

Public Land Auction

Clinton, Livingston, Shiawassee

August 25th, 2022

Clinton, Livingston, and Shiawassee Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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





Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

(For those who have *no* computer access. Please call for assistance)

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

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2022 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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

Monroe, Washtenaw DNR 8/2/2022	Hillsdale, Jackson 8/3/2022	Bay, Gladwin Huron (DNR only), Tuscola 8/4/2022
Arenac*, Iosco*, Ogemaw 8/5/2022	Lapeer*, Macomb (DNR only) Saint Clair*, Sanilac* 8/11/2022	Oakland 8/12/2022
Barry, Kalamazoo Saint Joseph* 8/16/2022	Branch, Calhoun 8/17/2022	Berrien*, Cass, Van Buren* 8/18/2022
Clare, Lake*, Osceola 8/23/2022	Gratiot, Isabella, Mecosta Montcalm 8/24/2022	Clinton, Livingston Shiawassee 8/25/2022
Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac (DNR Only), Schoolcraft) 8/26/2022	Western Upper Peninsula (Baraga, Dickinson*, Gogebic*, Houghton*, Iron*, Keweenaw, Marquette*, Menominee, Ontonagon*) 8/30/2022	Antrim*, Charlevoix*, Otsego 8/31/2022
Crawford, Kalkaska Missaukee, Roscommon* 9/1/2022	Alcona*, Alpena* Montmorency, Oscoda 9/6/2022	Cheboygan, Emmet* Presque Isle 9/7/2022
Mason*, Muskegon Newaygo (DNR Only) Oceana* 9/8/2022	Benzie, Grand Traverse* Leelanau, Manistee, Wexford 9/9/2022	Allegan, Ionia, Kent, Ottawa 9/13/2022
Saginaw 9/14/2022	Genesee 9/15/2022	Round 1 Re-Offer Auction 9/28/2022

No Reserve Auction

10/28/2022

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

"Foreclosing Governmental Unit" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

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

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

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

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

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Clinton

Lot #	Lot Information	Address	Min. Bid	Sold For
1800	Parcel ID: 010-100-011-003-00; Legal Description: LOT 3, BLOCK 11, BATH Comments: Old house probably not worth fixing. Major structure damage. Foundation sinking, roof collapsing, deemed unsafe. Sits far back on High street. Foundation Issues; Roof Issues; Personal Property; Dangerous Building; Condemned; Dnvi; Animal Damaged; Summer Tax Due: \$400.57	5608 HIGH STREET BATH;	\$6248.34	
1802	Parcel ID: 061-200-008-008-00; Legal Description: S 1/2 OF LOT 7, LOT 8, N 1/2 OF LOT 9, AND THE S 60 FT OF THE W 6 FT OF LOT 5, BLK 8, VANDEUSENS ADD TO VILLAGE OF ELSIE; EXCEPT THE E 60 FT OF THE N 6 FT OF THE S 1/2 OF LOT 7. Comments: Please note: The Village of Elsie has deemed this property a "non-conforming structure". The structure MUST be removed and cannot be replaced with another trailer due to the R2 district regulations. Essentially, the buyer will be required to take down the structure and the land will have to remain VACANT. Please see letter from the Village of Elsie in the related documents section below. Structure is in pretty rough shape. Lots of animal damage, floors are weak and definitely mold presence. Garage in rough shape as well. Lots of debris. Mold; Sanitation Issues And Garbage; Personal Property; Mobile Home; Animal Damaged; Condemned; Summer Tax Due: \$357.76	322 N SECOND STREET ELSIE;	\$4910.98	
1803	Parcel ID: 100-018-200-025-00; Legal Description: COM AT A PT 39 RDS S & 55 RDS E OF NW COR OF SEC 18 T8N R4W, TH S 20 RDS, E 27 RDS, N 36 RDS, W 15 RDS, S 15 RDS, W 12 RDS TO BEG. Comments: Vacant parcels in Hubbardston off Main St. This parcel does not have access unless purchased by an adjacent owner. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$21.93	OFF MAIN ST HUBBARDSTON;	\$505.19	
1804	Parcel ID: 101-000-000-085-50; Legal Description: COM AT A PT 23 RDS S & 8 RDS E OF NW COR OF SEC 18 T8N R4W, TH S 16 RDS, W 8 RDS, S 20 RDS, E 55 RDS, N 20 RDS, W 37 RDS, N 16 RDS, W 10.48 RDS TO BEG. VILL OF HUBB; EXC BEG 379.5 FT S & 188.28 FT E OF NW COR SD SEC TH SE 150 FT, N TO A PT E OF BEG, TH W TO POB; ALSO EXC BEG S 643.50 FT FROM NW COR SD SEC TH E 132.59 FT, N 314.14 FT TO C/L HUBBARDSTON RD, S 49 DEG E 109.24 FT, S 45 DEG E 36.59 FT, S 200.56 FT, E 23.11 FT, S 16.50 FT, E 57.09 FT, S 02 DEG E 89.02 FT, S 9.01 FT, W 349.09 FT, N 330 FT TO BEG. Comments: Vacant Parcel in Hubbardston on Main St Summer Tax Due: \$54.90	MAIN ST HUBBARDSTON;	\$788.15	
1805	Parcel ID: 110-027-300-020-00; Legal Description: SW 1/4 OF SW 1/4 SEC 27 T6N R2W, EXC 344 FT E & W BY 371 FT N & S IN THE SW COR THEREOF, ALSO EXC 430 FT N & S BY 400 FT E & W IN NW COR THEREOF. Comments: Large parcel of land. Approx. 33 acres. Wooded uneven ground and pasture type land. Frontage on Old Us-27 and E Chadwick Rd. Terrain Challenged; Wetland Indicators; Summer Tax Due: \$205.95	E CHADWICK RD VACANT DEWITT;	\$2819.94	

