

Public Land Auction

Ionia/Montcalm

July 31st, 2018

Ionia and Montcalm Counties



Location:

Sheridan Community Center
205 St Clair St, Sheridan, MI 48884

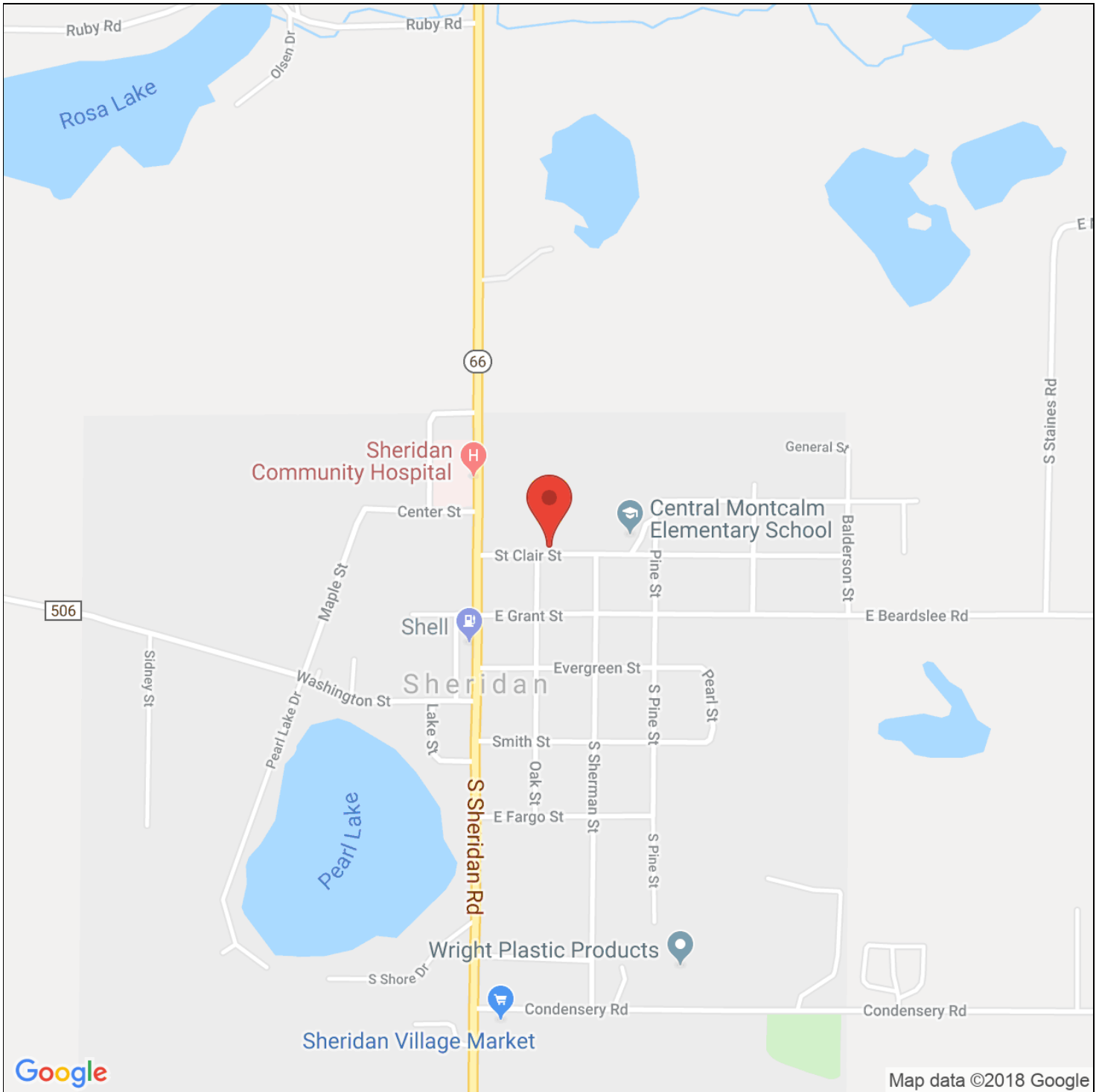
Time:

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

Sheridan Community Center: 205 St Clair St, Sheridan, MI 48884





[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.*

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, 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. 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 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. **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.

