

SENATE BILL No. 992

December 1, 2009, Introduced by Senator BROWN and referred to the Committee on Banking and Financial Institutions.

A bill to amend 1966 PA 346, entitled
"State housing development authority act of 1966,"
by amending sections 48g, 48i, 48j, 49h, 49j, 49m, and 49s (MCL
125.1448g, 125.1448i, 125.1448j, 125.1449h, 125.1449j, 125.1449m,
and 125.1449s), sections 48g, 48j, 49h, 49m, and 49s as added by
1981 PA 173 and sections 48i and 49j as amended by 2004 PA 540; and
to repeal acts and parts of acts.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 48g. (1) The person making the sale **UNDER SECTION 48F**
2 shall execute deeds specifying the names of the parties in the
3 action, the date of the land contract or mortgage held by the
4 authority, when and where it was recorded, a description of the
5 premises sold, and the amount for which each parcel of land

1 described in the deed was sold. ~~and~~ **THE PERSON** shall indorse upon
 2 each deed the time it becomes operative if the premises are not
 3 redeemed according to law. Unless the premises or any parcel of
 4 ~~them~~ **THE PREMISES** are redeemed within the time ~~limited for~~
 5 redemption, the deed ~~shall become~~ **BECOMES** operative as to all
 6 parcels not redeemed ~~and shall vest~~ **VESTS** in the grantee named in
 7 the deed or ~~his or her~~ **THE GRANTEE'S** heirs or assigns all the
 8 right, title, and interest ~~which~~ the mortgagor had at the time ~~of~~
 9 ~~the execution of the mortgage~~ **WAS EXECUTED** or at any time
 10 ~~thereafter~~ **AFTER THE MORTGAGE WAS EXECUTED.**

11 (2) ~~The deed of sale as~~ **AS** soon as practicable ~~and within 20~~
 12 days after ~~the~~ **A** sale **UNDER SECTION 48F, THE DEED OF SALE** shall be
 13 deposited with the register of deeds of the county in which the
 14 land described in the deed of sale is situated. ~~and the~~ **THE**
 15 register shall indorse upon the deed the time it was received, and
 16 ~~shall record the deed at length, in a book to be provided in his or~~
 17 ~~her office for that purpose and shall index the deed in the regular~~
 18 **GENERAL** index of deeds, and ~~the~~ **RECORDS. THE** fee for recording the
 19 deed shall be included among the other costs and expenses allowed
 20 by law. ~~If the premises or any parcel of them are redeemed the~~
 21 ~~register of deeds shall write on the face of the record the word~~
 22 ~~"redeemed" and shall write at what date the entry is made and sign~~
 23 ~~the entry with his or her official signature.~~

24 Sec. 48i. (1) The mortgagor, the mortgagor's heirs, ~~executors,~~
 25 ~~administrators,~~ **HEIR OR PERSONAL REPRESENTATIVE**, or any person
 26 lawfully claiming under the mortgagor or the mortgagor's ~~heirs,~~
 27 ~~executors, or administrators~~ **HEIR OR PERSONAL REPRESENTATIVE** may

1 redeem the entire premises sold **UNDER SECTION 48F** by paying, within
 2 6 months ~~from~~**AFTER** the date of the sale, to the purchaser or the
 3 purchaser's ~~executors, administrators,~~**PERSONAL REPRESENTATIVE** or
 4 assigns, or to the register of deeds in whose office the deed of
 5 sale is ~~deposited~~**RECORDED** as provided in the court rules ~~,~~for the
 6 benefit of the purchaser, the ~~sum which~~**AMOUNT THAT** was bid with
 7 interest from the date of the sale at the interest rate provided
 8 for by the mortgage.

9 (2) The vendee of a land contract, the vendee's ~~heirs,~~
 10 ~~executors, administrators~~**HEIR OR PERSONAL REPRESENTATIVE**, or any
 11 person lawfully claiming under the vendee ~~of a land contract or the~~
 12 ~~vendee's heirs, executors, or administrators of a land contract~~
 13 **HEIR OR PERSONAL REPRESENTATIVE** may redeem the entire premises sold
 14 **UNDER SECTION 48F** within 6 months ~~from~~**AFTER** the date of the sale
 15 by paying to the purchaser or the purchaser's ~~executors,~~
 16 ~~administrators,~~**PERSONAL REPRESENTATIVE** or assigns, or to the
 17 register of deeds in whose office the deed of sale is ~~deposited~~
 18 **RECORDED** as provided in the court rules ~~,~~for the benefit of the
 19 purchaser, the ~~sum which~~**AMOUNT THAT** was bid with interest from the
 20 date of the sale at the interest rate provided for by the land
 21 contract. ~~In case the sum~~

