

**Notice of SHOW CAUSE HEARING and JUDICIAL FORECLOSURE HEARING  
NON-PAYMENT OF PROPERTY TAXES**

On March 1, 2011 real estate with **unpaid 2009 and prior property taxes** were forfeited to the Macomb County Treasurer pursuant to the General Property Tax Act, Public Act 206 of 1893, MCL 211.1 to 211.157, as amended.

The Macomb County Treasurer is acting as the Foreclosing Governmental Unit in proceedings to foreclose on this property for unpaid property taxes.

There are two hearings scheduled to finalize the foreclosure process. This publication is intended to provide additional notice to parties of interest in these parcels as to the nature, time, and location of these hearings.

**A SHOW CAUSE HEARING is scheduled for January 10, 2012 at 10:00 A.M. at the office of the Macomb County Treasurer, One South Main St., 2<sup>nd</sup> Floor, Mt. Clemens, MI 48043.** Any person with an interest in the property forfeited to the County Treasurer may appear at the show cause hearing and redeem that property or show cause why absolute title to that property should not vest in the Foreclosing Governmental Unit.

**A JUDICIAL FORECLOSURE HEARING is scheduled for February 3, 2012 at 8:30 A.M. at the courtroom of Judge James Biernat Jr., 40 N. Main, Mt. Clemens, MI 48043.** At this hearing the Foreclosing Governmental Unit shall ask that the court enter a judgment foreclosing the property as requested in the petition for foreclosure. A person claiming an interest in a parcel of property set forth in the petition for foreclosure, who desires to contest that petition, must file written objections with the clerk of the circuit court and serve those objections on the Macomb County Treasurer, the Foreclosing Governmental Unit and Macomb County Corporation Counsel. The docket number of the petition is 2011-2208-CH

**If you are a person with an interest in property being foreclosed:**

A person claiming an interest in a parcel of property may contest the validity or correctness of the forfeited unpaid delinquent taxes, interest, penalties and fees for 1 or more of the following reasons:

- a. No law authorized the tax.
- b. 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.
- c. The property was exempt from the tax in question, or was not legally assessed.
- d. The tax has been paid within the time limited by law for payment or redemption.
- e. The tax was assessed fraudulently.
- f. The description of the property used is indefinite or erroneous.

You may lose your interest in the property as a result of these foreclosure proceedings. You have the right to redeem this property by paying the delinquent taxes, penalties and interest to the Macomb County Treasurer. If the property is not redeemed by March 31, 2012 or in a contested case, within 21 days of entry of the judgment foreclosing the property under MCL 211.78k, the right to redeem will expire and the title to the property shall vest absolutely in the foreclosing governmental unit.

You have the right to redeem this parcel from the foreclosure process by payment of all forfeited unpaid delinquent taxes, interest, penalties, and fees prior to the expiration of the redemption period. You should contact the County Treasurer for the amount required to redeem.

**PLEASE NOTE:**

The following list represents parties that appear to have title, lien or other apparent rights to the parcels being foreclosed by the Foreclosing Governmental Unit. Your rights may be affected even if you are not named in the list, if the person named is deceased and you are an heir to the estate, received an assignment or purchased the property from a named person.

**This notice is required to be given by law,** even if the party no longer claims or desires an interest if it appears they hold any undischarged, apparent, or potential title or lien right to the property.

**Listing of a party does NOT necessarily indicate that they are the owner** of a parcel, or that they are liable for the property taxes.

**This list is NOT an offering of property for sale.** These parcels are **NOT** being sold, auctioned, or otherwise made available by virtue of this notice. There is **no procedure** for purchasing these parcels from the Foreclosing Governmental Unit at this point in the foreclosure proceeding. Those parcels that are foreclosed and not redeemed **may** become available at **public auction** in July, September and October of **2012**. **These parcels remain the property of their current owner** until redemption rights have expired. **No party should make any attempt to inspect or enter upon these parcels** assuming them to be for sale. This may constitute trespassing and subject the offender to criminal prosecution. The street address of the parcels listed is based on local records and is not guaranteed to be the actual location of the property.

The **amount due** listed indicates the balance which was due **as of December 1, 2011**. The **current amount** required to redeem **must be obtained from the Macomb County Treasurer, One South Main, 2<sup>nd</sup> Floor, Mt. Clemens, MI 48043, phone: (586) 469-5190,** as additional penalties, fees, and interest have accrued since forfeiture.

The petition filed with the court states: