

Public Land Auction

Saint Joseph / Branch

August 29th, 2019

Branch and Saint Joseph Counties



Location:

Dearth Center
262 S Sprague St, Coldwater, MI
49036

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

Dearth Center: 262 S Sprague St, Coldwater, MI 49036





[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.*

2019 AUCTION SCHEDULE - ROUND 1

Diamond Lake Home 7/30/2019 Cassopolis, MI	Northeastern LP 8/1/2019 Alpena, MI	Northern Bay Area 8/2/2019 East Tawas, MI
Eastern U.P. 8/8/2019 Sault Ste. Marie, MI	Central U.P. 8/9/2019 Marquette, MI	Western U.P. 8/10/2019 Watersmeet, MI
North Central L.P. 8/12/2019 Gaylord, MI	West Central Lakeshore 8/13/2019 Manistee, MI	Wexford/Missaukee/Kalkaska 8/14/2019 Cadillac, MI
Clare / Gladwin 8/15/2019 Clare, MI	Lake 8/16/2019 Baldwin, MI	Mecosta / Osceola 8/17/2019 Big Rapids, MI
North Western L.P. 8/20/2019 Boyne Falls, MI	Bay / Tuscola 8/21/2019 Bay City, MI	Saint Clair 8/22/2019 Port Huron, MI
Monroe 8/23/2019 Monroe, MI	Kalamazoo / Barry 8/26/2019 Kalamazoo, MI	Calhoun 8/27/2019 Battle Creek, MI
Jackson 8/28/2019 Jackson, MI	Saint Joseph/Branch 8/29/2019 Coldwater, MI	Van Buren / Cass 8/30/2019 Decatur, MI
Central L.P. 9/4/2019 Owosso, MI	Saginaw 9/5/2019 Frankenmuth, MI	Genesee 9/6/2019 Flint, MI
Allegan / Ottawa 9/7/2019 West Olive, MI	Kent 9/9/2019 Grand Rapids, MI	Muskegon 9/10/2019 Muskegon, MI
Montcalm / Ionia 9/11/2019 Ionia, MI	Lapeer 9/12/2019 Lapeer, 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 recommend 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-liable 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

Lot #	Lot Information	Address	Min. Bid	Sold For
1200	<p>Parcel ID: 010-003-400-003-00; Legal Description: T5W R8W, SEC 3: COM SE COR OF MAINS ADD PLAT & TH N85DEG 18'W 956 FT N88DEG 15'W 750 FT & S33DEG 23'W 41.7 FT TO C/L OF STANTON RD S56DEG 37'E 242.95 FT S81DEG 12'E 460 FT S89DEG 12'E 1067.8 FT & N 152.3 FT TO P.O.B., EXC FOR STANTON RD R/W, ALSO EXC ALL THAT PART LYING S OF LOTS 17,16, 15 & PART OF LOT 14 OF MAINS ADDITION & W OF A LINE DESC AS COM AT SE COR OF LOT 15 OF MAINS ADDITION, S88DEG 15'E 31 FT TO THE P.O.B. OF SD LINE, TH DUE S 84.45 FT S81DEG 12'25"E 175 FT S 100.00 FT TO STANTON RD TO P.O.ENDING OF SD LINE (7 AC). Comments: This vacant lot is approximately 5.46 acres of land. There is heavy vegetation on this land. Some large trees. Sits between a row of house and farm land. Quiet place to build a home. There was a small amount of debris on the property but nothing too difficult to remove.</p> <p>Summer Tax Due: \$67.31</p>	MENDON RD/VACANT SHERWOOD;	\$2,400	
1201	<p>Parcel ID: 010-004-300-001-02; Legal Description: T5S R8W, SEC 4: BEG 106 FT E OF NWF COR OF INTER OF M-60 HWY & W 1/2 SE1/4, TH E 245 FT S 172 FT W 245 FT N 172 FT TO P.O.B. (1.00 AC) Comments: These buildings sit on approximately 1.24 acres of land. Sits between farmland and forest. There are some large tanks on the West portion of the property. There are multiple buildings on this property. Possible tanks underground. Multiple cars and personal property. This place will need to be renovated. Ust - Underground Tanks; Personal Property;</p> <p>Summer Tax Due: \$16.41</p>	1069 MENDON RD SHERWOOD;	\$1,100	
1202	<p>Parcel ID: 010-C30-000-088-00; Legal Description: LOT 88 CHEROKEE LAKE ESTATES SEC 13 T5S R8W L604 PG920 Comments: This trailer and storage building sits on approximately 0.25 acres and backs up to farmland. This property was occupied on last visit so be respectful if you do your own inspection. Dirty driveway leads to a large vinyl storage building that has one garage door, large grassy front lawn. Fences on North and South of property. Trailer is in fair shape but could use some TLC. Personal Property; Occupied;</p> <p>Summer Tax Due: \$145.93</p>	1107 CHIPPAWA DR UNION CITY;	\$2,700	
1205	<p>Parcel ID: 010-G70-000-017-00; Legal Description: T5S R8W, SEC 16: GREENFIELDS PLAT; LOT 17. Comments: This vacant lot is approximately 0.46 acres of land. The South portion along the road has a row of bushes hiding the property. It looks like it has a small trail on it. There are a few large trees but mostly grassy. There is some vegetation debris. Nice spot for a pole barn.</p> <p>Summer Tax Due: \$60.37</p>	WHEATFIELD DR/VACANT SHERWOOD;	\$1,600	
1206	<p>Parcel ID: 010-O10-000-030-00; Legal Description: T5S R8W, SEC 12: OAK GROVE PLAT NO. 2; LOT 30. Comments: This trailer sits on approximately 0.58 acres of land. The property looked to be occupied on last visit. Please use caution and be respectful if inspecting this property in person. There is a large amount of debris and other things scattered about the property. Small shed in the back yard. Some large trees on the property but mostly just dirt and grass. The trailer could use some TLC. Personal Property; Occupied; Mobile Home;</p> <p>Summer Tax Due: \$153.44</p>	1142 OAK GROVE PARK DR UNION CITY;	\$2,600	

