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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.

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 (P20575)
Attorney for the
Oakland County Treasurer
1200 N. Telegraph Road
Pontiac, MI 48341
(248) 858-0554

PETITION OF 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 P.A. 206 of 1893 as amended (Act 206) MCL 211.57 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 first day of March 2000, (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 delinquent 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 the absolute title to the lands shall be vested in the Oakland County Treasurer without a further right of redemption.

6. Pursuant to MCL 211.78h(3) a hearing date must be set for a hearing on the petition for foreclosure, which hearing shall be held not more than 30 days before the March 1 immediately succeeding the date the petition for foreclosure is filed.

Wherefore the Oakland County Treasurer requests:

(a) The Honorable Court set a date for hearing on the petition for foreclosure not more than 30 days before the March 1 immediately succeeding the date the petition for foreclosure is filed.

(b) Within the time provided by law the 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.

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

(d) 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.

(e) 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.

(f) The Oakland County Treasurer has good and marketable fee simple title to the property if all forfeited delinquent taxes, interest, penalties and fees are not paid within 21 days after entry of judgment.

(g) Any existing recorded and unrecorded interests in that property is extinguished, except a visible or recorded easement or right of way, private deed restrictions, restrictions imposed 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.

(h) A finding that those entitled to notice and opportunity to be heard have been provided that notice and opportunity.

(i) If the delinquent taxes, interest, penalties, and fees no required are not paid within 21 days of the entry of judgment thereby redeeming the land, that absolute title to each parcel of property described in Schedule A, attached hereto, be vested in the Oakland County Treasurer without further right of redemption.

(j) Your plaintiff may have such other and further relief that this court finds just and equitable.

Dated 12/05/02
C. Hugh Dohany, Treasurer
Oakland County

Section 211.78i (7) 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 that publication and in the petition for foreclosure 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 authorizes 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 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 was so indefinite or erroneous that the forfeiture was void."

The Oakland County Treasurer as the foreclosing governmental unit may withhold 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 that person's rights and interests.

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

1. Financial hardship is the guidelines adopted by the Oakland County Treasurer as to the household income.

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

(d) Parcels where service of process is incomplete.

The granting of a financial hardship 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 substantial financial hardship status. Withholding the property from the foreclosure petition is the sole 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 apprise 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 this area at 248 975-4800.

PARCEL ID	PROPERTY ADDRESS	TAX YEAR	DUE AMOUNT
	CITY OF AUBURN HILLS		
14-22-401-027	2735 VALDAH	2000	$13,519.95
	CRAIG W ROBERTS C/O R O MANUFACTURING CORP		
	CRAIG W ROBERTS		
	PEGGY J ROBERTS		
	RO MANUFACTURING		
14-02-451-001	1720 LAPEER-3740	2000	$41,089.41
	Y W Y INVESTMENT LLC C/O PROTO CRAFT INC		
	LEE INDUSTRIAL CONTRACTING INC TIMOTHY J FROST PLUNKETT ATTORNEYS		
14-02-451-018		1997	$17,210.69
		1998	$16,457.09
		1999	$18,142.15
		2000	$14,306.48
		Total	$66,717.15
	PALDEVCO LLC C/O MYMAN & ASSOCIATES PC		
	CANDACE L WALTMAN		
	JOHN H WALTMAN		
	LOCKWELL LIMITED PARTNERSHIP		
14-05-477-001		1999	$1,255.04
		2000	$1,046.13
		Total	$4,301.17
	CIT GROUP EQUIPMENT FINANCING		
	GREAT LAKES CONTAINER CORPORATION		
	IRVING A RUBIN		
	MICHIGAN JOB DEVELOPMENT AUTHORITY CARE OF MICHIGAN DEPARTMENT OF COMMERCE		
14-04-332-003		1999	$205.81
		2000	$456.76
		Total	$662.44
14-09-255-006		1998	$143.56
		1999	$355.04
		2000	$422.66
		Total	$510.46
	MANUEL ROSARIO MARY ROSARIO		
	MANUEL ROSARIO		
	MANUEL ROSARIO		
	VINCE L SPENCER		
	MANUEL ROSARIO		
	MARY ROSARIO		
	DAVID C PETERSON D/B/A PETERSON MTG CLO		
14-08-326-001	415 COLLIER	1999	$1,767.42
		2000	$4,046.33
		Total	$5,813.75
	GREAT LAKES CONTAINER CORPORATION		
	C I T CORPORATION		
	MICHIGAN JOB DEVELOPMENT AUTHORITY		
	MANUFACTURERS NATIONAL BANK OF DETROIT		
14-11-333-017		1998	$411.10
		1999	$791.55
		2000	$777.13
		Total	$2,181.87
	ADA W. LOFTON VIOLA L. DAVID		
14-11-451-001	2534 JAMES	2000	$1,348.74
	DAVID CASWELL		
	THE MORTGAGE INC D/B/A THE MONEY STORE		
14-11-453-033	2437 E HAMILTON	1999	$2,354.07
		2000	$2,019.01
		Total	$4,303.54
	AALESS JACKSON		
14-12-152-003	3072 DEBRA	2000	$6.31
	RAYMOND ZAK		
14-13-317-097	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		
14-13-317-066	3349 OXFORD WEST	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		