22 (3) **IF MONEY FOR REDEMPTION** is paid to the register of deeds ~~,~~
 23 ~~the sum of \$5.00 shall be paid to the register of deeds as a fee~~
 24 **UNDER THIS SECTION, THE PERSON REDEEMING THE PROPERTY UNDER**
 25 **SUBSECTION (1) OR (2) SHALL PAY A FEE OF \$10.00 TO THE REGISTER OF**
 26 **DEEDS** for the care and custody of the ~~redemption~~ money.

27 (4) **A PERSON WHO REDEEMS PROPERTY UNDER SUBSECTION (1) OR (2)**

1 BY PAYING THE REDEMPTION MONEY TO THE REGISTER OF DEEDS SHALL
2 DELIVER TO THE REGISTER OF DEEDS WITH THE MONEY A NOTICE TO THE
3 PURCHASER OR DESIGNEE UNDER SUBSECTION (8) THAT CONTAINS ALL OF THE
4 FOLLOWING INFORMATION:

5 (A) THE NAME AND ADDRESS OF THE PURCHASER OR DESIGNEE.

6 (B) THE NAME AND ADDRESS OF THE PERSON PAYING THE MONEY TO
7 REDEEM THE PROPERTY.

8 (C) THE AMOUNT PAID AND THE DATE ON WHICH IT WAS PAID TO THE
9 REGISTER.

10 (D) THE LIBER AND PAGE NUMBER, OR OTHER UNIQUE IDENTIFYING
11 NUMBER, WHERE THE DEED OF SALE GIVEN UNDER SECTION 48F IS RECORDED.

12 (E) A STATEMENT OF THE REQUIREMENTS OF SUBSECTION (6).

13 (5) ON RECEIVING A NOTICE UNDER SUBSECTION (4), THE REGISTER
14 OF DEEDS SHALL RECORD THE NOTICE AND THEN MAIL A COPY OF THE
15 RECORDED NOTICE TO THE PURCHASER OR DESIGNEE AT THE ADDRESS GIVEN
16 IN THE NOTICE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

17 (6) WITHIN 14 DAYS AFTER RECEIVING THE NOTICE UNDER SUBSECTION
18 (5), THE PURCHASER OR DESIGNEE SHALL RESPOND TO THE REGISTER OF
19 DEEDS BY DOING 1 OF THE FOLLOWING:

20 (A) IF THE AMOUNT PAID FOR REDEMPTION IS SUFFICIENT TO REDEEM
21 THE PROPERTY, SIGNING AND RECORDING A QUITCLAIM DEED OR OTHER
22 INSTRUMENT SUFFICIENT TO RELEASE THE PURCHASER'S INTEREST IN THE
23 PROPERTY TO THE PERSON PAYING THE MONEY. THE PURCHASER OR DESIGNEE
24 SHALL INCLUDE IN THE DEED THE LIBER AND PAGE NUMBER, OR OTHER
25 UNIQUE IDENTIFYING NUMBER, WHERE THE DEED OF SALE FROM WHICH THE
26 PROPERTY IS BEING REDEEMED IS RECORDED. ON RECORDING A QUITCLAIM
27 DEED OR OTHER INSTRUMENT UNDER THIS SUBDIVISION, THE REGISTER OF

1 DEEDS SHALL NOTE IN THE INDEX ENTRY THE LIBER AND PAGE NUMBER, OR
2 OTHER UNIQUE IDENTIFYING NUMBER, INCLUDED IN THE DEED PURSUANT TO
3 THIS SUBDIVISION.

4 (B) IF THE AMOUNT PAID FOR REDEMPTION IS NOT SUFFICIENT TO
5 REDEEM THE PROPERTY, NOTIFYING THE PERSON PAYING THE MONEY UNDER
6 SUBSECTION (1) OR (2) THAT THE AMOUNT PAID WAS INSUFFICIENT AND
7 ADVISING THE PERSON THAT IF THE PERSON WHO PAID THE MONEY BELIEVES
8 THE AMOUNT PAID WAS SUFFICIENT, THE PERSON MAY SEEK RELIEF FROM THE
9 COURT.