1207	Parcel ID: 011-028-400-070-00; Legal Description: BEG AT NE COR OF LOT 15 OF BLK 9 ORIG VILLAGE OF SHERWOOD TH SWLY ALG N LI OF SD BLK 9 TO NW COR OF LOT 16 OF BLK 9 TH N 2 CH 14 LKS TH E TO A CONTINUATION OF E LI OF LOT 15 OF BLK 9 TH S TO POB VILLAGE OF SHERWOOD SEC 28 T5S R8W28 Comments: This vacant lot is mostly grassy with a few trees. There are some automobile tracks on the property. Possible neighbors using it for parking. Quiet spot. Summer Tax Due: \$19.73	RAILROAD ST/VACANT SHERWOOD;	\$550	
1208	Parcel ID: 021-000-007-016-00; Legal Description: T5S R7W SECTION 4 12 FT OFF E SIDE OF LOT 20 ALL OF LOTS 21 THRU 23 BLOCK 7, SAID PREMISES HAVING 111 FT FRONT ON HIGH ST & A DEPTH OF 132 FT, EXC WHERE RIVER SHORTENS DEPTH, BOUND NLY BY S LINE OF HIGH ST, ELY BY LINE OF LOTS 20 THRU 23, SLY BY ST JOE RIVER & WHERE RIVER DOES NOT SHORTEN DEPTH BY 132 FT OF DEPTH FROM PRESENT S LINE OF HIGH ST, EXC FOLLOWING DESC COM AT NE CORNER OF LOT 23 BLOCK 7, SLY ALONG E LINE OF SAID LOT 132 FT, WLY PARALLEL WITH HIGH ST 45 FT, NLY TO A POINT ON S LINE OF HIGH ST 64 FT WLY FROM BEG, ELY TO POB, EXC RIVER VILLAGE OF UNION CITY .34 AC Comments: This house backs up to the St Joseph River. It will need some heavy renovating to bring it back to its former glory. Wood siding. Large front porch. Rock driveway. Stone foundation with some trouble areas. The windows and doors have been boarded. The gas and electric meter have been removed. The metal chimney has caused some damage to the rear of the home. City utilities. Foundation Issues; Boarded; Summer Tax Due: \$198.54	202 E HIGH ST UNION CITY;	\$6,800	
1209	Parcel ID: 021-000-060-038-99; Legal Description: COM AT INTER OF N LI OF ST JOSEPH ST & E LI OF PARK ST TH N 00D30'21" W 480.44 FT TO S LI OF PALMER DR TH ALG CURVE N 67D26'40" E 161.40 FT TH N 60D36'35" E 48.35 FT ALG SD S LI TO BEG TH CONT N 60D36'35" E 38.61 FT TH ALG CURVE N 75D18'17" E 188.26 FT TH DUE E ALG SD S LI 46.71 FT TH S 17D10'56" W 132.92 FT TH DUE W 83.59 FT TH S 63DW 116.38 FT TH N 16D36'42" W 118.59 FT TO POB VILLAGE OF UNION CITY .62 A SPLIT FOR 2000 OUT OF 060-038-00 Summer Tax Due: \$23.89	ST JOSEPH ST UNION CITY;	\$550	
1210	Parcel ID: 021-000-060-094-00; Legal Description: T5S R7W SECTION 4 COM AT SW COR OF SEC TH N 1745.22 FT TO S LI OF ST JOSEPH ST TH N 61DEG 06MIN E ALG SD ST 208.25 FT TH S 13DEG 34MIN E 242.88 FT TH N 58DEG E 14.30 FT TO BEG TH N 58DEG E 230.05 FT TH N 84DEG 27MIN E 57.50 FT TH S 02DEG 11MIN E 207.60 FT TH S 25DEG 14MIN E 13.78 FT TH S 65DEG 27MIN W ALG BNDRY OF LEES ADD 198 FT TH N 25DEG 14MIN W 194.40 FT TO POB VILLAGE OF UNION CITY Summer Tax Due: \$26.89	ST JOSEPH ST UNION CITY;	\$600	
1211	Parcel ID: 021-H05-014-006-00; Legal Description: LOT 8 BLK 14 HAMMOND ADD VILLAGE OF UNION CITY Comments: This house sits on approximately 0.41 acres of land. Large grassy back yard. Large wooden porch on rear of home. Partial concrete driveway turns to grass and leads to a small garage that has roof damage. Foundation is a mix of stone, concrete, and block. There is roof and siding damage on this home. Overall the home will need some work. Sidewalk leads to the front entrance. This could be a nice fixer upper for the handy man out there looking for a project. Roof Issues; Summer Tax Due: \$1,359.66	310 CHARLOTTE ST UNION CITY;	\$12,000	

