APR/06)</p> <p>Comments: 4 apartments boarded up in downtown Burr Oak. Building has extensive black mold throughout. Not sure if this building is salvageable. Would need to be completely gutted. Half brick half vinyl siding. Appx 0.14 acres. Contamination Indicators; Sanitation Issues And Garbage; Mold; Boarded;</p> <p>Summer Tax Due: \$403.80</p>	210 S THIRD ST BURR OAK;	\$12,000	
5838	<p>Parcel ID: 040 130 148 00; Legal Description: LOT 3-4 BLK 36 EXC SLY 35 FT. ORIG PLAT VIL OF BURR OAK. Comments: This 2 story home needs help from a bull dozer. Unsafe building. Half of the house is caved in already and the rest will be soon. Open to the elements. Animals living inside. Poor foundation. A few trees throughout the property. Appx 0.30 acres. Structural Issues; Animal Damaged; Roof Issues;</p> <p>Summer Tax Due: \$209.46</p>	142 N SECOND ST BURR OAK;	\$7,800	

5839	Parcel ID: 040 777 053 01; Legal Description: COM AT POB OF ASSESSOR'S PLAT NO 4 VIL OF BURR OAK TH S ALG N-S 1/4 LN SEC 23 206 FT TH W 116.77 FT TH N 206 FT TO S LN OF LOT 8 SD PLAT TH E ALG S LN LOT 8 & ITS ELY PROJ 116.77 FT TO POB. Comments: Grassy vacant lot backing up to a fenced in horse pasture. Sloping land. A few small trees. Appx 0.58 acres. Summer Tax Due: \$74.74	436 HALFWAY RD BURR OAK;	\$3,200	
5840	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 044 180 014 00; Legal Description: LOT 5 BLK 11 J.WOOLF'S ADD. VIL OF MENDON. PROP ADD 125 LOCUST ST Comments: Grassy vacant lot with a few large trees. Property has a fallen tree next to a large brush pile. Would have access to lot 5841 if purchased together. Appx 0.20 acres. (2 of 2) Parcel ID: 044 180 016 00; Legal Description: N 1/2 LOT 7 BLK 11 J.WOOLF'S ADD. VIL OF MENDON. Comments: This property has no road access unless purchased with lot 5840. Appears to be mostly wooded. Appx 0.10 acres. No Road Access; Summer Tax Due: \$340.44	125 N LOCUST ST MENDON;	\$3,300	
5842	Parcel ID: 045 777 088 15; Legal Description: ELY 16.42 FT OF FOLG: COM NW COR LOT 83 ASSESSORS PLAT #1 VIL OF WP (AKA SAVERY'S EXT) TH NELY ALG N LN SD LOT 70 FT TH CONT NELY ALG SD LOT LN 32.84 FT TH N 04D 18M W 16.5 FT TH N 85D 45M E 53.58 FT TH S 04D 18M E 146 FT TO N LN HEATH AVE TH WLY ALG SD N LN TO PNT LYG S 04D 18M E OF POB TH N 04D 18M W TO POB. EST 0.05 A. (SPLIT FR/ 045-777-088-10 AUG/13) Comments: Very small vacant lot in between 2 homes. Possibly unbuildable. Appx 0.05 acres. Sideyard Parcel; Summer Tax Due: \$21.13		\$600	
5844	Parcel ID: 051 240 014 00; Legal Description: S 30 FT OF N 42 FT OF LOT 5 BLK 5 JACKSON & WHIPPLE ADDITION SEC 17 T6S R11W CITY OF THREE RIVERS. ALSO W 1/2 VAC ALLEY ADJ TO DESC PCL. Comments: Grassy vacant lot with nice view of the St. Joe River. No river access. 4 very large trees. Appx 0.09 acres. Unbuildable Lands / Too Small; Summer Tax Due: \$290.20	304 JACKSON ST THREE RIVERS;	\$2,900	
5846	Parcel ID: 051 320 115 00; Legal Description: LOTS 433-434-435 EXC E 134 FT & W 120 FT FAIRBANKS ADD CITY OF THREE RIVERS. SUBJ TO EASEMENT TO CITY OF THREE RIVERS RECD IN L486-P465 Comments: Partially wooded vacant urban lot. Driveway access to road. Property backs up to Immaculate Conception Church. Appx 0.55 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$75.61		\$1,200	
5849	Parcel ID: 051 410 028 00; Legal Description: E 75 FT OF LOTS 54-55-56 CENTRAL ADD. CITY OF THREE RIVERS. Comments: Grassy vacant urban lot with driveway access to road. A few large trees with some vegetation. Minor debris. Appx 0.26 acres. Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$161.74		\$2,100	
5851	Parcel ID: 001 090 041 00; Legal Description: LOT 41 TRAILS END. SEC 14 T7S R9W. Comments: Grassy vacant lot. Had a mobile unit on the property at one point. Has a rundown shed and half of a boat. 2 garbage piles. Has power to the parcel. A few large trees. Appx 0.35 acres. Summer Tax Due: \$15.82	64557 MAPLE LN BURR OAK;	\$650	

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can *cut your checkout time in half* and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____	Bidder #: _____
Email Address: _____	Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if married couple): _____ _____
Address: _____ street city state zip
Marital Status: (check box <i>if applicable</i>)
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete Schedule of Entity Ownership below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

TENANTS IN COMMON

If a co-tenant dies, their share of the property passes to their heirs by law.

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

TENANTS BY THE ENTIRETIES (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

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). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It 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.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). 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	
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.		6. Seller's (Transferor) Name	
		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 deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. 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

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). 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 is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- 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 stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- 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.

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. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

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(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.