10 (7) ~~(3)~~ Upon the payment of ~~sums~~ **THE AMOUNT** required TO REDEEM
11 **THE PROPERTY** under this section, the deed of sale is void. If a
12 distinct lot or parcel separately sold is redeemed, leaving a
13 portion of the premises unredeemed, ~~then~~ the deed of sale is void
14 only as to the portion or portions of the premises ~~which~~ **THAT** are
15 redeemed.

16 (8) The register of deeds shall not determine the amount
17 necessary ~~for redemption~~ **TO REDEEM PROPERTY SOLD UNDER SECTION 48F.**
18 The purchaser shall attach an affidavit ~~with~~ **TO** the deed to be
19 recorded **UNDER SECTION 48G** that states the exact amount required to
20 redeem the property, including any daily per diem amounts. ~~and~~
21 ~~the date by which the property must be redeemed shall be stated in~~
22 ~~the certificate of sale.~~ The purchaser may include in the affidavit
23 the name of a designee responsible on behalf of the purchaser to
24 assist ~~the person redeeming~~ **A PERSON WHO WISHES TO REDEEM** the
25 property in computing the exact amount required to redeem the
26 property. The designee may charge a fee as stated in the affidavit
27 and may be authorized by the purchaser to receive **MONEY FOR**

1 redemption. ~~funds.~~ The purchaser shall accept the amount computed
2 by the designee.

3 (9) ~~(4)~~ The amount stated in ~~any affidavits~~ **AN AFFIDAVIT**
4 recorded under ~~this section~~ **SUBSECTION (8)** shall be the amount
5 necessary to satisfy the requirements for redemption under this
6 section.

7 (10) **A PURCHASER OR DESIGNEE WHO FAILS TO RESPOND AS REQUIRED**
8 **BY SUBSECTION (6) IS LIABLE TO THE PERSON PAYING THE MONEY IN THE**
9 **AMOUNT OF \$1,000.00.**

10 Sec. 48j. (1) ~~The~~ **A** court may ~~make~~ **INCLUDE A** provision in any
11 **A** judgment of foreclosure ~~for the adding to the amount determined~~
12 ~~in the judgment to be due, any sum or sums paid at any time~~ **THAT IF**
13 **THE PURCHASER AT THE FORECLOSURE SALE PAYS EITHER OF THE FOLLOWING**
14 ~~after the foreclosure~~ **SALE** and ~~prior to~~ **BEFORE** the expiration of
15 the period of redemption **AND IF UNDER THE TERMS OF THE MORTGAGE OR**
16 **LAND CONTRACT IT WOULD HAVE BEEN THE DUTY OF THE DEFENDANTS**
17 **DETERMINED TO BE PERSONALLY LIABLE UNDER SECTION 48K TO MAKE THE**
18 **PAYMENT HAD THE MORTGAGE OR LAND CONTRACT NOT BEEN FORECLOSED, as**
19 ~~taxes~~ **THE AMOUNT PAID SHALL BE ADDED TO THE AMOUNT DETERMINED TO BE**
20 **DUE IN THE JUDGMENT:**

21 (A) **TAXES** assessed against the property. ~~or the portion of the~~

22 (B) **A** premium ~~of any~~ **FOR AN** insurance policy covering any
23 buildings located on the premises as ~~is required~~ **NECESSARY** to keep
24 the policy in force until the expiration of the period of
25 redemption. ~~or both the taxes assessed the property and the portion~~
26 ~~of the premium of any insurance policy covering any buildings~~
27 ~~located on the premises as is required to keep the policy in force~~

~~until the expiration of the period of redemption, if under the terms of the mortgage it would have been the duty of the defendants determined to be personally liable to have paid the taxes or insurance premium had the mortgage not been foreclosed. In case of any such~~

(2) ~~IF A~~ payment which is made prior to ~~UNDER SUBSECTION (1) BEFORE~~ the entry of the order confirming the report of sale by the person making the sale, determination of the additional liability shall be made in the order. ~~In case of any such IF A~~ payment **IS** made **UNDER SUBSECTION (1)** after the entry of the order, proof of the payment may be made by ~~filing~~ **RECORDING** with the register of deeds with whom the deed of sale is deposited, ~~RECORDED~~ an affidavit of payment by the purchaser or someone ~~in his or her~~ **ON** behalf ~~having~~ **OF THE PURCHASER WHO HAS** knowledge of the facts ~~together with a~~ **AND THAT INCLUDES THE STATEMENT UNDER SUBSECTION (3). THE PURCHASER OR PERSON ACTING ON BEHALF OF THE PURCHASER SHALL ALSO RECORD EITHER OF THE FOLLOWING, AS APPLICABLE:**