1212	Parcel ID: 050-015-400-025-01; Legal Description: THE E 190 FT OF W 30 RD OF S 10 2/3 RD OF SE 1/4 OF TH SE 1/4 SEC 15 T6S R8W Comments: This house sits on approximately 0.77 acres of land. There is a large concrete slab foundation on the East portion of the property. Possibly the site of an old garage. There is debris throughout the property. Large grassy backyard butts up to farmland. The small house has vinyl siding and shingled roof. The house is in fair condition but could use some attention. Nice quiet area. This property looked to be still occupied. Please be respectful if doing your own inspection. Summer Tax Due: \$244.24	916 W COLON RD BRONSON;	\$2,600	
1213	Parcel ID: 060-026-400-015-00; Legal Description: PAR COM AT A PT ON S SI OF HWY N 70DEG 59MIN 30SEC E 95.5 FT TH N 74DEG 21MIN 30SEC E 451.42 FT TH S 15DEG 38MIN 30SEC E 50 FT FR INT OF N & S 1/4 POST WI CEN LI OF HWY TH S 15DEG 38MIN 30SEC E 264 FT TH N 74DEG 21MIN 30SEC E 50 FT TH N 15DEG 38MIN 30SEC W 264 FT TH S 74DEG 21MIN 30SEC W 50 FT TO POB SEC 26 T6S R7W Comments: This vacant lot is approximately 0.30 acres of land. It sits between a company and a home. The company has a fence that runs along the East and South portion of the property. Mostly grassy with a tree on the North road side of the property. Summer Tax Due: \$13.45	W CHICAGO RD COLDWATER;	\$450	
1216	Parcel ID: 200-001-000-059-00; Legal Description: LOT 7 AARON BARNUMS ADD EXC S 8 FT CITY OF BRONSON Comments: This house sits on approximately 0.25 acres of land. This house has some potential. The mix of wood and vinyl siding could use some attention. The stone foundation looks sound. This could be a good starter home. Large wood porch on the rear of home with leads to a grassy backyard. Dirt driveway runs along side of home and leads to a two car garage. The garage looks to have some roof issues. There is also a storage shed in the back yard. This house has potential don't miss out. Summer Tax Due: \$563.25	146 WINONA ST BRONSON;	\$5,000	
1219	Parcel ID: 301-000-000-458-00; Legal Description: COM AT PT 52 FT WLY OF INT OF W LI HUDSON ST WI N LI PARK AVE TH NLY PAR WI HUDSON ST 6 RDS TH WLY PAR WI PARK AVE 33 FT TH SLY PAR WI HUDSON ST 6 RDS TO N LI PARK AVE TH ELY ON N LI PARK AVE TO POB, SEC 22, T6S, R6W BRANCH COUNTY, MI Comments: This small house has some potential. Looks to be in fair condition. Roof needs some attention but nothing glaring stands out. Small shed in the back yard. Siding in fair condition. Looks to be an A/C unit of some kind on side of home. Utilities are still hooked up. Grassy front and back lawn. Summer Tax Due: \$381.45	55 E PARK AVE COLDWATER;	\$4,600	
1221	Parcel ID: 303-000-000-384-00; Legal Description: BEG AT A PT ON N LN OF CHICAGO ST 78.91 FT NWLY FROM INTERSEC OF N LN OF CHICAGO ST WI W LN OF MUNSON ST, TH NLY 88.25 FT, TH SELY 78.25 FT TO W LN OF MUNSON ST, TH N 60 FT, TH NWLY 173.25 FT, TH S 135.20 FT TO N LN OF CHICAGO ST TH ELY ON SD N LN 95 FT TO POB , THIRD WARD CITY OF COLDWATER, SEC 16, T6S, R6W Comments: The home is handicap accessible on the inside. This information was given from a third party. Shingled roof looks to be in fair condition no glaring problems. Vinyl siding is in good shape. Block foundation looks sound. Small wood front porch, gas meter has been removed. Grassy backyard with some plant debris. There a light pole in the back yard. This house has some potential. Could be a good starter home for a small family. Don't miss your chance on this one. Summer Tax Due: \$873.47	25 MUNSON ST COLDWATER;	\$8,600	