PARCEL ID	PROPERTY ADDRESS	TAX YEAR	DUE AMOUNT
	CITY OF AUBURN HILLS (cont.)		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-327-017	3173 OXFORD WEST	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-376-004	3324 OXFORD WEST	2000	$740.02
	KALABAT CONSTRUCTION		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
14-13-376-009	3354 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-376-014	3280 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-376-015	3262 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-376-016	3246 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-376-017	3228 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
	CORNERSTONE BUILDING INC		
14-13-376-020	3202 PARAMOUNT	2000	$740.02
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	KILLINGBECK AND ASSOCIATES		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-13-427-007	3251 PARAMOUNT	2000	$726.40
	PEOPLES STATE BANK		
	LAKESIDE COMMUNITY BANK		
	WARREN BANK		
	KALABAT CONSTRUCTION INC		
	THE THOMAS BARNETT REVOCABLE TRUST		
14-14-183-015	2401 JOSWICK	2000	$2,834.11
	FIRAS HOUMAYAH ZIHAM FOUMAYAH		
14-15-152-010		1999	$1,159.25
		2000	$1,105.95
		Total	$2,265.21
	SAM BRAVERMAN		
	JOAN FELDMAN		
	ALBERT MILLER		
	JEROME MILLER		
	RAMUR INVESTMENT COMPANY		

PARCEL ID	PROPERTY ADDRESS	TAX YEAR	DUE AMOUNT
	CITY OF AUBURN HILLS (cont.)		
	HAZEL WEST		
	JAMES WEST		
	RONALD G CAMPS		
	SAM BRAVERMAN		
	R O CRAIG CORPORATION		
	SIDNEY WEINBERGER		
14-14-235-014	2190 HATTIE LN	2000	$222.79
	JAMES NELSON TAMARA NELSON		
14-14-384-003	1994 EMILY CT	1999	$4,547.20
		2000	$1,977.98
		Total	[illegible]
	ANTHONY MARTINEZ		
	RICHARD MARTINEZ		
14-14-383-003		1999	$718.05
		2000	$466.21
		Total	$1,184.26
	ANTHONY MARTINEZ		
	RICHARD MARTINEZ		
14-14-383-012	2201 JOY	2000	$2,866.41
	ALICE THEBAULT		
	ROGER WRIGHT PATRICIA WRIGHT		
14-14-383-019	1497 N OPDYKE	2000	[illegible]
	QUITE INC		
	THE FIRST NATIONAL BANK OF BOSTON		
14-26-476-014	111 ROSETTA	1999	$6,262.65
		2000	$5,341.57
		Total	$11,477.22
	STEPHEN NAVARRE		
	GENEVIEVE NAVARRE		
	CITY OF AUBURN HILLS C/O TREASURER		
	BRUCE R REDMAN ATTORNEY FOR GREAT OAKS		
	GENEVIEVE NAVARRE		
	GREAT OAKS REAL ESTATE LLC		
14-26-179-003	2421 HEMPSTEAD	2000	$2,125.69
	SHEILA MATTHEWS		
14-26-326-012	701 HAMLET	2000	[illegible]
	LARRY JONES DELL JONES		
	MUNICIPAL AND HEALTH SERVICES CREDIT UNION		
14-36-401-303	SHEFFIELD	2000	$231.55
	DONALD CORDELL PATRICIA CORDELL		
	HOUSEHOLD FINANCE CORPORATION III		
	SIGNAL BUILDING CO		
14-35-400-015	2942 BOULDER	2000	$566.99
	R & R DEVELOPMENT CORP		
	E J MORGAN		
	EAS LUMBER		
	FLOORWORKS INC		
14-36-104-008	3078 WAUKEGAN	2000	$2,875.10
	ROBERT D MAYS SHIRLEY E MAYS		
	SHIRLEY MAYS		
	CLIFF MAYS		
14-35-362-030	56 DIAMOND	1999	$3,231.56
		2000	$3,377.87
		Total	[illegible]
	THOMAS P RITCHIE		
	CLARENCE RITCHIE		
	AGNES E ROCHE		
14-36-328-015		2000	$585.72
14-36-461-021	843 LINCOLN WAY	2000	$3,173.78
	EVA MANALAY DOUGLAS MANALAY		
	CITY OF BERKLEY		
25-07-327-012	4071 PHILLIPS	2000	[illegible]
	ROSEMARIE M CODY		
25-07-355-019	3919 ELLWOOD	2000	$1,890.77
	THOMAS HARPER		

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