Livingston

Lot #	Lot Information	Address	Min. Bid	Sold For
3800	Parcel ID: 4702-32-400-134; Legal Description: T4N, R4E, SEC. 32 INDIAN SPRINGS LAKE LOT 160 Comments: Undeveloped Roads. Small lot inaccessible by vehicle. Approx. 33ft x 90ft Unbuildable Lands / Too Small; 33'/66' Width Parcel; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$15.20	CRANDALL RD HOWELL;	\$401.22	
3801	Parcel ID: 4703-27-400-016; Legal Description: SEC 27 T4N R5E THE N 10 AC OF E1/2 OF NW1/4 OF SE1/4. 10 AC. Comments: 10 Acre parcel off Faussett Rd. Looks like there may be an easment for driveway to property next to parcel. Summer Tax Due: \$1,106.19	FAUSSETT RD HOWELL;	\$6400.32	
3802	Parcel ID: 4707-25-400-003; Legal Description: SEC 25 T3N R5E BEG S 130 FT FROM E 1/4 COR, TH S 200 FT, TH W 1217.5 FT, TH N 200 FT, TH E 1210 FT TO POB, 5.7AC M/L Comments: Currently occupied (5-16-22), 1 story, aluminum siding and looks in decent shape. Small pole barn and shed. Lots of woods in the area and nicer homes. Personal Property; Occupied; Dnvi; Summer Tax Due: \$2,023.01	1409 N HACKER HOWELL;	\$9490.77	
3803	Parcel ID: 4708-09-400-016; Legal Description: SEC 9 T3N R6E COMM AT S 1/4 COR, N 00°01'35"W 1336.57 FT TO POB, TH N 00°08'18"W 400 FT, S 87°35'47"E 465 FT, S 00°08'18"E 400 FT, N 87°35'47"W 465 FT TO POB, 4.27AC, PARCEL 4. Comments: Large vacant parcel. Mostly wooded. On corner of Hartland and McMcMasters and approx 400ft x 450ft. Wetland Indicators; Summer Tax Due: \$785.20	MCMAS TER CT FENTON;	\$4628.29	
3804	Parcel ID: 4708-12-400-055; Legal Description: SEC 12, T3N,R6E COMM AT CENTER OF SEC 12 TH ALG W LN SE QTR SEC 12 S00°08'09" E 882.23 FT; TH N90°00'00" E 358.49 FT TO POB; TH CONT N90°00'00" E 383.74 FT; TH S00°00'00" E 102.11 FT; TH S20°22'12" W 215.42 FT; TH N90°00'00" W 308.04 FT; TH N00°08'09" W 304.06 FT TO POB CONT 2.502 AC M/L. Comments: Vacant parcel approx. 350ft x 290ft. Some landscaping done as this is/was part of yard for 4353 Latourette. Easement Or Access Across; Sideyard Parcel; Summer Tax Due: \$785.50	LATOURETTE HARTLAND;	\$5669.33	