1222	<p>Parcel ID: 303-000-000-702-00; Legal Description: E 1/2 LOT 17 94/100 RD IN WI OFF W SIDE OF LOT 18 MARTHA A MONTGOMERY ADDN SEC 16 T6S R6W Comments: This vacant lot sits in between two homes. It is mostly just a grassy lot except for an evergreen and bush near the roadside. Could be a good lot for the neighbors to increase their property lines. Nice little lot to build on as well, make sure you check with the City of Coldwater Assessor to verify if you can build. Vul - Vacant Urban Lot; Summer Tax Due: \$612.49</p>	49 W MONTGOMERY ST COLDWATER;	\$1,700	
1223	<p>Parcel ID: 303-000-000-746-00; Legal Description: COM AT INT OF E LI OF GRAND ST & N LI OF PIERCE ST TH E ON N LI OF PIERCE ST 118 FT TH N 4 RDS 2 FT TH W TO E LI OF GRAND ST TH SE TO POB, THIRD WARD, CITY OF COLDWATER, T6S, R6W Comments: This two story brick home has a lot of potential. Large grassy lawn surrounds the home. Stone foundation looks sound. The roof is a mix of metal on the front portion and shingle on the rear portion. The roof needs some attention. The back entrance has a large concrete slab with a basketball hoop. This house could be a real nice fixer upper. Has potential dont let this one slip away. Summer Tax Due: \$1,487.64</p>	134 GRAND ST COLDWATER;	\$12,500	
1224	<p>Parcel ID: 303-000-000-786-00; Legal Description: COM AT PT S 02DEG 09MIN W 309.9 FT FR INT E LI HANCHETT ST WI W LI GRAND ST TH S 87DEG 28MIN E 63.86 FT TH N 87DEG 09MIN 33SEC E 27.9 FT TH S 05DEG 23MIN E 25.32 FT TH W TO PT ON THE E LI OF HANCHETT ST LY 62.33 FT S OF BEG TH N 62.33 FT TO POB SEC 16 T6S R6W Comments: This house looks like it has a lot of potential. There are some areas that will need some attention but nothing a handy man and elbow grease couldn't tackle. Beautiful stone facade porch. Paved driveway runs along the side of the home and leads to a two car garage. The garage roof needs some attention but could be fixed up. Large wood porch on the rear portion of home. Block foundation looks sound. This house has some potential. A little TLC could go a long way with this home. Boarded; Summer Tax Due: \$1,691.40</p>	106 N HANCHETT ST COLDWATER;	\$26,250	
1225	<p>Parcel ID: 304-000-000-424-00; Legal Description: LOT 3 WELLS SUB DIVISION LOTS 156 & 157, T6S, R6W Comments: Commercial building in Downtown Coldwater. Nice location for a restaurant, bar, or store. Has a front street entrance on North Monroe St and has a back entrance that opens up to a large parking lot. This is a two story building. Bar on the main floor and possible home dwelling on second floor. The building will need some renovating but could be a grab deal for someone looking to start a business in downtown Coldwater. Don't miss your chance. Summer Tax Due: \$1,640.46</p>	10 S MONROE ST COLDWATER;	\$19,000	

Saint Joseph

Lot #	Lot Information	Address	Min. Bid	Sold For
6200	<p>Parcel ID: 001 005 016 00; Legal Description: PART OF SE 1/4 NE 1/4 SEC 5 T7S R9W DESC AS: COM C/L FINDLEY RD 595 FT W OF E LN SD SEC TH S 297 FT TH W 76 FT TH N 297 FT TH E 76 FT TO POB. 0.52 A. Comments: There are multiple buildings on this land including a mobile home, small garage, small home, and another mobile home. There is a lot of personal property still on this land. The trailer on the front of the property is still occupied by renters. Please use caution and be respectful if visiting this property in person. The garage has a cement pad/driveway. The small house has some major roof issues. The second trailer in the back of the property looks to be in fair condition. All of these structures sit on approximately 0.53 acres of land. Mostly grassy with a few large trees throughout the property. This is a nice opportunity to grab a large lot in the country. Personal Property; Roof Issues; Mobile Home Pad; Mobile Home;</p> <p>Summer Tax Due: \$172.99</p>	29883 FINDLEY RD BURR OAK;	\$3,300	
6201	<p>Parcel ID: 001 090 003 00; Legal Description: LOT 3 TRAILS END. SEC 14 T7S R9W. Comments: This trailer sits on approximately 0.37 acres of land and backs up to some farmland. There is a garage next to the home but the roof on the garage has collapsed. Block foundation looks sound. There is a notice on the front door stating it is uninhabitable at this time. Overall this building is in poor shape. The former owners have taken the water heater and furnace. One bedroom one bathroom. This would be good for someone looking to start fresh. Could be a good spot to rebuild. 100 amp electric. Harvesting; Roof Issues; Dangerous Building;</p> <p>Summer Tax Due: \$67.50</p>	64597 SYCAMORE DR BURR OAK;	\$1,600	
6202	<p>Parcel ID: 003 028 004 01; Legal Description: W 170 FT OF E 530 FT OF S 200 FT OF W 1/2 OF NW 1/4 SEC 28 T7S R12W. Comments: This trailer was occupied on last visit. Please use caution and be respectful if visiting this property. This property is approximately 0.77 acres of land. Mostly grassy with the exception of a few large trees in the front of the property. Dirt driveway leads to a one car garage/storage shed. partially fenced in back yard. Beware Of Dog; Mobile Home; Occupied;</p> <p>Summer Tax Due: \$90.71</p>	12190 QUAKER ST CONSTANTINE;	\$2,000	
6203	<p>Parcel ID: 003 033 014 03; Legal Description: COM E 1/4 COR SEC 33 T7S R12W TH S 00D 20M 08S E 1320.60 FT TH S 89D 41M 35S W 1779.26 FT TH N 12D 38M 28S W 178.44 FT TH N 07D 23M 07S W 97.97 FT TO POB TH N 20D 30M 19S W 47.96 FT TH N 16D 52M 17S W 87.97 TH N 55D 47M 03S E ALG C/L CONSTANTINE-MOTTVILLE RD 162.48 FT TH S 01D 08M 16S W 196.23 FT TH S 73D 36D 51S W TO POB. Comments: This one story home sits on approximately 0.36 acres of land. Overall this house is in fair condition. It will need some work before it is in habitable again. 200 amp electric. Water heater and furnace intact. two bedroom one bathroom. The ceilings felt a bit lower then normal. There is a lot of debris throughout the house. Some personal property. Shingled roof will need some attention in certain areas. Grassy yard with a few large trees. Quiet area.</p> <p>Summer Tax Due: \$247.67</p>	12659 RIVERSIDE DR WHITE PIGEON;	\$2,700	
6204	<p>Parcel ID: 003 130 060 00; Legal Description: LOT 67 WINDING RIVERS ACRES. SEC 28 T7S R12W. Comments: This lot is at the very end of the road and is partially in the woods. The neighbors have some things on the property such as a car and trampoline. There is a mobile home pad on the property. Runs along a river. Nice spot to put up a trailer if you enjoy nature. This property is approximately 0.37 acres of land. Mobile Home Pad;</p> <p>Summer Tax Due: \$130.69</p>	66991 WINDING RIVER RD CONSTANTINE;	\$2,700	

6205	Parcel ID: 003 130 061 00; Legal Description: LOT 68 WINDING RIVERS ACRES. SEC 28 T7S R12W. Comments: This lot is at the very end of the road and is in the woods. Runs along a river. there is a small stream that runs through the property. This property is approximately 0.50 acres of land. The road doesn't go into this property will need to be built out to get to it. Summer Tax Due: \$120.24		\$2,400	
6206	Parcel ID: 005 005 044 01; Legal Description: COM SLY LN US-12 AT NE COR OF THAT PT OF W 1/2 OF SE 1/4 SEC 5 T8S R9W LYG SLY OF SD HWY TH NWLY ALG S LN OF HWY 435 FT THE POB TH S 350 FT TH E 60 FT TH N TO S LN OF US-12 TH WLY ALG S LN OF SD HWY TO POB. 0.48 A. Comments: This house sits on approximately 0.48 acres of land. The house is in overall poor condition and will need a lot of work to get it back into living condition. Dirt driveway leads to a two car garage. The garage is in poor condition. The roof is caving into the garage. Floors inside the home are warped and feel like they are slowly caving in. This house may be some what dangerous so use caution. There must have been a leak inside the home at some point do to the warping floors. Water heater and furnace still there. There is debris throughout the property. Large back yard with some nice trees and other vegetation. House is tucked away in the woods. Block foundation looks sound. This house needs a lot of work but could be a good fixer upper for the right handy man. Summer Tax Due: \$307.83	29681 US 12 STURGIS;	\$4,300	
6207	Parcel ID: 007 888 021 20; Legal Description: LOTS 103 & 114 VIL OF FLOWERFIELD. SEC 1 T5S R12W Comments: This trailer was occupied on last visit and there was a loose dog on the property. Please use caution and be respectful if you look at this property. The trailer sits on approximately 0.30 acres of land. Dirt driveway leads to a trailer. Shed in backyard. There are a few trees on the property but it is mostly grassy. Utilities seemed to be active. Occupied; Personal Property; Beware Of Dog; Summer Tax Due: \$231.52	15430 NORTH ST THREE RIVERS;	\$2,400	
6209	Parcel ID: 009 017 010 00; Legal Description: W 505 FT OF N 433 FT OF E 990 FT OF SE FRL 1/4 SEC 17 T6S R11W LYG N OF ST JOE RIVER. EXC W 140.5 FT OF N 259.87 FT. Comments: This property has a house, a large barn, and a large storage building. All three are in fair shape. They sit on approximately 4.29 acres of land. it is mostly grassy with the exception of a handful of trees. The house has a roof with a mix of shingles and metal. Block foundation looks sound. Meters are still hooked up. This property looked like it was still occupied. use caution and be respectful is planning on visiting. Nice place if you have a lot of toys and need the extra storage. Beware Of Dog; Personal Property; Occupied; Summer Tax Due: \$430.57	17875 SIXTH AV THREE RIVERS;	\$4,300	
6210	Parcel ID: 009 021 004 02; Legal Description: COM 643.6 FT S & 660 FT W OF N 1/4 COR SEC 21 T6S R11W TH N 88D 08M W 100 FT TH N 333 FT TH S 88D 08M E 100 FT TO E LN W 1/2 E 1/2 NW 1/4 SD SEC TH S 333 FT TO POB. Comments: This property was occupied by renters on last visit. Please be respectful if visiting this property in person. This property is approximately 0.67 acres of land. It sits across the street from St Joe River. There is a trailer and a two car garage/storage building. There was debris throughout the property. Could be a nice spot to rebuild. Beautiful view of the River. Beware Of Dog; Occupied; Summer Tax Due: \$133.07	18335 SOUTH RIVER RD THREE RIVERS;	\$2,400	
6211	Parcel ID: 009 031 014 30; Legal Description: COM SE COR SEC 31 T6S R11W TH W 752.02 FT TO POB TH W 107.98 FT TH N 44D 55M 20S E TO PNT N 01D 33M 54S W 105.43 FT OF POB TH S 01D 33M 54S E TO POB. 0.13 A. Comments: This small vacant lot is triangular in shape and sits between farmland and a house. It is approximately 0.13 acres of land. This would be a good property for the neighbors to pick up and increase their property size. Summer Tax Due: \$16.83		\$600	