(A) **A** receipt evidencing the payment of the taxes. ~~, or, in case of insurance premiums, an~~

(B) **AN** affidavit of an agent of the insurance company stating ~~the making of THAT~~ the payment **WAS MADE** and also what portion of the payment covers the premium for the period ~~prior to~~ **BEFORE** the expiration of the period of redemption. ~~Redemption shall not be effected after the determination, or filing of~~

(3) **AN AFFIDAVIT OF A PURCHASER OR PERSON ACTING ON BEHALF OF A PURCHASER UNDER SUBSECTION (2) SHALL INCLUDE A STATEMENT OF THE EXACT ADDITIONAL AMOUNT REQUIRED TO REDEEM THE PROPERTY UNDER THIS**

1 SECTION, INCLUDING ANY PER DIEM AMOUNT, IF APPLICABLE.

2 (4) IF AN affidavit and receipt ~~or affidavits~~ ~~as the case~~
 3 ~~may be, except upon payment of~~ **ARE RECORDED UNDER SUBSECTION (2),**
 4 **THE PROPERTY IS NOT REDEEMED UNLESS** the additional ~~sum or sums~~
 5 **AMOUNT IS PAID.** ~~In case~~ **IF** the property is not redeemed, the taxes
 6 or **INSURANCE** premiums paid after the confirmation of sale shall not
 7 be added to or included in the deficiency judgment.

8 Sec. 49h. (1) The officer or person making the sale **OF**
 9 **PROPERTY UNDER SECTIONS 49 TO 49V** shall ~~forthwith~~ **IMMEDIATELY**
 10 execute, acknowledge, and deliver ~~to~~ each purchaser a deed of the
 11 premises bid off. ~~by the officer or person making the sale, and if~~
 12 **IF** the lands are situated in several counties, the officer or
 13 person making the sale shall make separate deeds of the lands in
 14 each county ~~and specify in each deed the precise amount for which~~
 15 each parcel of land described in the deed was sold. The officer or
 16 person making the sale shall endorse upon each deed the time when
 17 the deed becomes operative ~~if the premises are not redeemed~~
 18 according to law. ~~Each deed shall, as~~

19 (2) **AS** soon as practicable, and within 20 days after ~~such~~ **THE**
 20 sale, **A DEED MADE UNDER SUBSECTION (1) SHALL** be ~~deposited~~ **RECORDED**
 21 with the register of deeds of the county in which the land
 22 described in the deed is situated. ~~and the~~ **THE** register shall
 23 endorse on the deed the time ~~the deed~~ **IT** was received, ~~and for the~~
 24 ~~better preservation thereof, shall record the deed at length in a~~
 25 ~~book to be provided in his or her office for that purpose, IT, and~~
 26 ~~shall index the deed IT in the regular~~ **GENERAL** index of deeds
 27 **RECORDS.** The fee for recording the deed shall be included among

1 ~~WITH~~ the other costs and expenses allowed by law. ~~In case such~~ **IF**
 2 ~~THE~~ premises ~~shall be~~ **ARE** redeemed, the register of deeds shall ~~7~~
 3 ~~at the time of destroying the deed, as provided in section 491,~~
 4 ~~write on the face of the record the word "redeemed", stating at~~
 5 ~~what date the entry is made, and signing the entry with his or her~~
 6 ~~official signature~~ **NOTE IN THE INDEX TO RECORDS THE LIBER AND PAGE**
 7 **NUMBER, OR OTHER UNIQUE IDENTIFYING NUMBER, WHERE THE DEED IS**
 8 **RECORDED AND INDEXED THAT THE PROPERTY HAS BEEN REDEEMED AND THE**
 9 **DATE OF THE REDEMPTION.**

