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Notice of Delinquent Tax Parcels

Subject to Foreclosure

February, 2003

C. Hugh Dohany
Oakland County
Treasurer

Supplement to the
Clarkston Eccentric
Lake Orion Eccentric
Oxford Eccentric
Birmington Eccentric
West Bloomfield Eccentric
Troy Eccentric
Southfield Eccentric
Farmington Observer
Rochester Eccentric

December 26, 2002
and
January 2 & 9, 2003

Oakland County Treasurer's Office,
1200 N. Telegraph-Bldg. 12E,
Dept. 479
Pontiac, MI 48341-0479.
Phone # (248) 858-0611
www.co.oakland.mi.us/treasure

NOTICE OF IMPENDING FORECLOSURE

The General Property Tax Act, Public Act 206 of 1893, MCLA 211.1 to 211.157 as amended, requires the Oakland County Treasurer to foreclose real property for failure to pay delinquent property taxes. Pursuant to section 211.78g, the below listed parcels were forfeited March 1, 2002. Section 211.78h, requires the Oakland County Treasurer to file a petition in the Circuit Court seeking a judgment of foreclosure, a copy is printed in this notice. Section 211.78k requires that TITLE TO THIS PROPERTY WILL VEST ABSOLUTELY IN THE NAME OF THE OAKLAND COUNTY TREASURER IF NOT REDEEMED WITHIN 21 DAYS AFTER ENTRY OF JUDGMENT OF FORECLOSURE.

The Oakland County Treasurer will conduct a show cause administrative hearing during the week of January 21, 2003, in accordance with Section 211.78j. Any person with an interest in the forfeited property may appear at the hearing and redeem the property or show cause why the parcel should be removed from foreclosure. Persons wishing to appear should request an appointment by writing to the above address.

Section 211.78h requires the Circuit Court to hold a hearing on the petition. This hearing will be held at 9:00A.M., Wednesday, February 12, 2003. A person claiming an interest in a parcel who desires to contest the petition for foreclosure must file written objections with the clerk of the circuit court and serve those objections on the Oakland County Treasurer. The docket number of the petition is O2-040581-CZ.

ANYONE HAVING OR ACQUIRING AN INTEREST IN THIS PROPERTY SHOULD CONTACT THE COUNTY TREASURER TO VERIFY THE STATUS OF TAXES ON THE PROPERTY. A PERSON HOLDING A LEGAL INTEREST IN THIS PROPERTY WILL LOSE THAT INTEREST AS A RESULT OF THE FORECLOSURE PROCEEDINGS. THE TITLE TO THE PROPERTY SHALL VEST ABSOLUTELY IN THE NAME OF THE OAKLAND COUNTY TREASURER 21 DAYS AFTER JUDGEMENT IS ENTERED IN THE FORECLOSURE PROCEEDINGS.

This property may be sold and occupants may have to vacate. Redemption of this property may only be granted upon payment in full of all unpaid delinquent taxes, interest, penalties, and fees. Additional interest will continue to accrue at the rate of 1 1/2% per month, until foreclosed or paid. Additional fees will be added as they occur.

Certified funds only will be accepted for payment of taxes owed for tax year(s) 2000 and/or prior, beginning January 1, 2003.

PLEASE NOTE

The following list represents parties that appear to have title, lien or other apparent rights to the parcels being foreclosed by the Oakland County Treasurer. 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, receive an assignment or purchase the property from a named or unnamed person.

This notice is required by law, if it appears that a party may hold any undischarged, apparent, or potential title or lien right to the property, even if the party no longer claims or desires an interest in 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 Oakland County Treasurer 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 November of 2003. 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 following parcels have delinquent taxes for the tax year 2000 and/or prior. The amount listed was the balance due as of December 7, 2002. The current amount required to redeem must be obtained from the Oakland County Treasurer as additional interest, fees, and penalties may have accrued since that date. Address and phone number is listed above.