3805	Parcel ID: 4708-24-200-021; Legal Description: SEC 24 T3N R6E COM E 1/4 COR SEC 24 TH N89°27'18" W ALG E/W 1/4 LINE 584.30 FT TO POB, TH N 89°27'18" W ALG SD LN 201.82 FT, TH N33°08'0" E 112.77 FT, TH S55°29'21" E 169.11 FT TO POB CONT .0189 AC M/L. Comments: Too small to build. Wooded small piece of land. May Not Exist; Unbuildable Lands / Too Small; Summer Tax Due: \$32.02	TIPSICO LAKE RD HARTLAND;	\$506.52	
3806	Parcel ID: 4710-16-101-008; Legal Description: SEC 16 T2N R4E ERMINA VILLAGE SUB, LOT 8. Comments: At the end of a cul-de-sac. Looks pretty wet. Heavy woods and approx. 200ft deep and 260ft of the street. Swamp Lot; Wetland Indicators; Summer Tax Due: \$394.42	SHARMA LN HOWELL;	\$2071.95	
3807	Parcel ID: 4712-20-201-018; Legal Description: SEC. 20 T2N, R6E, HOPE LAKE PARK SUBDIVISION NO. 1 LOT 18. Comments: Approx 66 ft of frontage on Hope Lake. 250ft deep and mostly wooded. Not sure if buildable or not but a nice lot overall. Annual park dues cover the maintenance and upkeep of the shared park parcels, such as mowing, weed whipping, tree removals, sand and stone deliveries to the beach and boat launching areas, addition of park benches and picnic tables, and repairs to such park items. We are also responsible for the land/water that runs to the center of the lake from the boundaries of the park parcels (such as lake treatment and maintenance). Annual dues are billed at the end of February of the year, and cover from March 1 to February 28 of the following year. On lake owners should pay \$100 per home Wetland Indicators; 33'/66' Width Parcel; Association Fees; Summer Tax Due: \$635.55	EDWARD DR BRIGHTON;	\$3445.26	
3808	Parcel ID: 4713-35-301-020; Legal Description: SEC 35 T1N R3E E UNADILLA, BLOCK 6, BEG ON E LINE OF MAIN ST. 16 FT. S OF SW COR. OF LOT 1, BLOCK 6, THENCE E'LY PA RALLEL WITH S'LY LINE OF LOT 1 132 FT., S'LY PARALLEL WITH E'LY LINE OF MAIN ST. TO THE MILL RACE THENCE SW'LY ALONG MILL RACE OF THE E'LY LINE OF MAIN ST., NW'LY ALONG E'LY LINE OF MAIN ST. TO BEG. Comments: Decent sized parcel. Low lying off road, entire south line runs along creek. Storage shed on property as well. Approx. 175ft x 270ft triangle shape. Unbuildable Lands / Too Small; Wetland Indicators; Summer Tax Due: \$47.35	13325 UNADILLA GREGORY;	\$37353.10	