Ionia

Lot #	Lot Information	Address	Min. Bid	Sold For
2600	Parcel ID: 021-011-000-130-20; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 03/01/2017. VILLAGE OF SARANAC PT NE 1/4 SEC 11 COM SUMMIT ST & PARSONAGE ST TH S 375.58FT TO POB; TH S 19.66FT, TH N82*28'36"E 110.24FT, TH N 7.66FT, TH S88*43'44"W 109.35FT TO POB SEC 11 T6N R8W BOSTON TWP Summer Tax Due: \$35.83	PARSONAGE ST SARANAC;	\$1,500	
2602	Parcel ID: 051-090-000-005-04; Legal Description: GREENLAWNS SUBDIVISION LOTS 24, 25, SEC 13-7-7 Comments: This condemned 60s single wide sits on 2 lots just north of town. Nice and level with some trees Summer Tax Due: \$115.02	850 ELMWOOD DR IONIA;	\$3,700	
2603	Parcel ID: 051-120-000-215-00; Legal Description: HILLCREST ADD. TO THE CITY OF IONIA IN THE CITY OF IONIA AND EASTON TWP. LOTS 49 & 50 SEC 13 T7N R7W Comments: Nice lot at the end of the road Summer Tax Due: \$76.24	557 PRICE ST IONIA;	\$2,000	
2604	Parcel ID: 060-003-000-025-60; Legal Description: PT NW FRL 1/4 SEC 3 COM N 1/4 PO, TH S 978.98FT TO CL RD ROW, TH N77*24'15"W 1366.56FT TO POB; TH N77*24'15"W 136.67FT, TH N71*18"W 182.79FT TO CL CREEK, TH S30*24'5"W 200FT, TH S74*16'36"E 410.8FT, TH S15*43'24"W 301.21FT, TH S74*16'36"E 108.17FT, TH N10*36'19"E 407.01FT, TH N51*9"W 133.42FT, TH N35*26'59"E 35.67FT TO POB SEC 3 T7N R6W IONIA TWP Comments: Low and swampy Summer Tax Due: \$63.23	NICKLEPLATE RD IONIA;	\$2,900	
2605	Parcel ID: 060-015-000-095-00; Legal Description: COM AT SE COR OF THAT PART OF E 1/2 SE 1/4 LYING N OF STAGE RD, TH W 209 FT, N 209 FT, E 209 FT, S 209 FT TO PL OF BEG SEC 15 T7N R6W IONIA TWP Comments: 50s Condemned single wide that needs to be removed to utilize the land Summer Tax Due: \$233.64	377 STAGE RD ETC IONIA;	\$5,200	
2606	Parcel ID: 060-017-000-080-00; Legal Description: THE N 102.6 FT OF THE FOLLOWING: COM AT A PT 1,013.4FT N OF OF SEC LI BET SEC 17 AND 20 AND 990FT E OF W LI OF SE 1/4 OF SW 1/4 OF SD SEC 17 AND RUNNING TH N 405.6 FT, TH E 165FT. TH S 405.6FT, TH W 165FT TO POB. BEING IN T7N 86W SEC 17-7-6 IONIA TWP Comments: 90s single wide that burned . Nice area and paved road to build new home on Summer Tax Due: \$191.25	641 CRAWFORD ST IONIA;	\$4,100	
2607	Parcel ID: 060-160-000-180-00; Legal Description: PLACE ADD TO THE VILL OF IONIA LOT 72 ALSO ELY 33FT OF VACATED 2ND ST SEC 21 T7N R6W IONIA TWP Comments: Vacant wooded lot that had mobile on, electrical mast still in place Summer Tax Due: \$58.09	1028 E WASHINGTON ST IONIA;	\$2,100	
2608	Parcel ID: 081-090-000-695-00; Legal Description: VILLAGE OF LYONS W 100FT OF LOTS 2 & 3 & N 1/2 LOT 4 BLK 83 EXC E 25FT THEREOF Comments: All brick 2 story 4 square in Lyons with attached 2 car garage on large lot . This property is occupied please respect their rights and privacy Summer Tax Due: \$452.28	140 N HIGBEE ST LYONS;	\$8,100	