6213	Parcel ID: 009 330 039 00; Legal Description: LOT 36. SUPERVISORS PLAT NO 2. SEC 16 T6S R11W. Comments: This vacant lot is approximately 0.60 acres of land and sits one lot over from the St Joseph River. There are a few large trees on the property but is mostly a grassy lot. Its a nice quiet area to build. Summer Tax Due: \$40.18		\$750	
6214	Parcel ID: 012 033 011 50; Legal Description: COM NE COR LOT 26 RIDGEWOODS SUB SEC 33 T6S R10W TH N 1D 53M 10S W 66 FT TH S 88D 20M W 285 FT TO POB TH S 88D 20M W ALG NLY LN CRESTLANE DR 100 FT TH N 1D 40M W 200 FT TH N 88D 20M E 100 FT TH S 1D 40M E 200 FT TO POB. Comments: This vacant lot sits across the street from Lake Templene. It is approximately 0.26 acres of land. This would be a great property for the neighbor across the street to own. Good spot for a barn to store all those summer toys. No debris seen. Grassy lot with no trees. Summer Tax Due: \$69.24		\$1,600	
6215	Parcel ID: 012 075 063 00; Legal Description: LOT 63 RIDGEWOODS NO 2 SEC 33 T6S R10W. Comments: This vacant lot sits across the street from Lake Templene. It is approximately 0.37 acres of land. This would be a great property for the neighbor across the street to own. Good spot for a barn to store all those summer toys. No debris seen. Grassy lot with the exception of one tree. Large lot could be a nice spot to build a home as well. At the end of the road so road traffic will be next to nothing. Nice neighbors. Summer Tax Due: \$55.39		\$1,300	
6216	Parcel ID: 013 035 015 30; Legal Description: COM AT CEN OF SEC 35 T5S R11W TH W 2452.31 FT TH S ALG C/L N FISHER LAKE RD 31.68 FT TH S 42D 52M 02S E ALG SD C/L 418.96 FT TH N 89D 58M 08S E ALG SD C/L 112.92 FT TO POB TH N 00D 01M 52S E 307.13 FT TH E 108.40 FT TH S 00D 01M 52S W 307.19 FT TH S 89D 58M 08S W ALG SD C/L 108.40 FT TO POB. 0.76 A M/L Comments: This vacant lot has thick vegetation and trees. It is just west of the Fisher Lake Grocery and Deli. It is approximately 0.79 acres of land. Good spot to build a storage barn for all those summer toys. Nice area. Summer Tax Due: \$58.59	55635 NORTH FISHER LAKE RD THREE RIVERS;	\$1,400	
6217	Parcel ID: 013 170 017 00; Legal Description: COM 2450.7 FT N OF SE COR SEC 22 T5S R11W TH N ON SEC LN 100 FT TH W 1331.9 FT S 100 FT E 1332.2 FT TO BEG. TRACT 20. PARKVILLE ACRES. 3 A. Comments: This vacant lot is approximately 2.93 acres of land. The East portion of the property next to the road is mostly grassy and lies between two homes. As you travel back into the property it quickly turns into heavy woods. Nice quiet area to build. Summer Tax Due: \$77.95		\$950	
6219	Parcel ID: 015 012 107 01; Legal Description: COM SW COR OF SE 1/4 OF SEC 12 E 460 FT TH N 230 FT TO POB TH E 200 FT TH N 100 FT TH W 200 FT TH S 100 FT TO POB. SEC 12 T8S R10W. Comments: This one story home was occupied on last visit. Please be respectful and use caution if visiting this property in person. The house sits on approximately 0.43 acres of land. Block foundation looked sound. There is an attached. two car garage on the home. Lots of debris throughout the property. Some burn piles as well. There is a small shed in the back yard. Grassy lot with a couple large trees. There is a nice stone facade on the front of the building. large paved driveway leads to the garage. Roof shingles look ok as well as the siding. This has to potential to be a real nice property after the garbage is removed and everything is cleaned up. Occupied; Summer Tax Due: \$342.71	69944 SUNNYFIELD RD STURGIS;	\$3,700	