3809	Parcel ID: 4713-35-301-028; Legal Description: T1N R3E COMM E 1/4 COR SEC 35 TH N88*W 2621.03 FT TH S01*E 895.98 FT TH ARC R CHD BRNG S86*W 32 FT TH S89*W 435.55 FT TH N01*E 33.02 FT TH S89*W 196.91 FT TO POB. TH S89*W 111 FT TH N01*W 165 FT TH N89*E 86 FT TH N06*W 244.49 FT TO TRAVERSE PT A TH N06*W 10 FT TH ESLY 26.5 FT TH S06*E 18 FT TO TRAVERSE PT B LYING N81*E 25.05 FT FROM TRAVERSE PT A TH S06*E 247.81 FT TH S01*E 165 FT TO POB. .57 AC M/L. Comments: Old house on Kaiser Rd. 10+ft privacy fence around all of this to see. Could not get into house, doors blocked by falling junk, boarded windows, inside the "garage" is full of what-nots. Yard too...house too. Found a POOL! Nice spread looooong ago I can image. Dozer bait these days. Animal carcasses in yard as well. Freeze Damage; Structural Issues; Roof Issues; Sanitation Issues And Garbage; Drvi; Dangerous Building; Summer Tax Due: \$343.48	20370 KAISER GREGORY;	\$4523.01	
3810	Parcel ID: 4714-31-100-006; Legal Description: SEC 31 T1N R4E COM NE COR LOT 56 CHALKER'S LANDING TH N75*W 47.5 FT, TH N13*E 30 FT, TH S75*E 47.5 FT TH S13*W 30 FT TO POB. Comments: Approx. 45ft x 30ft Trapezoid. On a (I'm assuming) private two-track with a berm on the back 30. 'Nuff said I do believe Easement Or Access Across; Unbuildable Lands / Too Small; Summer Tax Due: \$47.98	11124 CHALKERS PINCKNEY;	\$810.70	
3811	Parcel ID: 4717-25-303-057; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 57. Comments: Unbuilt Condo-site on Michigan. Victoria Park Condos. Senior Living across the street and close to heavy commercial area. Power and Utility pedestals. Nice houses in neighborhood as well. Victoria Park Condos HOA HOA Fees: \$220 Monthly* *All information provided is subject to change by each individual community and/or association. You should verify all information including HOA prices/dues. Association Fees; Condo - Unbuilt Air Condo; Condo Subdivision "site Condo"; Summer Tax Due: \$617.80	1317 ASHEBURY LN HOWELL;	\$5606.98	
3812	Parcel ID: 4717-25-303-058; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 58. Comments: Unbuilt Condo-site on Michigan. Victoria Park Condos. Senior Living across the street and close to heavy commercial area. Power and Utility pedestals. Nice houses in neighborhood as well. Victoria Park Condos HOA HOA Fees: \$220 Monthly* *All information provided is subject to change by each individual community and/or association. You should verify all information including HOA prices/dues. Association Fees; Condo - Unbuilt Air Condo; Condo Subdivision "site Condo"; Summer Tax Due: \$617.80	1319 ASHEBURY LN HOWELL;	\$5606.98	
3813	Parcel ID: 4717-25-303-060; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 60. Comments: Unbuilt Condo-site on Michigan. Victoria Park Condos. Senior Living across the street and close to heavy commercial area. Power and Utility pedestals. Nice houses in neighborhood as well. Victoria Park Condos HOA HOA Fees: \$220 Monthly* *All information provided is subject to change by each individual community and/or association. You should verify all information including HOA prices/dues. Association Fees; Condo - Unbuilt Air Condo; Condo Subdivision "site Condo"; Summer Tax Due: \$617.80	1327 ASHEBURY LN HOWELL;	\$5606.98	
3814	Parcel ID: 4717-25-303-062; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 62. Comments: Unbuilt Condo-site on Michigan. Victoria Park Condos. Senior Living across the street and close to heavy commercial area. Power and Utility pedestals. Nice houses in neighborhood as well. Victoria Park Condos HOA HOA Fees: \$220 Monthly* *All information provided is subject to change by each individual community and/or association. You should verify all information including HOA prices/dues. Association Fees; Condo - Unbuilt Air Condo; Condo Subdivision "site Condo"; Summer Tax Due: \$617.80	1335 ASHEBURY LN HOWELL;	\$5606.98	