2609	Parcel ID: 082-018-000-025-12; Legal Description: VILLAGE OF MUIR, LYONS TWP, IONIA COUNTY, MICHIGAN; P/O NE 1/4 OF SEC 18 DESC AS; COM AT N 1/4 COR; S 161.08 FT ALG NS 1/4 LINE; N 89D 49' 10" E 259.15 FT TO THE POB OF THIS DESC; N 89D 49M 10S E 115.31 FT; S 05D 56M 37S E 85 FT; S 89D 49M 10S W 115.31 FT; N 05D 56M 37S W 85 FT TO POB. Comments: Behind 515 Ionia Summer Tax Due: \$873.13	515 IONIA ST MUIR;	\$5,000	
2610	Parcel ID: 090-050-000-010-01; Legal Description: SUP ESTEPS PLAT OF MATHERTON COM AT A PT 485FT W OF INTER S LI OF SOUTH ST & E CO LI. TH S 10RDS, W 10 RDS, N 10RDS, E 10RDS TO POB. SAID DESC INCLUDES LOT 8 & PART OF LOT 7 OF SD PLAT. Comments: Great place to spend your summer along the creek. This property is occupied please respect their rights and privacy Summer Tax Due: \$121.34	11921 MATHER ST HUBBARDSTON;	\$3,000	
2611	Parcel ID: 120-006-000-180-17; Legal Description: PART OF SW 1/4 SEC 6 T8N R7W DESC AS COMM AT THE SW COR OF SD SEC; TH N 01DEG 30'44" W 1578.15 FT ALNG THE W SEC LINE TO THE POB; TH N 01DEG 30'44" W 106.46 FT ALNG SD W LINE; TH N 89DEG 21'34" E 409.17 FT; TH S 01DEG 30'44" E 106.46 FT; TH S 89DEG 21'34" W 409.17 FT TO THE POB. 1 ACRE Comments: One acre OCCUPIED 80s single wide , hard to find nicely wooded area This property is occupied please respect their rights and privacy Summer Tax Due: \$193.29	8320 BRADLEY RD BELDING;	\$3,800	
2612	Parcel ID: 120-021-000-300-30; Legal Description: THAT PART OF THE SE 1/4 SEC 21-8-7 DESC AS : COMM AT THE SE COR OF SD SEC, TH N 0D25'57" W 274 FT ALNG THE E LIN EOF SD SEC TO POB, TH S89D35'56" W 624 FT PARALLEL W/THE S LINE OF SD SEC, TH N 0D25'57" W 208 FT, TH N 89D 35'56" E 624 FT, TH S0D 25'57" E 208 FT ALNG THE E LINE OF SD SEC TO THE PT OF BEG. SUBJ TO ROW FOR ROAD 33 FT SEC 21-8-7 Summer Tax Due: \$42.30	ORLEANS RD ORLEANS;	\$2,000	
2613	Parcel ID: 130-050-000-015-00; Legal Description: COOKS CORNERS LOT 3 SEC 16-8-8 Comments: Want to work on a unique house and have plenty of money this could be for you. Old stone and cement walls have gave way in area and gaping holes in roof. This could be near the end of the life span for this old gal Summer Tax Due: \$336.71	6979 N WHITES BRIDGE RD BELDING;	\$5,000	
2614	Parcel ID: 150-030-000-065-00; Legal Description: BEG 1274FT N OF W 1/4 COR TH E 50FT FOR POB, E 280FT, N 144FT, W 209FT, S 27FT, W 71FT, S 117FT TO POB. SEC 30-8-6 RONALD TWP Comments: Trashed out at this time. Some nice out buildings to store materials in while rebuilding this old farmhouse. Sits a nice high knoll overlooking farmland Summer Tax Due: \$217.76	4756 N STATE RD IONIA;	\$4,400	
2615	Parcel ID: 150-050-000-025-00; Legal Description: VILLAGE OF PALO ORIGINAL PLAT LOTS 19 & 20 BLK 2 VILLAGE OF PALO VANVLECK, SWARTHOUT & FREEMAN'S ADD LOT 22 BLK 9 RONALD TWP Comments: Large vacant lot near school in village Summer Tax Due: \$27.40	MILL ST FENWICK;	\$2,000	
2616	Parcel ID: 202-120-000-025-00; Legal Description: CITY OF IONIA SESSIONS 2ND ADDITION LOT 5 Comments: Corner lot! This property has a structure that is scheduled for demolition prior to the auction. This lot should be considered VACANT. Demo Target; Summer Tax Due: \$826.46	540 KING ST IONIA;	\$4,500	

