

State of Michigan County of Oakland

1989 TAX SALE

STATE OF MICHIGAN ANNUAL TAX SALE IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

In the Matter of the Complaint of the
State Treasurer of the State of Michi-
gan, for and in behalf of said State, for
the sale of certain lands for taxes as-
sessed thereon.

On reading and filing the complaint of the State
Treasurer of the State of Michigan praying for a
judgment in favor of the State of Michigan against
each parcel of land therein described, for the
amounts therein specified, claimed to be due for tax-
es, interest and charges on each such parcel of land,
and that such lands be sold for the amounts so
claimed by the State of Michigan.

It is ordered that said complaint will be brought on
for hearing and judgment at the April term of this
Court, to be held at Pontiac, in the County of Oak-
land, State of Michigan, on the 3rd day of April A.D.
1989, at the opening of the Court on that day, and
that all persons interested in such lands or any part
thereof, desiring to contest the lien claimed thereon
by the State of Michigan, for such taxes, interest and
charges, or any part thereof, shall appear in said
Court, and file with the Clerk thereof their objections
in writing on or before the first day of the term of this
Court above mentioned, and that in default thereof
the same will be taken as confessed and a judg-
ment will be taken and entered as prayed for in said
complaint. And it is further ordered that in pursuance
of said judgment the lands described in said com-
plaint for which a judgment of sale shall be made,
will be sold for the several taxes, interest and
charges thereon as determined by such judgment
on the first Tuesday in May thereafter, beginning at
10 o'clock a.m. on said day, or on the day or days
subsequent thereto as may be necessary to com-
plete the sale of said lands and of each and every
parcel thereof, at the office of the County Treasurer,
or at such convenient place as shall be selected by
him at the County seat of the County of Oakland,
State of Michigan, and that the sale then and there
made will be a public sale, and each parcel de-
scribed in the judgment shall be separately ex-
posed for sale for the total taxes, interest and
charges, and the sale shall be made to the person
paying the full amount charged against such parcel,
and accepting a conveyance of the smallest undivid-
ed fee simple interest therein; or, if no person will
pay the taxes and charges and take a conveyance of
less than the entire thereof, then the whole parcel
shall be offered and sold. If any parcel of land cannot
be sold for taxes, interest and charges, such parcel
shall be passed over for the time being, and shall, on
the succeeding day, or before the close of the sale,
be reoffered, and if on such second offer, or during
such sale, the same cannot be sold for the amount
allowed, the County Treasurer shall bid for the
same in the name of the State.

Witness the Honorable Robert L. Templin, Circuit
Judge, and the seal of said Circuit Court of Oakland
County this 15th day of February A.D., 1989.

Countersigned
LYNN D. ALLEN ROBERT L. TEMPLIN
Clerk Circuit Judge

STATE OF MICHIGAN IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

In the Matter of the Complaint of the
State Treasurer of the State of Michi-
gan, for and in behalf of said State, for
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TO THE CIRCUIT COURT FOR THE COUNTY OF
OAKLAND

ROBERT A. BOWMAN, State Treasurer of the State
of Michigan, respectfully sheweth unto the Court:

1. That he is the State Treasurer of the State of Michigan and makes and files this complaint under, by virtue of and pursuant to the provisions of Act No. 205 of the Public Acts of 1933, as amended, and Act No. 382 of P.A. 1965, as amended.
2. That Schedule A appended hereto to the tax record required by the act first above mentioned and contains the description of all lands in the above-said County upon which taxes, which were assessed for the years mentioned therein, have remained unpaid for more than one year after they were returned as delinquent, the description of all lands in said County heretofore sold off in the name of the State and thus held and upon which taxes which were assessed subsequent to the 1st of January for which such lands were sold to the State have remained unpaid for more than one year after they were returned as delinquent.
3. That extended schedules in said schedule against each description of said lands therein contained are (a) the total amount of delinquent taxes upon said description for the non-payment of which the same may lawfully be sold at the next annual tax sale, (b) interest computed thereon as provided by law to the first day of May, next ensuing, (c) a County Property Tax Administration Fee of four per cent which shall be a minimum of \$1.00 as provided by Section 2159 C.L. 1976, as amended, and (d) \$10.00 for expenses, all in accordance with the provisions of the act first above mentioned.
4. That all of the aforesaid taxes, interest and charges are valid, delinquent and unpaid, and have remained delinquent and unpaid for sufficient time to authorize and require, as provided by the foregoing acts, the sale of the aforesaid parcels of land against which they were assessed and are entered in said schedule at the next annual tax sale for the non-payment thereof, and that the said taxes, interest, County Property Tax Administration Fee and expenses so extended in said schedule against each parcel of land therein described constitute a valid lien upon each of the said several parcels of land described in said schedule as therein assessed.
5. That within the time provided by law this Court make a final judgment in favor of the State of Michigan against each parcel of land for the payment of the several amounts of taxes, interest, County property tax administration fee and expenses as computed and extended in said schedule against the several parcels of land therein contained, and the amounts listed in the column headed "aggregate" shall constitute the amounts adjudged against the said several parcels, unless so amended by this Court.
6. That said judgment provide that in default of the payment so ordered of the said several sums computed and extended against said lands in said schedule, the said several parcels of land, or such interest therein as may be necessary to satisfy the amount adjudged against the same, shall severally be sold as the law provides.
7. That your plaintiff may have such other and further relief in the premises as to this Court may seem just and proper.

