

DO NOT LOSE YOUR PROPERTY THROUGH FORFEITURE AND FORECLOSURE!!!!

IMPORTANT DATES TO REMEMBER FOR PERSONS HAVING 2006 DELINQUENT TAXES Alpena County

MARCH 1, 2007

Taxes for **2006** are returned delinquent to the County Treasurer. A 4% administrative fee is added plus interest at 1% per month.

OCTOBER 1, 2007

A \$15.00 fee is added to delinquent **2006** taxes.

MARCH 1, 2008

On March 1 in each tax year, certified abandoned property and property that is delinquent for taxes, interest, penalties, and fees for the immediately preceding 12 months or more (**2006 taxes**) is **FORFEITED** to the county treasurer for the total amount of those unpaid delinquent taxes, interest, fees, and penalties.

- **Additional 1/2% interest is added retroactive to March 1, 2007 on 2006 taxes.**
- **Additional \$175.00 fee is added to each parcel of property for which those delinquent taxes, interest, penalties, and fees remain unpaid (2006 taxes).**
- **Additional \$10.00 is added for the Certificate of Forfeiture fee (2006 taxes).**
- **Additional \$10.00 is added for the Redemption Certificate fee (2006 taxes).**

A person who holds a legal interest in the property may lose that interest as a result of the forfeiture and subsequent foreclosure proceeding.

FEBRUARY/MARCH, 2009 Circuit Court Enters Judgment of Foreclosure Quieting Title

Unless those unpaid delinquent taxes, interest, penalties, and fees are paid by March 31, 2009, (for uncontested cases) or 21 days after judgment is entered in the foreclosure proceeding (for contested cases), absolute title to the property shall vest in the foreclosing governmental unit. A person's rights of redemption will expire on the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under section 78k or 21 days after entry of judgment foreclosing the property under section 78k for contested cases.

FORECLOSURE IS FINAL FORECLOSED PROPERTY WILL BE SOLD AT PUBLIC AUCTION

PUBLICATION DEADLINE

Persons that hold an interest in real estate with unpaid **2005** and/or previous years taxes will be **LISTED BY NAME IN THE ALPENA NEWS** scheduled for publication in December 2007. This notice will run three times.

Payment of 2005 and/or previous years taxes prior to December 1, 2007 will prevent **listing of names** in this notice and **additional fees** for publication notice costs.

2006 TAXES

March 1, 2007
2006 Taxes Returned Delinquent

October 1, 2007
\$15.00 fee added

March 1, 2008
Forfeit Property –• See above for breakdown of penalties and interest

October 1, 2008 – Admin. Fee, Sheriff's Fees, & Certified Mailing Fees Added

March 31, 2009
Final Foreclosure on Property
Quiet Title by Circuit Court

July - August 2009
Property is sold at public auction

*2006 and/or prior years taxes

2005 Delinquent Taxes

IMPORTANT DATES TO REMEMBER

Wednesday, January 23, 2008, at 10:00 A.M.

SHOW CAUSE HEARING
Alpena County Annex Building
719 W. Chisholm St.
Alpena, Michigan 49707
Howard Male Conference Room

Reasons for Show Cause Hearing

No law authorizes the tax.

The person appointed to decide whether a tax shall be levied under a law of this state acted without jurisdiction, or did not impose the tax in question.

The property was exempt from the tax in question, or the tax was not legally levied.

The tax has been paid within the time limited by law for payment or redemption.

The tax was assessed fraudulently.

An indefinite or erroneous description was used in the assessment of the property.

Tuesday, February 12, 2008, at 9:00 A.M.

JUDICIAL FORECLOSURE HEARING

Alpena County Court House
26th Judicial Circuit Court Ste. # 1
720 W. Chisholm St.
Alpena, Michigan 49707

The purpose of the Judicial Hearing is to allow a person claiming an interest in the property set forth in the petition for foreclosure who desires to contest that petition to file written objections with the clerk of the circuit court and to notice the Foreclosing governmental Unit or redeem this property from forfeiture.

Persons with financial hardship as set forth by the Federal Poverty Guidelines may also appear at this Judicial Hearing.

If a taxpayer is unable to pay all unpaid taxes, interest, penalties and fees, he may contact the Department of Human Services or other organizations that may aid in financial assistance.

Property must be redeemed by March 31, 2008.

If the property is not redeemed on or before the March 31st immediately succeeding the entry of a judgment of foreclosure in uncontested cases, title of the property will vest absolutely in the Foreclosing Governmental Unit. (Alpena County Treasurer)