PARCEL ID	PROPERTY ADDRESS	TAX YEAR	DUE AMOUNT
	CITY OF AUBURN HILLS		
14-03-401-020	2708 PALDAN	2000	$15,349.95
	CRAIG W ROBERTS C/O K'O MANUFACTURING CORP		
	CRAIG W ROBERTS		
	PEGGY J ROBERTS		
	RO MANUFACTURING		
14-03-401-001	3700 LAFEER STOP	2000	991,084.41
	Y W Y INVESTMENT LLC C/O PACTO-CRAFT INC		
	LEE INDUSTRIAL CONTRACTING INC RAY M TOMA AND		
	TIMOTHY J PROST PLAINTIFF ATTORNEYS		
14-03-401-016		1997	$17,832.96
		1998	$19,437.96
		1999	$18,142.15
		2000	$14,246.56
		Total	$69,717.15
	PALDENCO LTD C/O MYAN & ASSOCIATES PC		
	CAROLINE L WALTNER		
	JOHN H KALTMAN		
	LOCKWOOD LIMITED PARTNERSHIP		
14-03-477-001		1998	$1,739.04
		2000	$3,046.11
		Total	$4,801.17
	CIT GROUP EQUIPMENT FINANCING		
	GREAT LAKES CONTAINER CORPORATION		
	IRVING A KRAKOW		
	MICHIGAN JOB DEVELOPMENT AUTHORITY CARE OF		
	MICHIGAN DEPARTMENT OF COMMERCE		
14-08-256-002		1998	$1,205.64
		2000	$436.16
		Total	$1,641.80
14-08-256-004		1998	$142.52
		1999	$335.14
		2000	$342.68
		Total	$820.34
	MANUEL ROSARIO MARY ROSARIO		
	MANUEL ROSARIO		
	MANUEL ROSARIO		
	VINCE L SPENCER		
	MANUEL ROSARIO		
	MARY ROSARIO		
	DAVID C PETERSON DIAN PETERSON H SOLO		
14-08-276-001	419 COLLIER	1998	$1,797.42
		2000	$4,098.33
		Total	$5,895.75
	OAKLAND CONTAINER CORPORATION		
	C I T CORPORATION		
	MICHIGAN JOB DEVELOPMENT AUTHORITY		
	MANUFACTURERS NATIONAL BANK OF DETROIT		
14-11-103-017		1998	$673.10
		1999	$791.90
		2000	$777.23
		Total	$2,242.23
	ADA W CRAMPTON VIOLA L DAVIS		
14-11-451-003	3539 JAMES	2000	$1,344.74
	DAVID CARNELL		
	THE MORTGAGE INC DBA THE MONEY STORE		
14-11-453-003	2957 E WALTON	1998	$2,384.05
		2000	$2,010.01
		Total	$4,394.04
	ARLESS JACKSON		
14-13-153-045	3012 DEBRA	2000	$6.21
	RAYMOND ZAK		
14-13-237-017	3373 OXFORD WEST	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-237-020	3320 OXFORD WEST	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-237-027	3375 OXFORD WEST	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-238-004	3364 OXFORD WEST	2000	$740.02
	KALABAT CONSTRUCTION		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
14-13-276-049	3350 PARAMOUNT	2000	$733.67
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-276-011	3367 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-276-015	3347 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-279-016	3347 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-279-017	3337 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-279-020	3302 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-277-040	3293 PARAMOUNT	2000	$740.02
	PEOPLES STATE BANK		
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-153-019	2401 JOSLYN	2000	$3,344.11
	TRUE ROUNAYAH BANK ROUNAYAH		
14-13-153-018		1998	$1,199.29
		2000	$1,108.98
		Total	$2,308.27
	SAM SHULVE MANN		
	JOHN FELDMAN		
	ALBERT MILLER		
	JEROME MILLER		
	SAMAR INVESTMENT COMPANY		
	CITY OF AUBURN HILLS (cont.)		
	HAZEL WEST		
	JAMES WEST		
	RONALD G CSIKA		
	SAM SHULVE MANN		
	R G CSIKA CORPORATION		
	BONNY WEINBERGER		
14-14-203-004	3700 MATTHEW LN	2001	$[illegible]
	JAMES NELSON TAMMIE NELSON		
14-14-204-003	1994 EMILY CT	1998	$4,167.23
		2000	$3,921.96
		Total	$8,089.19
	ANTHONY MARTINEZ		
	RICHARD MARTINEZ		
14-14-305-003		1998	$375.05
		2000	$980.31
		Total	$1,355.36
	ANTHONY MARTINEZ		
	RICHARD MARTINEZ		
14-14-305-012	2101 JOY	2000	$2,929.45
	ALICE THEBAULT		
	ROGER WRIGHT PATRICIA WRIGHT		
14-14-353-010	1197 N OPDYKE	[illegible]	[illegible]
	CITI BANK		
	THE FIRST NATIONAL BANK OF BOSTON		
14-70-178-014	111 ROSETTA	1998	[illegible]
		2000	[illegible]
		Total	$11,457.23
	STEPHEN NAVARRE		
	GENEVIEVE NAVARRE		
	CITY OF AUBURN HILLS C/O V L HYLAND TREASURER		
	BRUCE R REGNAN ATTORNEY FOR CITY OF AH		
	GENEVIEVE NAVARRE		
	GREAT OAKS REAL ESTATE LLC 2025 THOMAS AVE		
14-35-179-003	3431 HEMPSTEAD	2000	$1,153.99
	SHEILA MATTHEWS		
14-35-339-012	761 HARLEY	2000	$1,028.17
	LARRY JONES DELL JONES		
	MUNICIPAL AND HEALTH SERVICES CREDIT UNION		
14-36-401-010	306 SHEFFIELD	2000	$[illegible]
	DONALD CORDELL PATRICIA CORDELL		
	HOUSEHOLD FINANCE CORPORATION II		
	BOWIE BUILDING CO		
14-36-408-015	2122 BRAIDER	2000	$[illegible]
	P & R DEVELOPMENT CORP		
	B J MORGAN		
	ERIC LARSER		
	FLOORWORKS INC		
14-36-104-006	3073 HAUGEMAN	2000	$2,490.10
	ROBERT G MAYS SHIRLEY B MAYS		
	SHIRLEY MAYS		
	CLIFF MAYS		
14-36-302-036	96 DAVMONT	1998	$1,547.55
		2000	$2,377.67
		Total	$3,925.22
	THOMAS P ROCHE		
	CLARENCE P ZEMKA		
	AGNES P ROCHE		
14-36-329-018		2000	$[illegible]
14-36-401-021	843 LYNN WAY	2000	$1,119.29
	BW MAINTENANCE DOUGLAS MANNING		
	CITY OF BERKLEY		
25-07-327-016	4471 PHILLIPS	2000	$1,153.63
	ROSEBORO MUDRY		
25-01-353-010	2636 ELLWOOD	2000	$3,496.77
	THOMAS HARPER		

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

In the matter of the Petition of the Treasurer of the County of Oakland, Michigan, for the foreclosure of certain lands for unpaid property taxes.

DONALD F. SLAVIN (P30275)
Attorney for the
Oakland County Treasurer
1200 N. Telegraph Road
Pontiac, MI 48341
(248) 858-0654

PETITION FOR FORECLOSURE

NOW COMES the Oakland County Treasurer, C. Hugh Dohany by and through his attorney, the office of Oakland County Corporation Counsel, by Donald F. Slavin, Senior Assistant and for his complaint for foreclosure states as follows:

The County Treasurer of Oakland County shows unto the court that:

1. C. Hugh Dohany is the Oakland County Treasurer and files this petition under the provisions of the Revised Judicature Act of 1961 as amended (Act 3002 MCL 211.87 et seq.).

2. The attached Schedule A is the tax record required by the act and contains the description of all lands in Oakland County which taxes were assessed for the years mentioned therein which were forfeited to the Oakland County Treasurer on March 1, 2002 and not redeemed to date.

3. The amounts opposite each description of land are (a) the total amount of delinquent taxes, (b) interest calculated as provided by law to the last day of March 2002, (c) a county property tax administration fee of four percent, and (d) penalty interest due from March 1, 2001 through May 1, 2002 and fees in accordance with the act mentioned above.

4. All of the taxes, interest and charges are valid and have remained unpaid for a sufficient time to require the forfeiture of the lands against which they were assessed on March 1, 2002 and constitute a valid lien upon each of the parcels of land.

5. Under Act 206 the petitioner is entitled to have a judgment issued in favor of the Oakland County Treasurer against the land for the payment of the amounts due, and if the lands are not redeemed by payment of the delinquent taxes, interest, penalties and fees by 21 days after judgment that title should be vested in the Oakland County Treasurer without further right of redemption.