Shiawassee

Lot #	Lot Information	Address	Min. Bid	Sold For
6100	Parcel ID: 002-36-200-006; Legal Description: SEC. 36, T8N, R2E. PT OF NW 1/4 OF NE 1/4: COM ON ELY R/WY LN OF HWY M-52 AT PT 226.30 FT S2*30'W OF INTR OF ELY LN WITH N SEC LN, TH S2* 30'W 95 FT, TH S85*52'E 230 FT, TH N2* 30'E 95 FT, TH N85*52'W 230 FT TO BEG. Comments: Power is on and lots of personal property. Looks like may be vacating but still looks technically occupied today (5-16-22). Wood siding and needs some work but doesn't look bad overall. Dnvi; Personal Property; Occupied; Summer Tax Due: \$447.98	3958 N M52 OWOSSO;	\$4673.53	
6101	Parcel ID: 006-23-100-008; Legal Description: SEC 23, T7N, R2E S 15 FT OF W 200 FT OF E 860 FT OF N 1/2 OF S 28.5 ACRES OF E 1/2 OF NW 1/4 .06 ACRE Comments: Strip of land behind 1930 W Stewart. Landlocked and approx. 20ft x 340ft, irregular shape. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Easement Or Access Across; May Not Exist; Summer Tax Due: \$15.49	401 DELANEY RD OWOSSO;	\$585.76	
6102	Parcel ID: 007-46-006-020; Legal Description: EVELETH'S SUB. CALEDONIA TWP LOT 20 EX W 10 FT THEREOF BLK 6. Comments: This parcel only has a garage. Garage looks to be for 2030 James Ave. (Lot #6103). Some debris and tires. Garage has some junk in it as well. Lot is overgrown. Personal Property; Summer Tax Due: \$83.05	2030 JAMES AVE OWOSSO;	\$2050.18	
6103	Parcel ID: 007-46-006-021; Legal Description: EVELETH'S SUB. CALEDONIA TWP LOT 21 BLK 6 Comments: This one may be a goner. Caving in in the back (kitchen area). Major roof damage (open to the sky). Couldn't mak my way through to see rest of house. Living room was visible and looked rough but not as bad as the kitchen. Fuse box on wall and looks like power has been off and place has been vacant for some time now. Adjacent to lot #6102 (appears to be garage or small pole barn for house here) Structural Issues; Sanitation Issues And Garbage; Mold; Roof Issues; Summer Tax Due: \$178.65	2030 JAMES AVE OWOSSO;	\$3190.71	
6104	Parcel ID: 008-16-300-010; Legal Description: SEC 16, T7N, R4E. COM AT PT ON W LN OF SEC S 563.75 FT ALG W LN FROM W 1/4 POST OF SEC, TH N88*16'20"E 410 FT, S 225 FT, S88*16'20"W 410 FT TO PT ON W LN OF SEC, TH ALG W LN N 225 FT TO BEG 2.12 A M/L EX W 33 FT FOR RD. Comments: Occupied home on Reed Rd. Could not inspect. Looks to have vinyl siding and shingle roof. Quiet country road and not many houses around. Detached pole barn/garage behind house and a couple sheds. Long dirt driveway. Lot approximately 400ft deep and 220 wide. Dnvi; Occupied; Summer Tax Due: \$468.50	450 N REED RD CORUNNA;	\$4291.47	
6105	Parcel ID: 008-42-026-000; Legal Description: LENNON GREEN ESTATES #2 VENICE TWP LOT 26 Comments: Not bad from the out side but LOTS of damage on the inside. Major roof leakage and this place has had all the time to fall apart. Looks like it has been open through the seasons so you can imagine freeze damage somewhere/everywhere. Lot is nice but as far as the modular I don't see it being restored/repared. A couple sheds in the back yard and a decent little deck off the front. Nice lot tucked in the corner and nice neighborhood. Personal Property; Sanitation Issues And Garbage; Roof Issues; Freeze Damage; Mobile Home; Mold; Summer Tax Due: \$153.71	8909 COUNTRY LN LENNON;	\$2626.11	
6106	Parcel ID: 012-32-100-001-08; Legal Description: SEC 32, T6N, R4E COM AT PT WHICH IS 1317.77 FT W OF & TO N&S 1/8 LN IN NW 1/4 & S 1123.25 FT & N89*59'05"E 233 FT FROM N 1/4 POST OF SEC, CONTINUING N89*59'05"E 127 FT, S 200 FT TO E&W 1/8 LN IN NW 1/4, S89*59'05"W 127 FT, N 200 FT TO BEG .5 ACRE ALSO TOGETHER WITH EASEMENT FOR INGRESS & EGRESS Comments: Property is a vacant parcel of land 127 x 200 ft that has a driveway running through it for the neighboring parcel. Adjacent parcel w/house has legal rights for access to their property. Easement Or Access Across; Summer Tax Due: \$11.76	VERNON RD DURAND;	\$531.39	
6107	Parcel ID: 012-47-147-000; Legal Description: LEISURE LAKE COND. SUB. VERNON TWP. UNIT 147. Comments: This is a lot in Leisure Lake Campground in Durand. Lot is small but can fit a park model or fifth wheel. Tucked in the end of a cul-de-sac style paved path (can be driven on). Check the website: https://leisurelakemi.org/ for any association fees & campground rules & regulations. Mobile Home Pad; Association Fees; Summer Tax Due: \$14.48	MAPLE TREE CT;	\$1028.24	