10 Sec. 49j. (1) If the mortgagor, the mortgagor's heirs,
 11 ~~executors, administrators,~~ **HEIR OR PERSONAL REPRESENTATIVE**, or any
 12 person lawfully claiming under the mortgagor or the mortgagor's
 13 ~~heirs, executors, or administrators,~~ **HEIR OR PERSONAL**
 14 **REPRESENTATIVE** redeems the entire premises sold **UNDER SECTIONS 49**
 15 **TO 49V** within the time prescribed in this section by paying to the
 16 purchaser or the purchaser's ~~executors, administrators,~~ **PERSONAL**
 17 **REPRESENTATIVE** or assigns, or to the register of deeds in whose
 18 office the deed is ~~deposited~~ **RECORDED** for the benefit of the
 19 purchaser, the ~~sum which~~ **AMOUNT THAT** was bid for the premises, with
 20 interest from the date of the sale at the interest rate provided
 21 for by the mortgage, and, ~~in case~~ **IF** the payment is made to the
 22 register of deeds, ~~the sum of \$5.00~~ **\$10.00** as a fee for the care
 23 and custody of the redemption money, ~~then~~ the deed is void. If a
 24 distinct lot or parcel separately sold is redeemed, leaving a
 25 portion of the premises unredeemed, then the deed is void only as
 26 to the parcel or parcels redeemed. The register of deeds shall not
 27 determine the amount necessary for redemption. The purchaser shall

1 attach an affidavit with the deed to be recorded that states the
2 exact amount required to redeem the property **UNDER THIS SUBSECTION**,
3 including any daily per diem amounts. ~~, and the date by which the~~
4 ~~property must be redeemed shall be stated in the certificate of~~
5 ~~sale.~~ The purchaser may include in the affidavit the name of a
6 designee responsible on behalf of the purchaser to assist the
7 person redeeming the property in computing the exact amount
8 required to redeem the property. The designee may charge a fee as
9 stated in the affidavit and may be authorized by the purchaser to
10 receive ~~redemption funds~~ **MONEY TO REDEEM THE PROPERTY**. The
11 purchaser shall accept the amount computed by the designee.

12 (2) If, ~~following~~ **AFTER** the sale **OF PROPERTY UNDER SECTIONS 49**
13 **TO 49V**, the purchaser pays any taxes assessed against the property
14 or insurance premiums covering any buildings located on the
15 property ~~which~~ **THAT** under the terms of the mortgage were the duty
16 of the mortgagor **TO PAY** and are necessary to keep the policy in
17 force until the expiration of the period of redemption, ~~and the~~
18 purchaser or a representative of the purchaser having knowledge of
19 the facts may make an affidavit of the payment showing the amount
20 and items paid ~~, together with the receipt of payment of the taxes~~
21 ~~or insurance premiums, together with an affidavit of an insurance~~
22 ~~agent of the insurance company stating the making of the payment~~
23 ~~and also what portion of the policy covers the premium for the~~
24 ~~period before the expiration of the period of redemption, the~~
25 ~~affidavits and the receipt~~ **AND THE EXACT AMOUNT THAT IS REQUIRED TO**
26 **REDEEM THE PROPERTY UNDER SUBSECTION (1), INCLUDING ANY PER DIEM**
27 **AMOUNT, IF APPLICABLE. THE PERSON MAKING THE AFFIDAVIT** shall be

1 ~~filed~~ **FILE THE AFFIDAVIT** with the register of deeds with whom the
 2 deed is deposited, ~~who~~ **RECORDED AND ATTACH TO THE AFFIDAVIT THE**
 3 **RECEIPT OF PAYMENT OF THE TAXES OR INSURANCE PREMIUMS AND AN**
 4 **AFFIDAVIT OF AN INSURANCE AGENT OF THE INSURANCE COMPANY STATING**
 5 **THAT THE PAYMENT WAS MADE AND ALSO WHAT PORTION OF THE PAYMENT**
 6 **COVERS THE PREMIUM FOR THE PERIOD BEFORE THE EXPIRATION OF THE**
 7 **PERIOD OF REDEMPTION. THE REGISTER OF DEEDS** shall endorse on the
 8 deed the time the affidavits and ~~receipt were~~ **OTHER DOCUMENTS ARE**
 9 ~~received . The register of deeds shall~~ **AND** record the affidavit of
 10 ~~the purchaser only and file the recorded affidavit, together with~~
 11 ~~the tax and insurance receipts and insurance agent's affidavit,~~
 12 ~~until expiration of the period of redemption~~ **AFFIDAVITS AND OTHER**
 13 **DOCUMENTS.**

14 (3) After ~~the~~ **A** purchaser's affidavit is recorded under this
 15 section, ~~redemption shall~~ **THE PROPERTY IS REDEEMED** only be made
 16 upon payment of the ~~sum~~ **AMOUNTS** specified in subsections (1) and
 17 (2), with interest on the ~~amount,~~ **AMOUNTS** from the date of the
 18 payment to the date of redemption ~~,~~ at the interest rate specified
 19 in the mortgage.