6. Pursuant to MCL 211.78k(5), a hearing date must be set for a hearing on the petition for foreclosure which hearing shall be held not more than 45 days before the March 1 immediately preceding the date the petition for foreclosure is filed.

(a) Within the time provided by law this court determine that the taxes, interest, penalties and fees on lands described in Schedule A, attached hereto, are valid and constitute a valid lien upon each of the parcels of land.

(b) Within the time provided by law this court make a final judgment in favor of the Oakland County Treasurer for the foreclosure of delinquent taxes, interest, penalties and fees listed against each parcel of property.

(c) Fee simple title to all of the property described in Schedule A, attached hereto, will vest absolutely in the Oakland County Treasurer without any rights of redemption, if all forfeited delinquent taxes, interest, penalties and fees are not paid within 21 days of entry of the judgment.

(d) All liens against the property except future installments of special assessments and liens recorded by the state or the foreclosing governmental unit pursuant to the natural resources and environmental protection act, 1994 PA 451, MCL 324.101 to 324.90106 are extinguished, if all forfeited delinquent taxes, interest, penalties and fees are not paid within 21 days after entry of judgment.

(e) Any existing recorded and unrecorded interests in that property is extinguished, except a valid or recorded easement or right-of-way, private deed restrictions, restrictive covenant pursuant to the natural resources and environmental protection act, 1994 PA 451, MCL 324.101 to 324.90106, or other governmental interests, if all forfeited delinquent taxes, interest, penalties and fees are not paid within 21 days after entry of the judgment.

(f) A finding that these interest is active and appropriate to be having have been provided that notice and opportunity.

(g) If the delinquent taxes, interest, penalties, and fees as indicated are not paid within 21 days of the entry of judgment vesting redemption the land, that absolute title to such parcel of property described in Schedule A, attached hereto, be vested in the Oakland County Treasurer without further right of redemption.

(h) This plaintiff may have such other and further relief that the court finds just and equitable.

Dated: 2-06-03

C. Hugh Dohany
Oakland County

Section 211.78k (2) of the General Property Tax Act of 1893, as amended, states the criteria for a person claiming an interest in a parcel of property set forth in the publication and "in the petition for foreclosure may contest the validity in a hearing held if the forfeited unpaid delinquent taxes, interest, penalties, and fees for 1 or more of the following reasons:

(a) No law authorizes the tax.

(b) The person acquired its deed or mortgage in a bona fide transaction without knowledge of the tax and for value.

(c) The property was exempt from the tax in question or the tax was not legally levied.

(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 in the assessment roll is so indefinite or erroneous that the forfeiture was void.

The Oakland County Treasurer as the foreclosing governmental unit may withdraw a parcel from the petition for foreclosure for any of the following reasons:

(a) If the property is redeemed before the court has entered a judgment of foreclosure.

(b) The title to the property is held by minor heirs or persons who are incompetent or without means of support until a guardian is appointed to protect their person's rights and interests.

(c) A person undertaking substantial financial hardship who holds the title to the property.

1. Financial hardship is the guidelines adopted by the Oakland County Treasurer as in the have valid reasons.

2. The Oakland County Treasurer MAY consider an person's circumstances and financial status.

(d) Persons where service of process is incomplete.

The granting of a financial hardship stay status shall only be for the current year(s) pending foreclosure. The status extends for only the time granted to pay the amount due including the taxes, interest, penalties, and fees. Additional interest, penalties and fees will continue to accrue. If the above criteria are met, the County Treasurer may grant subsequent financial hardship status. Withdrawing the property from the foreclosure petition or the entry judgment of the County Treasurer.

INFORMATION FROM THE FAMILY INDEPENDENCE AGENCY (FIA)

Most homeowners, renters and landlords have already received notice of the hearings for nonpayment of property taxes. This notice is to approve the persons who may not have received the notice. It is not the final decision but a notice of hearing dates as to why the taxes have not been paid.

This is to notify you that you may be eligible for help in paying your delinquent taxes.

If you are the homeowner, you may be eligible for assistance in paying your delinquent taxes.

If you are a renter, and evicted, you may be eligible for assistance to obtain a security deposit to move to a new home.

If you need help, you should contact the Family Independence Agency for the area at 247 975-4800.

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