Wherefore your plaintiff prays:

- a. That within the time provided by law this Court may determine and adjudge that the aforesaid taxes, interest, County property tax administration fee and charges are valid and constitute a valid lien upon each of the said several parcels of land described in said schedule as therein assessed.
- b. That within the time provided by law this Court make a final judgment in favor of the State of Michigan against each parcel of land for the payment of the several amounts of taxes, interest, County property tax administration fee and expenses as computed and extended in said schedule against the several parcels of land therein contained, and the amounts listed in the column headed "aggregate" shall constitute the amounts adjudged against the said several parcels, unless so amended by this Court.
- c. That said judgment provide that in default of the payment so ordered of the said several sums computed and extended against said lands in said schedule, the said several parcels of land, or such interest therein as may be necessary to satisfy the amount adjudged against the same, shall severally be sold as the law provides.
- d. That your plaintiff may have such other and further relief in the premises as to this Court may seem just and proper.

And your plaintiff will ever pray, etc.
Dated: February 9, 1989.
ROBERT A. BOWMAN, STATE TREASURER
for and in behalf of said State
By Donald Berge, Administrator
Local Property Services Division
Said State Treasurer's authorized representative

Each year on the first Tuesday in May, properties delinquent in the third year after assessment are subject to tax sale.

For example, at the tax sale held in 1985, the unpaid taxes of 1982 were sold; and at the 1988 tax sale, the outstanding taxes of 1986 will be sold.

The list of lands to be offered for sale in each county is advertised in a newspaper in that county. The name of the newspaper for each county may be obtained at the office of the State Treasurer, Bureau of Local Government Services, Local Property Services Division, Treasury Building, Lansing, Michigan 48922.

This year The Farmington Observer is publishing the list of the 8199 properties in Oakland County with outstanding 1988 taxes.

The owner may withhold for sale any description included in the advertised list by paying the taxes before the tax sale.

The tax sale is not an outright

sale of properties offered; rather, it is a sale of the lien for the unpaid taxes and charges.

Delinquent taxes are offered for sale at the office of the County Treasurer in each county. The tax sale is a competitive sale. The tax lien covering the properties is sold to the person who will pay the accumulated taxes and charges and take the least undivided interest in the premises. A successful bidder at the tax sale receives from the County Treasurer a certificate indicating his or her purchase of the delinquent tax lien.

Any description that has not been sold at the County Treasurer's sale is bid off in the name of the State and may be purchased at the Office of the State Treasurer, Bureau of Local Government Services. State bids may be purchased at that department any time before the 20th day of April of the year following the sale, by paying the amount of bid plus 1 1/4 percent (1.25) interest per month.

If the sale of the tax is for an interest less than the entire, and the purchaser forecloses, he becomes a tenant in common with the owner to the extent of the undivided interest he purchased.

The owner has the right to redeem his property at any time before the next annual tax sale by paying the amount of the sale plus 1 1/4 percent interest per month. Redemption may be made at either the County Treasurer's office in the county where the lands are located or at the office of the State Treasurer, Bureau of Local Government Services, Local Property Services Division, Treasury Building, Lansing, Michigan.

If properties are redeemed by the owner, the holder of the tax certificate is notified of the redemption by the State Treasurer and upon surrender of the certificate of purchase, he will receive from the State the amount paid by the owner to redeem.

If the delinquent property is not

redeemed by the owner before the next annual tax sale, the purchaser surrenders his purchase certificate to the office of the State Treasurer and a tax deed will be issued.

A tax deed in itself does not convey absolute title to the premises. Redemption from the tax deed may be made by the owner by payment of the purchase price, plus 50 percent interest, plus \$5.00 and the cost of service of the sheriff's notice. If the service has been made, this redemption may be made by payment to the purchaser himself or by depositing the amount in the County Treasurer's office.

Before the holder of the tax deed may acquire title to the property, he must, under the law, serve notice upon all owners of interest of record and occupants of the premises through the sheriff, file proof of such notice with the County Treasurer and then wait the statutory period of six months before taking absolute possession. Service of notice must be made within

five years from the date that a deed could be issued.

The owner has six months after service to effect redemption by paying to the purchaser of the property in the County Treasurer's Office a sufficient amount to effect redemption. If the redemption is not made within this period of six months, the tax deed holder has absolute title to the property under the law.

Particular attention is called to the fact that the deed holder cannot take absolute possession of the properties purchased until he has served the notice in accordance with the provisions of Section 140 to 143, inclusive, of Act 208 of Public Acts of 1893, as amended.

Also, the purchase must, if he wishes to protect his original purchase, make purchases at subsequent tax sales until he has completed title. After absolute possession has been taken of the property, the purchaser should immediately pay all delinquent taxes.

PAY 1986 AND PRIOR YEARS DELINQUENT TAXES NOW

LAND DELINQUENT FOR 1986 TAXES WILL BE OFFERED AT STATE TAX SALE ON MAY 2, 1989.
LANDS SOLD FOR 1985 TAXES AT 1988 STATE TAX SALE REDEEMABLE BEFORE MAY 2, 1989.

C. HUGH DOHANY OAKLAND COUNTY TREASURER

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