6108	Parcel ID: 013-01-400-003-04; Legal Description: SEC 1, T5N, R1E COM AT PT WHICH IS N89*37'05"W 660 FT & S 497.20 FT FROM E 1/4 POST OF SEC, S89*35'35"E 132 FT, S 165 FT TO S LN OF N 1/2 OF N 1/2 OF SE 1/4, N89*35'35"W 132 FT, N 165 FT TO BEG .5 ACRE. Comments: Approx. 130 ft x 170 ft. Landlocked behind 9612 S Beardslee Rd Roads - None Known (Possibly Landlocked); Summer Tax Due: \$12.36	LANDLOCKED PROPERTY SHAFTSBURG;	\$464.71	
6109	Parcel ID: 014-01-300-005; Legal Description: SEC 1, T5N, R2E THAT PT OF SW 1/4 WHICH LIES NW'LY OF A LN 150 FT NW'LY OF AND PARL TO LN DES AS: COM ON W SEC LN N01*58'47"W 1100.20 FT FROM SW COR OF SEC, N52*58'15"E 500 FT TO PT OF ENDING & LYING SW'LY OF A LN DESC AS: COM AT SW COR OF SEC, N01*58'47"W ALG W LN 1500.20 FT TO PT OF BEG, S71*48'44"E 300 FT TO BEG EX W 70 FT Comments: Triangular shape vacant parcel. Approx. 850 ft frontage on I-69 with 300 ft of frontage on S Morrice Rr. Not buildable and quite low off the road. Guardrails around most of lot. Unbuildable Lands / Too Small; Wetland Indicators; Summer Tax Due: \$15.32	M-78 PERRY;	\$617.41	
6110	Parcel ID: 014-17-200-010-01; Legal Description: SEC 17, T5N, R2E COM AT PT 40 RDS W & 32 RDS S OF NE COR OF SEC, W 40 RDS, S TO N LN OF STATE HWY M-78, NE'LY TO PT 40 RDS W ON E LN OF SEC, N TO BEG LY NW'LY OF LN 243 FT NW'LY OF FOLL DESC: COM AT PT WHICH IS S89*41'43"E 93.80 FT FROM SW COR OF SEC, N48*43'04"E 751.51 FT TO PT OF CURVATURE OF 1*00' ARC CURVE TO RIGHT, NE'LY ALG ARC CURVE 3394.58 FT TO PT OF TANGENT OF SD CURVE, N82*39'49"E 1476.54 FT TO PT OF ENDING ONE LN OF SEC WHICH IS S02*14'53"E 617.72 FT FROM E 1/4 POST OF SEC THERE SHALL BE NO RIGHT OF DIRECT INGRESS & EGRESS FROM HWY I-69 TO, FROM & BETWEEN LDS DESC HEREIN 2 ACRES. Comments: Parcel is triangular shaped on expressway. Aprox. 290 ft x 160 ft Acute angle. Unbuildable Lands / Too Small; Easement Or Access Across; Summer Tax Due: \$124.97	LANDLOCKED PROPERTY PERRY;	\$1141.38	
6111	Parcel ID: 020-12-006-003-00; Legal Description: THE EAST 17 FT OF LOT 2, EXCEPT THE N 7 FT THEREOF, THE W 3 FT OF LOT 1, EXCEPT THE N 7 FT THEREOF, AND THE E 5 FT OF THE W 8 FT OF LOT 1, EXCEPT THE S 47.5 FT, ALSO EXCEPT THE N 7 FT THEREOF, BLOCK 6 OF ASSESSORS PLAT #1 OF THE CITY OF DURAND . Comments: Previously a dry cleaning shop. Lots of equipment, all which looks to be older. Block building with all kinds of lines (electric, plumbing, pneumatic) ran all over the back of building. Minor leakage seen for an older flat roof. Only a few rooms, most of which are closet sized. 