6220	Parcel ID: 040 777 041 00; Legal Description: COM SE COR LOT 1 VAILS ADD SEC 23 T7S R9W TH W ALG N LN FRONT ST 157 FT TO POB TH W 80 FT TH N 132 FT TO POB. UPD VIL OF BURR OAK Comments: This one story building sits on approximately 0.26 acres of land. Large grassy back yard runs up to some farm land. The house is in very poor condition and is open to the elements. The roof has completely caved in on the front of the home and the rest of the roof is slowly following suite. The meters have been removed. There is debris throughout the property. Could be a good spot to rebuild. Roof Issues; Dangerous Building; Summer Tax Due: \$1,199.94	714 FRONT ST BURR OAK;	\$5,200	
6221	Parcel ID: 040 777 059 00; Legal Description: COM ON WLY SIDE OF 6TH ST AT INT OF SLY LN OF LOTS 3-4 BLK 14 EXT TH WLY ALG LN TO 1/4 SEC LN TH N TO S LN OF ALLEY BETW BLKS 14-15 TH ELY ALG ALLEY LN TO WLY LN OF 6TH ST & SLY TO BEG. PART OF SE 1/4. SEC 23 T7S R9W. VIL OF BURR OAK. Comments: This property sits behind a home off West Eagle Street in Burr Oak. it looks to be landlocked as i had to walk through her lawn to take photos. This lot is approximately 0.20 acres of land. Could be a good property for any neighbors that touch this property. No Road Access; Summer Tax Due: \$3.38		\$400	
6222	Parcel ID: 040 777 074 01; Legal Description: PT OF ABDN RR R/W CROSSING SE 1/4 SW 1/4 SEC 23 T7S R9W UNPLATTED VIL OF BURR OAK LYG SWLY OF LN DESC AS: COM INT W LN ASSESSORS PLAT #4 W/ SLY LN SD RR TH S 189.5 FT TH DUE W TO INT W/ NLY LN RR R/W & POE SD LN. EST 1.39 A. Comments: This vacant lot is part of an old abandoned railroad. It is approximately 1.39 acres. It is located in a wooded area. Not sure if there is road access to this property. Do your homework on this property before bidding. Summer Tax Due: \$26.98		\$600	
6223	Parcel ID: 041 110 010 01; Legal Description: W 55 FT OF LOTS 3, 4 & 5 BLK B CLARKS REPLAT OF HILLS ADD. VIL OF COLON. Comments: This is a very small building that looks like a storage shed. There is an actually shed in the back of the property behind the first structure. They sit on approximately 0.09 acres of land. The property isn't on Jefferson St. It is off of an alley street that connects Edwin St to Jefferson St. This is a good spot to build a large storage shed of those summer toys. The shed are in decent condition but they are quite small. Summer Tax Due: \$103.04	212 JEFFERSON ST COLON;	\$1,900	
6224	Parcel ID: 041 130 040 01; Legal Description: COM AT NE COR LOT 84 EAST ADD VIL OF COLON TH SLY ALG E BDRY SD LOT 84 100 FT TH W 35 FT TH NLY TO S MARGIN OF BARRY ST AT PNT 55 FT WLY FROM POB TH ELY 55 FT TO POB. Comments: This trailer sits on approximately 0.10 acres of land. The trailer is in overall fair condition although there was a notice posted on the front door stating the house was not in habitable condition. Lots of debris and garbage throughout the home. There was some unfinished construction inside the home as well. A/C unit on the side of home. The trailer sits on a poured concrete mobile pad. There is a small shed near the front entrance of the home. Most of the windows have been boarded. This trailer will need some work before its in living condition again. Small grassy side yard. Could be a good property if someone puts the time and effort into it. Incomplete Construction; Summer Tax Due: \$99.49	432 BARRY ST COLON;	\$4,200	

6225	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 041 190 004 00; Legal Description: LOTS 1 & 4 BLK 2 RAMBY'S RESORT VIL OF COLON Comments: This house is in very nice condition and sits on approximately 0.21 acres of land. Across the street from lake. It is tucked away at the end of the road so there will be no road traffic. Shingle siding is in good shape. The shingles on the roof dont look very old. Cement driveway leads to an attached two car garage. This property seemed occupied on last visit but no one was there to answer the door. Grassy yard with some large trees. A/C unit on side of home. Fenced in lawn. Cement slab behind the home possibly the site of a small shed. Front porch with some nice stone work. This house is in overall good condition and would be a great buy if picked up for the right price. Occupied;</p> <p>(2 of 2) Parcel ID: 041 190 004 05; Legal Description: LOTS 5 & 8 BLK 2 RAMBY'S RESORT VIL OF COLON. Comments: This storage building is fenced in with the home bundled in this sale. It is approximately 0.21 acres. It is mostly grassy with some large trees on the property. The shingles don't look very old and the vinyl siding looks good too. This is a barn type building. It has two garage doors. One of the doors is extra tall to fit those big toys like sail boats or RVs. Overall this is a great storage building. Summer Tax Due: \$324.03</p>	322 FOREST ST COLON; FOREST ST COLON;	\$6,600	
6227	<p>Parcel ID: 043 110 070 00; Legal Description: NLY 5.5 RDS OF SLY 10 RDS OF BLK 65. HOUSE & ULLMAN ADD. VIL OF CONSTANTINE. Comments: Inspection Pending Summer Tax Due: \$471.38</p>	1047 CANARIS ST CONSTANTINE;	\$5,300	
6228	<p>Parcel ID: 043 150 026 00; Legal Description: LOT 4 BLK 6 EXC ELY 12 FT. SCHELLHOUS & THORN ADD. VIL OF CONSTANTINE. Comments: This house sits on approximately 0.21 acres of land. Property slopes down to a grassy back yard. There were condemnation notices posted. This house is suffering from roof issues that have allowed water to enter the home and cause mold to form. This house will need a lot of work. Third parties said there was once standing water in the basement. Three bedroom one bathroom. Flat metal roof. Block foundation in fair shape. Back porch with roof. Roof Issues; Mold; Summer Tax Due: \$626.22</p>	158 RACE ST CONSTANTINE;	\$7,400	
6229	<p>Parcel ID: 043 180 020 00; Legal Description: LOTS 1-2 BLK 10 EXC SLY 65 FT OF LOT 2. TRUE & MEEK ADD. VIL OF CONSTANTINE. Comments: This small shed sits on approximately 0.43 acres of land. There was once a building on this land but has since been removed. All that is left is a storage shed on the back of the property. An alley runs along the back of the property as well. Mostly grassy lot next to bank. Nice spot to build a small business. Sev Not Accurate; Summer Tax Due: \$204.10</p>	320 S WASHINGTON ST CONSTANTINE;	\$5,500	
6230	<p>Parcel ID: 045 777 012 02; Legal Description: COM ON S LN OF 1ST NORTH ST EXT 222 FT WLY OF NW COR LOT 33 TH S 86 DEG W 82.13 FT TO W LN OF W 1/2 OF E 1/2 OF SE 1/4 SEC 1 TH S 107.79 FT TH N 86 DEG E 89.75 FT TH N 4 DEG W 107.45 FT TO POB. EXC WLY 35 FT UNP VIL OF WHITE PIGEON. Comments: This house sits on approximately 0.15 acres of land. Mostly grassy lot except for a large tree in front lawn. There is a detached two car garage behind the home with a paved driveway leading up to it. Two bedroom One bathroom. Overall this house is in good condition and wouldn't need to much work to get it back its former glory. City utilities. Located behind Wagoners Food store. Mix of wood floors and carpet. This property has some good potential don't let this one slip away. Summer Tax Due: \$490.25</p>	313 W MICHIGAN AV WHITE PIGEON;	\$10,750	