20 (4) ~~In the case of~~ **SUBJECT TO SUBSECTIONS (6) TO (8), FOR** a
 21 mortgage executed on commercial or industrial property, or
 22 multifamily residential property in excess of 4 units, the
 23 redemption period is 6 months from the time of the sale.

24 (5) ~~In the case of~~ **SUBJECT TO SUBSECTIONS (6) TO (8), FOR** a
 25 mortgage executed on residential property not exceeding 4 units and
 26 not more than 3 acres in size, if the amount claimed to be due on
 27 the mortgage at the date of the notice of foreclosure is more than

1 66-2/3% of the original indebtedness secured by the mortgage, the
2 redemption period is 6 months.

3 ~~(6) In the case of~~ **SUBJECT TO SUBSECTION (7), FOR** a mortgage
4 on residential property not exceeding 4 units and not more than 3
5 acres in size, if the property is abandoned as determined under
6 section 49k, the redemption period is 3 months.

7 ~~(7) In the case of~~ **FOR** any mortgage on residential property
8 not exceeding 4 units and not more than 3 acres in size, if the
9 amount claimed to be due on the mortgage at the date of the notice
10 of foreclosure is more than 66-2/3% of the original indebtedness
11 secured by the mortgage and the property is abandoned as determined
12 under section 49k, the redemption period is 1 month.

13 (8) If the property is abandoned as determined under section
14 49v, the redemption period is 30 days.

15 ~~(9) In any other case not otherwise described in this section~~
16 **IF SUBSECTIONS (4) TO (8) DO NOT APPLY**, the redemption period is 1
17 year from the date of the sale.

18 (10) If an automation fund is established **IN THE COUNTY** under
19 section 2568 of the revised judicature act of 1961, **1961 PA 236**,
20 MCL 600.2568, any fees or charges collected by the register of
21 deeds under this section or section 48i shall be credited to the
22 automation fund.

23 (11) The amount stated in any affidavits recorded under this
24 section shall be the amount necessary to satisfy the requirements
25 for redemption under this section.

26 Sec. 49m. ~~If any~~ **A** person entitled to receive ~~such~~ redemption
27 ~~moneys~~ **MONEY UNDER SECTIONS 49 TO 49V WHO**, shall, upon payment or

1 tender thereof ~~OF THE MONEY~~ to him or her, ~~refuse~~ **REFUSES** to make
 2 and acknowledge such certificate of payment, ~~he or she shall be~~
 3 **SIGN AND RECORD A QUITCLAIM DEED OR OTHER INSTRUMENT SUFFICIENT TO**
 4 **RELEASE THE PURCHASER'S INTEREST IN THE PROPERTY AS REQUIRED BY**
 5 **SECTION 49S** IS liable to the person aggrieved thereby, ~~BY THE~~
 6 **REFUSAL** in the sum ~~AMOUNT~~ of \$100.00 damages, over and above all
 7 the ~~\$1,000.00~~ **PLUS ANY** actual damages sustained. ~~to be recovered~~
 8 ~~in~~ **THE AGGRIEVED PERSON MAY RECOVER THE AMOUNT IN** a civil action. ~~7~~
 9 except that no damages of any kind may be recovered from any ~~A~~
 10 register of deeds who refuses to accept tender of payment after the
 11 time ~~indorsed~~ **ENDORSED** upon the deed ~~when the deed becomes~~
 12 ~~operative in case the premises are not redeemed, and the~~ **UNDER**
 13 **SECTION 49H IS NOT LIABLE FOR ANY DAMAGES CAUSED BY THE REFUSAL. AN**
 14 officer or person making the ~~A~~ sale shall be **OF PROPERTY UNDER**
 15 **SECTIONS 49 TO 49V IS** entitled to rely conclusively upon the
 16 recital of the length of the redemption period contained in the
 17 notice of foreclosure in making ~~such indorsement~~ **THE ENDORSEMENT**
 18 upon the deed **UNDER SECTION 49H.**