2617	Parcel ID: 202-170-000-090-00; Legal Description: CITY OF IONIA SUP. VOELKERS ADDITION E 1/2 OF FOLL, COM AT NW COR OF LOT 41 OF SUP. VOELKERS ADD, TH S LY ALG W LINE SD LOT 41 80FT, TH E LY TO A PT ON E LINE SD LOT 41, 87FT S OF NE COR SD LOT 41, TH N LY 87FT TO NE COR LOT , TH W LY TO POB Comments: Level and partial fenced building lot Summer Tax Due: \$33.85	641 W WASHINGTON ST IONIA;	\$2,400	
2618	Parcel ID: 204-090-000-115-00; Legal Description: CITY OF IONIA SUP. INMANS ADDITION LOTS 36 & 37 Comments: Great condition , apx 1000 SF. Concrete floor, 12' ceilings. Store your toys, perfect for contractors Summer Tax Due: \$871.77	301 S JEFFERSON ST IONIA;	\$4,900	
2619	Parcel ID: 204-150-000-120-00; Legal Description: CITY OF IONIA MERRITT & YORK ADDITION LOT 32 Comments: The structure on this lot is scheduled for demolition by the county prior to the auction and should be considered VACANT. Demo Target; Summer Tax Due: \$1.04	313 E MAIN ST IONIA;	\$6,000	
2620	Parcel ID: 402-110-000-012-00; Legal Description: CITY OF BELDING DEMOREST ADDN LOT 3 Comments: 2000 plus SF modern raised ranch with attached 2 car garage . With no air movement and tree branch through the roof mold is starting to overcome this well built 90s building. This could be a great home or flip for some one that is not afraid to get dirty Summer Tax Due: \$3,585.36	1107 BLAINE BELDING;	\$9,800	
2621	Parcel ID: 402-200-000-190-00; Legal Description: CITY OF BELDING S 1/2 SE 1/4 NE 1/4 SEC 14-8-8 EXC COM E 1/4 COR TH W 463.88 FT, TH N 68.59 FT, TH N 88D 38' 20" E 265.55 FT, TH N 74D 55' 40" E 207.35 FT, TH S 137.85 FT; ALSO EXC COM E 1/4 COR TH N 241.43 FT TO POB, TH N 417 FT, TH W 387.2 FT, TH S 417 FT, TH E 387.2 FT TO POB. Comments: Wow hard to find heavily wooded 16 acres , access of Hawley road. Need 4 X 4 or mosquito netting to hike back, might be abandon house back there Summer Tax Due: \$2,824.23	6507 N HAWLEY HWY BELDING;	\$13,500	