1 Bathroom (rough shape) .Storefront has very old fixtures and finishing. Probably needs a lot of work but may be restorable. Street frontage is nice and property has good curb appeal if fixed up. Garage door access in the rear. Back lot looks to have access to side street for pulling in the rear. Tried to locate utilities but like I said, lots of lines ran everywhere. Also there are cloths in here marked with people's names (Not sure if third-party property) Roof Issues; Personal Property; Summer Tax Due: \$2,175.83	203 W MAIN ST DURAND;	\$11132.37	
6112	Parcel ID: 020-13-016-000-00; Legal Description: CREEK POINTE ESTATES UNIT 16 Comments: Vacant lot on undeveloped part of Creek Point Estates. Newer homes in condo sub. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$79.01	305 CREEK POINTE CIRCLE DURAND;	\$852.65	
6113	Parcel ID: 020-82-007-000-00; Legal Description: CITY OF DURAND, MISC DESCRIPTION SEC 15, T6N, R4E. COM AT PT 22 RDS 9 FT E OF SW COR OF SW 1/4 OF SEC, TH N TO S LN OF DGH & MRR R/W, SELY ALG SD S LN OF RR TO S LN OF SD SEC TH W ALG SEC LN TO BEG. Comments: Small restaurant on Main St. Kitchen still has some equipment in it. This place is pretty rough. Needs a good cleaning and some fixing up but structurally not terrible. Floors seemed solid. Michigan basement from the looks of it (didn't go all the way down, it was pretty wet. Lots of restaurant seating and tables. I can see there is an upstairs (windows outside) but for the life of me could not locate a stairway. There was an entrance in the back but it was full to the top of the doorway with debris. This may be the entrance. This building is a little small for a restaurant but it is very neat and old. Adjacent to train tracks. Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$1,622.27	200 W MAIN ST DURAND;	\$7105.12	
6114	Parcel ID: 022-42-004-012-00; Legal Description: WEEK'S ADD LOT 12 BLK 4, ALSO N 66 FT OF LOT 11 & E 18 IN. OF LOT 13 Comments: Occupied 2 story home on W First North. Aluminum siding and shingle roof. Attached garage/carport. Small yard and house sits close to street. Nice street and good neighborhood. Didn't inspect property due to occupancy. Dnvi; Occupied; Summer Tax Due: \$1,704.24	207 W FIRST NORTH LAINGSBURG;	\$10597.27	