6231	Parcel ID: 045 777 502 10; Legal Description: COM 687 FT N OF C/L OF US-12 & W LN SEC 1 T8S R12W TH N 200 FT TH E 300 FT TH S 200 FT TH W 300 FT TO POB. VIL OF WHITE PIGEON. Comments: This house was occupied on last visit. Please be respectful and use caution if visiting this property. The home sits on approximately 1.39 acres of land. This house is in overall good condition from what i was able to see. Large paved driveway with two entrances. Large grassy front and back lawn. partially fenced in from neighbors. Some large trees offer some nice shade. Shingles look to be in good condition. The wood and stone siding also look to be in good condition. Don't miss out on an opportunity to pick this one up. Occupied; Summer Tax Due: \$1,281.77	211 US 131 WHITE PIGEON;	\$11,000	
6234	Parcel ID: 051 220 017 00; Legal Description: LOT 12 BLK B. A B CLARKS ADD. CITY OF 3 RIVERS. Comments: This vacant lot is approximately 0.18 acres of land. Mostly grassy with a couple large trees and bushes. Could be a good spot to build. Vul - Vacant Urban Lot; Summer Tax Due: \$53.97		\$2,300	
6237	Parcel ID: 052 040 034 00; Legal Description: LOT 8 BLK 4. ORIG PLAT. CITY OF STURGIS. Comments: Update: This home currently on this property is scheduled for demolition prior to the auction. The minimum bid will be increasing to incorporate the cost of the demo. This is approximately 0.20 acres of land. You are bidding on vacant land. Sanitation Issues And Garbage; Dangerous Building; Condemned; Scheduled For Demo; Summer Tax Due: \$367.19	206 WASHINGTON STREET STURGIS;	\$4,100	
6238	Parcel ID: 052 040 374 00; Legal Description: 45 FT WIDE OFF W END OF LOT 12 BLK 36. ORIG PLAT. CITY OF STURGIS. Comments: Update: This home currently on this property is scheduled for demolition prior to the auction. The minimum bid will be increasing to incorporate the cost of the demo. This Lot is approximately 0.07 acres of land. It is next to two large commercial buildings. You are bidding on vacant land Scheduled For Demo; Summer Tax Due: \$1,665.08	403 W CONGRESS STREET STURGIS;	\$2,600	
6239	Parcel ID: 052 200 001 00; Legal Description: 55 FT OFF W END OF LOT 1 BLK 6. DRAKES 2ND ADD BEING A REPLAT OF BLK 6 ORIG PLAT. CITY OF STURGIS. Comments: This vacant lot sits on the corner of E Hatch St and N Nottawa St and is approximately 0.13 acres of land. the back of the property runs along a pair of train tracks. Across the street from Sturgis Party Store. City utilities. Could be a nice spot for a small business or small home. Summer Tax Due: \$129.52	100 E HATCH STREET STURGIS;	\$3,600	
6240	Parcel ID: 052 290 105 00; Legal Description: LOT 103. HAGERMAN & FREELAND ADD. CITY OF STURGIS. Comments: This vacant lot sits in between two homes in Sturgis. It is approximately 0.16 acres of land. This is a grassy lot with a few bushes. Looks alike one of the neighbors is using it for additional parking spaces. Could be a good spot to build or for one of the neighbors to increase there property size. Vul - Vacant Urban Lot; Summer Tax Due: \$151.12	507 N PROSPECT STURGIS;	\$2,200	
6241	Parcel ID: 052 330 003 00; Legal Description: COM 34 FT E OF NW COR LOT 2 BLK 1 TH E 36 FT S 8 RDS ACROSS LOTS 2 & 3 TH W 36 FT N 8 RDS TO POB. JACOBS ADD. CITY OF STURGIS. Comments: Update: This home currently on this property is scheduled for demolition prior to the auction. The minimum bid will be increasing to incorporate the cost of the demo. This lot is approximately 0.11 acres of land. You are bidding on vacant land Condemned; Fire Damage; Dangerous Building; Boarded; Summer Tax Due: \$934.12	410 W WEST STREET STURGIS;	\$5,700	

6243	<p>Parcel ID: 052 777 163 00; Legal Description: COM 50 FT E OF NE COR GROVES ADD TH E 187 FT S 47.81 FT W 187 FT TO E LN OF FOURTH ST N ALG E LN OF FOURTH ST TO POB EXC W 92 FT. UPD CITY OF STURGIS.</p> <p>Comments: Update: This home currently on this property is scheduled for demolition prior to the auction. The minimum bid will be increasing to incorporate the cost of the demo. This lot is approximately 0.10 acres of land. You are bidding on vacant land Condemned; Beware Of Dog; Occupied;</p> <p>Summer Tax Due: \$942.24</p>	403 MECHANIC STREET STURGIS;	\$4,300	
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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). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

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

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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