Montcalm

Lot #	Lot Information	Address	Min. Bid	Sold For
7000	Parcel ID: 001-520-207-00; Legal Description: LOTS 207 & 208 SCHMIED PARK. Comments: Nasty and rough with roof issues . Will need deep pockets and building knowledge Summer Tax Due: \$439.42	11601 KILDEER DR LAKEVIEW MI;	\$2,600	
7001	Parcel ID: 004-002-023-00; Legal Description: N 4 R OF S 20 R OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC E 2 R FOR ROAD SEC 2 T12N R8W. Summer Tax Due: \$20.75	NO ROAD FRONTAGE;	\$800	
7002	Parcel ID: 004-220-141-00; Legal Description: LOT 141 HONEYMOON HEIGHTS NO 2. Comments: Could be tough to get septic permit from county based on soils Summer Tax Due: \$10.37	ELM DR LAKEVIEW MI;	\$900	
7003	Parcel ID: 004-220-160-00; Legal Description: LOTS 160 & 161 HONEYMOON HEIGHTS NO 2. Comments: Great condition on exterior. Tanks have been removed. Great opportunity for any kind of business. Please note, there is a restrictive deed recorded for this property (see photos for full document). The restrictive deed specifies restrictions on future use of this property, particularly with building water wells and a basement. Please refer to the restrictive deed for full details. We can also provide this deed in pdf format upon request. Summer Tax Due: \$146.06	11481 ELM DR LAKEVIEW MI;	\$1,700	
7004	Parcel ID: 004-220-235-00; Legal Description: LOT 235 HONEYMOON HEIGHTS NO 2. Comments: Wooded lot with large drop off to rear Summer Tax Due: \$63.84	11613 S MAPLE DR LAKEVIEW MI;	\$1,000	
7005	Parcel ID: 004-230-372-00; Legal Description: LOT 372 HONEYMOON HEIGHTS NO 3. Comments: High and Dry wooded lot on paved road Summer Tax Due: \$63.84	LAKESHORE DR LAKEVIEW MI;	\$1,100	
7006	Parcel ID: 004-240-682-00; Legal Description: LOT 682 HONEYMOON HEIGHTS NO 4. Comments: Nicely wooded with a slope to the north Summer Tax Due: \$69.19	HICKORY DR LAKEVIEW MI;	\$1,200	
7007	Parcel ID: 005-001-026-01; Legal Description: S 240 FT M/L OF NE 1/4 OF SE 1/4 OF SE 1/4 SEC 1. T10N R5W. 3.64 AC M/L. Comments: Nice setting level and lightly wooded building or camping site . Garage could be on this parcel please do your research Summer Tax Due: \$118.01	876 S EAST COUNTY LINE RD SUMNER MI;	\$2,800	
7008	Parcel ID: 007-024-009-00; Legal Description: S 500 FT IN WIDTH OF THAT PART OF SE 1/4 OF NE 1/4 LYING W OF STATE TRUNK LINE HWY M-66 EX STATE HWY R/W EX N 200 FT IN WIDTH OF SE 1/4 OF NE 1/4 LYING W OF HWY M-66 SEC 24 T11N R7W. Comments: 3.5 acres just off M-66. This property was recently victim to a fire and the trailer that sat on it is now a total loss. Clean up the debris and start fresh on this one! Fire Damage; Summer Tax Due: \$153.37	94 W HILLIS RD STANTON MI;	\$2,800	
7009	Parcel ID: 007-352-037-00; Legal Description: LOTS 37 & 38 JENSEN'S GROVE NO 2. Comments: Description says it all 2 lots to enjoy Summer Tax Due: \$72.25	CHANNEL DR STANTON MI;	\$2,400	