19 Sec. 49s. (1) ~~Upon the payment of the entire sum bid at such~~
 20 ~~sale, and the interest thereon and expenses, as mentioned in~~
 21 ~~section 49j, to the register of deeds of the county in whose office~~
 22 ~~the sheriff's deed shall have been deposited, the register of deeds~~
 23 ~~shall give notice of such payment, by mail or otherwise to the~~
 24 ~~purchaser or his or her agent or attorney.~~ **A PERSON WHO REDEEMS**
 25 **PROPERTY UNDER SECTION 49J BY PAYING THE REDEMPTION MONEY TO THE**
 26 **REGISTER OF DEEDS SHALL DELIVER TO THE REGISTER OF DEEDS WITH THE**
 27 **MONEY A NOTICE TO THE PURCHASER OR A PERSON DESIGNATED UNDER**

1 SECTION 49J(1) THAT CONTAINS ALL OF THE FOLLOWING INFORMATION:

2 (A) THE NAME AND ADDRESS OF THE PURCHASER OR DESIGNEE.

3 (B) THE NAME AND ADDRESS OF THE PERSON PAYING THE MONEY TO
4 REDEEM THE PROPERTY.

5 (C) THE AMOUNT PAID AND THE DATE ON WHICH IT WAS PAID TO THE
6 REGISTER.

7 (D) THE LIBER AND PAGE NUMBER, OR OTHER UNIQUE IDENTIFYING
8 NUMBER, WHERE THE DEED OF SALE GIVEN UNDER SECTION 49H IS RECORDED.

9 (E) A STATEMENT OF THE REQUIREMENTS OF SUBSECTION (3).

10 (2) ON RECEIVING A NOTICE UNDER SUBSECTION (1), THE REGISTER
11 OF DEEDS SHALL RECORD THE NOTICE AND THEN MAIL A COPY OF THE NOTICE
12 RECORDED TO THE PURCHASER OR THE DESIGNEE AT THE ADDRESS GIVEN IN
13 THE NOTICE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

14 (3) WITHIN 14 DAYS AFTER RECEIVING THE NOTICE UNDER SUBSECTION
15 (2), THE PURCHASER OR DESIGNEE SHALL RESPOND TO THE REGISTER OF
16 DEEDS BY DOING 1 OF THE FOLLOWING:

17 (A) IF THE AMOUNT PAID FOR REDEMPTION IS SUFFICIENT TO REDEEM
18 THE PROPERTY, SIGNING AND RECORDING A QUITCLAIM DEED OR OTHER
19 INSTRUMENT SUFFICIENT TO RELEASE THE PURCHASER'S INTEREST IN THE
20 PROPERTY TO THE PERSON PAYING THE MONEY. THE PURCHASER OR DESIGNEE
21 SHALL INCLUDE IN THE DEED THE LIBER AND PAGE NUMBER OR OTHER UNIQUE
22 IDENTIFYING NUMBER WHERE THE DEED OF SALE FROM WHICH THE PROPERTY
23 IS BEING REDEEMED IS RECORDED. ON RECORDING A QUITCLAIM DEED OR
24 OTHER INSTRUMENT UNDER THIS SUBDIVISION, THE REGISTER OF DEEDS
25 SHALL NOTE IN THE INDEX ENTRY THE LIBER AND PAGE NUMBER, OR OTHER
26 UNIQUE IDENTIFYING NUMBER, INCLUDED IN THE DEED PURSUANT TO THIS
27 SUBDIVISION.

1 (B) IF THE AMOUNT PAID FOR REDEMPTION IS NOT SUFFICIENT TO
2 REDEEM THE PROPERTY, NOTIFYING THE PERSON PAYING THE MONEY THAT THE
3 AMOUNT PAID WAS INSUFFICIENT AND ADVISING THE PERSON THAT IF THE
4 PERSON WHO PAID THE MONEY BELIEVES THE AMOUNT PAID WAS SUFFICIENT,
5 THE PERSON MAY SEEK RELIEF FROM THE APPROPRIATE COURT.

6 (4) A PURCHASER OR DESIGNEE WHO FAILS TO RESPOND AS REQUIRED
7 BY SUBSECTION (3) IS LIABLE TO THE PERSON PAYING THE MONEY IN THE
8 AMOUNT OF \$1,000.00.

9 Enacting section 1. Section 49/ of the state housing
10 development authority act of 1966, 1966 PA 346, MCL 125.1449/, is
11 repealed.