6115	Parcel ID: 050-115-002-005-00; Legal Description: LOT 6 BLK 2 CITY ASSESSORS PLAT 5 Comments: 1 Story house, aluminum siding, poured foundation, occupied. Nice street with older homes in Owosso. Occupied; Dnvi; Summer Tax Due: \$880.69	419 PRINDLE ST OWOSSO;	\$5515.00	
6116	Parcel ID: 050-310-002-003-00; Legal Description: LOT 3 BLK 2 INGERSOLS ADD ALSO PT OF JENNETT ST BEING 5'10" N & S BY 132'E & W LYING S OF SD LOT Comments: House recently demolished. Vacant lot on corner of Ada and Jennett Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$715.74	900 ADA ST OWOSSO;	\$9962.17	
6117	Parcel ID: 050-420-002-018-00; Legal Description: LOTS 34 35 & S 1/2 LOT 36 BLK 2 MAPLE RIDGE PARK RE SUBDIV KEYTES ADD Comments: Older 2 story home. Occupied, asbestos siding, privacy fence in back. Occupied on 5-16-22. Older neighborhood with mostly decent houses. Occupied; Dnvi; Summer Tax Due: \$713.73	612 GRAND AV OWOSSO;	\$4427.18	
6118	Parcel ID: 050-546-000-014-00; Legal Description: SEC 23 COM AT N E COR LOT 75 FOREST PARK ADD E 39'7" S TO D G H & M R R W/Y TO LOT 75 N TO BEG. Comments: Small house, vinyl siding, older "1 car" gargage. Looks recently vacated/occupied. Did not go inside, 3 Deadbolts locked. Windows covered. Property backs up to train tracks. Sanitation Issues And Garbage; Personal Property; Dnvi; Summer Tax Due: \$933.72	1443 LYNN ST OWOSSO;	\$4213.45	
6119	Parcel ID: 050-651-007-001-00; Legal Description: W 109.5' LOTS 1 & 2 BLK 7 A L WILLIAMS ADD INCL 1/2 ABUTTING CLSD GENESEE ST FROM GREEN ST TO RIVER. Comments: Large Old building on Green and Genesee. Riverfront property. Deemed unsafe, did not go inside for inspection. May have been lumber related at one time. Contamination Indicators; Personal Property; Roof Issues; Vandalism; Boarded; Dnvi; Dangerous Building; Summer Tax Due: \$619.34	309 GREEN ST OWOSSO;	\$3182.27	
6120	Parcel ID: 050-651-022-004-00; Legal Description: LOT 3 BLK 22 A L WILLIAMS ADD, EXC BEG AT SW COR THF, TH E'LY ALG S'LY LOT LN 10 FT, TH N'LY TO PT ON N LOT LN LYG 21 FT E'LY OF NW'LY COR THF, TH W'LY 21 FT TO NW COR LOT 3, TH S'LY TO POB Comments: Older home. Occupied or recently occupied as of 5-16-22. 2 story, shingle siding, pretty rough shape, evidence of occupants but no answer. Older detached garage. Personal Property; Occupied; Dnvi; Summer Tax Due: \$930.29	306 CORUNNA AV OWOSSO;	\$3863.28	
6121	Parcel ID: 050-652-010-024-00; Legal Description: LOT 30 BLK 10 A L WILLIAMS 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: This house is no long salvageable, and as such the city of Owosso plans to demolish it by the end of September. The cost to demolish (approximately \$20,000) will eventually become a future yearly special assessment. The assessment will be the responsibility of the buyer. Please be aware of the additional liability if bidding on this property. Condemned; Scheduled For Demo; Summer Tax Due: \$810.86	917 S PARK ST OWOSSO;	\$2806.83	
6122	Parcel ID: 050-652-010-025-00; Legal Description: LOT 31 BLK 10 A L WILLIAMS 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: Next door lot to 917 S Park (Lot# 6121). Just a broke down shed on lot. Uneven ground and standing water. Vul - Vacant Urban Lot; Sideyard Parcel; Unbuildable Lands / Too Small; Summer Tax Due: \$28.80	S PARK ST OWOSSO;	\$387.80	
6123	Parcel ID: 050-652-010-026-00; Legal Description: LOT 32 BLK 10 A L WILLIAMS 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: Adjacent to Lot# 6122. Another shed on this parcel. Uneven ground and minor debris in yard. Sideyard Parcel; Summer Tax Due: \$28.80	S PARK ST OWOSSO;	\$387.80	

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		8. Buyer's (Transferee) Name and Mailing Address
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.		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.