7010	Parcel ID: 009-604-086-00; Legal Description: LOT 86 WEBSTER'S PLAT NO 4. Comments: Cottage right on the lake, has not been used much in the last couple. Very seasonal road . Remove the debris and start enjoying the water and views Summer Tax Due: \$198.05	3287 FLINT DRIVE SHERIDAN MI;	\$3,900	
7011	Parcel ID: 011-027-007-50; Legal Description: 660 FT S OF NW COR; E 500 FT; S 200 FT; W 500 FT; N 200 FT OF W 1/2 OF NW 1/4 SEC 27 T11N R5W 2.30 AC Comments: Occupied single wide in Vestaburg area Please note this and occupied dwelling please respect their rights and privacy Summer Tax Due: \$203.92	1870 N CRYSTAL RD VESTABURG MI;	\$4,300	
7012	Parcel ID: 012-024-011-00; Legal Description: SW 1/4 OF SW 1/4 EX W 595 FT & EX E 430FT & ALSO EX COM 731.42 FT E OF SW COR TH N 300 FT E 163 FT S 300 FT W 163 FT TO POB SEC 24 T12N R6W Comments: Was an old motel on M-46 . Converted to apartments in the last 20 years. Shows signs of fire damage and neglect Summer Tax Due: \$795.30	5167 HC - EDMORE RD EDMORE MI;	\$36,000	
7013	Parcel ID: 013-166-001-00; Legal Description: LOTS 1 & 2 BLK 6 VILLAGE OF TRUFANT. Comments: This property is OCCUPIED please respect their rights and privacy Summer Tax Due: \$378.25	210 N F ST TRUFANT MI;	\$3,300	
7014	Parcel ID: 014-019-016-20; Legal Description: PART OF GOVT LOT 5 DES AS COM AT NW COR OF SEC 19; TH E 1138 FT; S 197 FT TO POB; TH E 15 FT; S 463 FT; W 15 FT; N 463 FT TO P OF BEG SEC 19 T10N R8W .16 AC M/L Comments: 15' X 463' landlocked parcel with no deeded access. Summer Tax Due: \$11.55		\$1,500	
7015	Parcel ID: 015-008-017-00; Legal Description: BEG AT SOUTHERNMOST COR OF LOT 52 KINGS LANDING PLAT #1 S 52 DEG 35' E ALONG NLY LINE OF ROSELLA DR OF SD PLAT 270 FT TO P OF BEG S 52 DEG 35' E 91.8 FT S 32 DEG 37' W 40.15 FT S 52 DEG 35' E 270.9 FT M/L N 0 DEG 26' E 645.5 FT ALONG N & S 1/4 LINE N 86 DEG 57' W 20 FT M/L S 32 DEG 37' W466.0 FT TO P OF BEG SEC 8 T11N R10W. Comments: Old single wide beyond repair. Partially wooded , has newer well Summer Tax Due: \$183.17	22657 ROSELLA DR PIERSON MI;	\$3,300	
7016	Parcel ID: 015-028-007-00; Legal Description: 165 FT N & S BY 300 FT E & W IN SE COR OF NE 1/4 OF NW 1/4 SEC 28 T11N R10W. Comments: This property is OCCUPIED please respect their rights and privacy Summer Tax Due: \$268.79	1723 LONG RD PIERSON MI;	\$2,600	
7017	Parcel ID: 015-032-785-09; Legal Description: LOT 9 WESTFIELD ESTATES Comments: Perfect lot for a raised ranch or bi-level Summer Tax Due: \$71.65	137 ANDREA DR SAND LAKE MI;	\$1,700	
7018	Parcel ID: 017-023-001-01; Legal Description: PART OF NE 1/4 OF SE 1/4 DES AS COM AT SW COR OF THAT PART OF NE 1/4 OF SE 1/4 LYING E OF HWY US 131; TH N 32 RDS PARALLEL WITH US 131; E 20 RDS; S 32 RDS PARALLEL WITH US 131; W 20 RDS TO P OF BEG EX COM AT SE COR OF SEC 23; TH N 1312.69 FT ALONG E SEC LINE TO S LINE OF NE 1/4 OF SE 1/4; TH N 89 DEG W 352.79 FT ALONG SAID S LINE TO POB; TH N 89 DEG W 330 FT TO E LINE OF US 131; N 11 DEG E 229.01 FT ALONG E LINE; S 77 DEG E 323.17 FT; S 155 FT TO P OF BEG SEC 23 T12N R10W 2.56 AC M/L Comments: Has modern small pole barn. Tons of debris , tires and wood. you will need to perform a phase one asap Summer Tax Due: \$297.78	8250 N FEDERAL RD HOWARD CITY MI;	\$7,200	

7019	Parcel ID: 017-027-007-00; Legal Description: COM 307.4 FT N & 330.3 FT E OF SW COR OF SEC 27 THENCE N 0 DEG 05' E 145 FT N 88 DEG 30' W 215 FT TO TAMARACK CREEK S 0 DEG 05' W 145 FT S 88 DEG 30' E 215 FT TO P OF B EX BEG AT A POINT N 0 DEG 05' E 316 FT & S 88 DEG 30' E 115.1 FT FROM SW COR OF SW 1/4 OF SW 1/4; N 0 DEG 05' E 60 FT; S88 DEG 30' E 16 1/2 FT; S 0 DEG 05' W 60FT; N 88 DEG 30' W 16 1/2 FT TO P OF BEG SEC 27 T12N R10W. Comments: This is a wooded vacant parcel with a deeded easement. This includes frontage on a designated trout stream! Summer Tax Due: \$16.66	W HC-EDMORE RD HOWARD CITY MI;	\$900	
7020	Parcel ID: 018-006-016-41; Legal Description: BEG AT SW COR OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4; S 330 FT TO POB; TH E TO A POINT 843 FT W OF E LINE OF SW 1/4 OF NW 1/4; S 330 FT; W TO W SEC LINE; N 330 FT TO P OF BEG SEC 6 T12N R5W 3.61 AC M/L Comments: Very low could have septic and or wetland issues Summer Tax Due: \$73.84	N VICKERYVILLE RD EDMORE MI;	\$3,000	
7021	Parcel ID: 018-006-016-60; Legal Description: BEG AT SW COR OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 SEC 6; E TO A POINT 843 FT W OF E LINE OF SW 1/4 OF NW 1/4; S 330 FT; W TO W SEC LINE; N 330 FT TO P OF BEG SEC 6 T12N R5W 3.61 AC M/L Comments: Should be able to make this livable with minimal effort and expense and enjoy your 3 + acres Summer Tax Due: \$185.66	11682 N VICKERYVILLE RD EDMORE MI;	\$3,900	
7022	Parcel ID: 018-006-016-70; Legal Description: BEG AT SW COR OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4; S 660 FT ALONG W SEC LINE TO POB; TH E TO A POINT 843 FT W OF E LINE OF SW 1/4 OF NW 1/4; S TO S LINE OF SW 1/4 OF NW 1/4; W TO SW COR OF NW 1/4; N TO P OF BEG SEC 6 T12N R5W 3.61 AC M/L Comments: Trashed out now but remove the debris and clutter should find some solid bones for this 3 br 2 bath single wide Summer Tax Due: \$197.47	6043 E SCHMEID RD VESTABURG MI;	\$7,100	
7023	Parcel ID: 018-509-155-00; Legal Description: LOTS 155 156 157 158 & BLK 9 WAREHOUSE VILLAGE OF VESTABURG. Comments: Derelict and dangerous buildings at old elevator compound. North side has severe structural issues. The balance seem to be solid. Research southerly lot line and ignore address Summer Tax Due: \$213.39	7343 N CRYSTAL RD VESTABURG MI;	\$4,500	
7024	Parcel ID: 018-516-264-00; Legal Description: E 1/2 OF BLK 16; EX PTS OF LOTS 271 272 273 & 274 DES BEG SE COR TH N 131 FT; W 42.15 FT; S 59.68 FT; W 53.08 FT; S 70.02 FT; E 95.25 FT TO POB VILLAGE OF VESTABURG. Comments: Does not appear to contain any structures , Please disregard address Summer Tax Due: \$61.71	7343 CRYSTAL RD VESTABURG MI;	\$1,700	
7025	Parcel ID: 019-019-013-10; Legal Description: PART OF NW FRL 1/4 COM AT N 1/4 COR OF SEC 19 TH S 335.09 FT ALONG N-S 1/4 LINE TO POB; TH CONT TH S 200 FT; S 88 DEG W 425 FT; N 200 FT; TH N 88 DEG E 425 FT TO POB SEC 19 T10N R7W. 1.95 AC M/L Comments: Sits on just under 2 acres pretty well trashed out. Pier foundation system. Might want to start over with this one Summer Tax Due: \$190.26	3076 S HILLMAN RD SIDNEY MI;	\$2,600	
7026	Parcel ID: 020-016-024-12; Legal Description: PART OF SW 1/4 NE 1/4 OF SEC 16, T12N-R9W, WINFIELD TOWNSHIP, MONTCALM CO, MICHIGAN, DESC AS COMM @ THE E 1/4 COR OF SAID SEC; TH N89DEG25'17"W 1594.51 FT ALONG THE E-W 1/4 LINE TO POB; TH N89DEG25'17"W 11.25 FT ALONG SAID 1/4 LINE: TH N00DEG34'43"E 293.33 FT; TH S89DEG25'17"E 11.25 FT; TH S00DEG34'43"W 293.33 FT TO POB. SEC 16 T12N R9W. .08 AC M/L Comments: Lot size 11.25 X 299.33 Summer Tax Due: \$17.29	W HOWARD CITY - EDMORE RD HOWARD CITY MI;	\$800	

