

Notice of Show Cause Hearing and Judicial Foreclosure Hearing

Issued under the authority of Public Act 206 of 1893; MCL 211.78j.

To: **INTEREST HOLDER**

Property ID Number: **LPN**

Street Address (from the tax roll, if available): **Property Address**

Legal Description: **Legal Description**

On March 01, 2021, this real property was forfeited to the Oakland County Treasurer for nonpayment of property taxes. **UNLESS THE FORFEITED DELINQUENT TAXES, PENALTIES, INTEREST AND FEES ARE PAID ON OR BEFORE MARCH 31, 2022, YOU WILL LOSE YOUR INTEREST IN THE PROPERTY, INCLUDING ANY EQUITY ASSOCIATED WITH AN INTEREST IN THE PROPERTY, AND TITLE TO THE PROPERTY WILL VEST ABSOLUTELY IN THE OAKLAND COUNTY TREASURER** and all existing interests in the property shall be extinguished except interest of lessees or assignees for recorded oil or gas leases or oil and gas interests as identified in MCL 554.291(3).

The total amount to redeem this parcel **as of October 1, 2021** was \$Forf Amnt. Contact the Oakland County Treasurer at 248-858-0611 for the current payoff amount. While taxpayers may receive multiple certified notices if taxes are due for both **2019 and prior** and **2020**, the **2019 and prior** taxes must be paid in full by **March 31, 2022** in order to prevent foreclosure.

You are notified of the pending **FORECLOSURE** of all interest and any equity associated with an interest in the above real estate due to **UNPAID 2019 and/or prior years' property taxes**. Before the foreclosure is final, there will be two hearings at which you may appear.

A SHOW CAUSE HEARING WILL BE HELD FEBRUARY 8, 2022 AT 10AM AT THE BOARD OF COMMISSIONERS AUDITORIUM 1200 N TELEGRAPH, PONTIAC MI 48341. You may appear in person, through an agent, or in writing. Please call 248-858-0611 to schedule an appointment. Appearance at the Show Cause Hearing is not required to protect your rights at the Judicial Foreclosure Hearing. A party claiming current title interest to this property may **contest the current forfeiture** for one 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.

THE CIRCUIT COURT FORECLOSURE HEARING IS SCHEDULED FOR FEBRUARY 16, 2022 AT 1200 N TELEGRPAH PONTIAC MICHIGAN. The court docket number is 2021-188489-CZ. If you wish to contest the foreclosure of this property, you must file written objection with the Circuit Court Clerk and serve that objection to the Oakland County Treasurer at the address above. You may then attend the circuit court hearing to appeal to the court with your objection.

Any party who holds a **legal interest** in the property at the time of foreclosure has the right to **make a claim** for remaining proceeds, which first requires completing and sending the Notice of Intention required by MCL 211.78t(2) to the Oakland County Treasurer **no later than July 1, immediately following foreclosure**. Those who wish to consult with an attorney about this notice and pending tax foreclosure may go to the State Bar of Michigan's legal resource and referral web page at <https://lrs.michbar.org> or may call (800) 968-0738 for assistance in finding private legal counsel.

Oakland County Treasurer
1200 N Telegraph Rd
Pontiac MI 48341

Call 248-858-0611
www.oakgov.com/treasurer
treasurer@oakgov.com

Due to COVID-19 please see next page for important information including hearing dates.