7027	Parcel ID: 020-402-265-00; Legal Description: LOT 265 PAWNEE POINTS NO 2. Comments: Area of newer homes for this wooded lot Summer Tax Due: \$39.30	SENECA CT HOWARD CITY MI;	\$1,700	
7032	Parcel ID: 047-435-686-21; Legal Description: LOT 21 BIRCH RUN NO. 2 Comments: Area of newer homes, this appears to be used for excess run off Summer Tax Due: \$189.08	SILVER BIRCH HOWARD CITY MI;	\$1,600	
7033	Parcel ID: 051-657-011-50; Legal Description: THAT PART OF LOT 2 BLK 7 LYING W OF E LINE OF LOT 8 IF EXTENDED WEBBER & MINER ADDITION TO VILLAGE OF CARSON CITY Comments: Vacant landlocked parcel with no deeded access. Summer Tax Due: \$72.53	E GARFIELD STREET;	\$1,100	
7034	Parcel ID: 052-590-044-00; Legal Description: LOTS 44 & 45 & S 33 FT OF VAC'D CONGRESS ST CONTIGUOUS THERETO NEWELL'S ADDITION TO CITY OF GREENVILLE Comments: Large city lot in Greenville, paved road and level. Next door to 7035. Summer Tax Due: \$356.71	615 N EDGEWOOD ST GREENVILLE MI;	\$2,200	
7035	Parcel ID: 052-715-017-00; Legal Description: COM AT SE COR LOT 45 NEWELL'S ADD; W 100 FT; S 1 DEG 30' W 87 FT; E 100 FT; N 1 DEG 30' E 87 FT TO POB SEC 10 T9N R8W. Comments: Lightly wooded and level building lot in Greenville. Next door to 7034. Summer Tax Due: \$139.33	ZVAC GREENVILLE MI;	\$1,200	
7036	Parcel ID: 052-725-015-00; Legal Description: COM 33 FT S OF NE COR SEC 15; W 140 FT; S 185 FT; E 140 FT; N 185 FT TO P O B; SEC 15 T9N R8W. Comments: Structurally sound, mid century ranch with a breezeway and attached 2 car garage. This 3 bedroom ranch was recently occupied but is now abandoned and some personal property remains inside. The kitchen was in process of remodeling at the time it was abandoned. Personal Property; Summer Tax Due: \$2,137.70	1301 E KENT RD GREENVILLE MI;	\$14,000	

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.