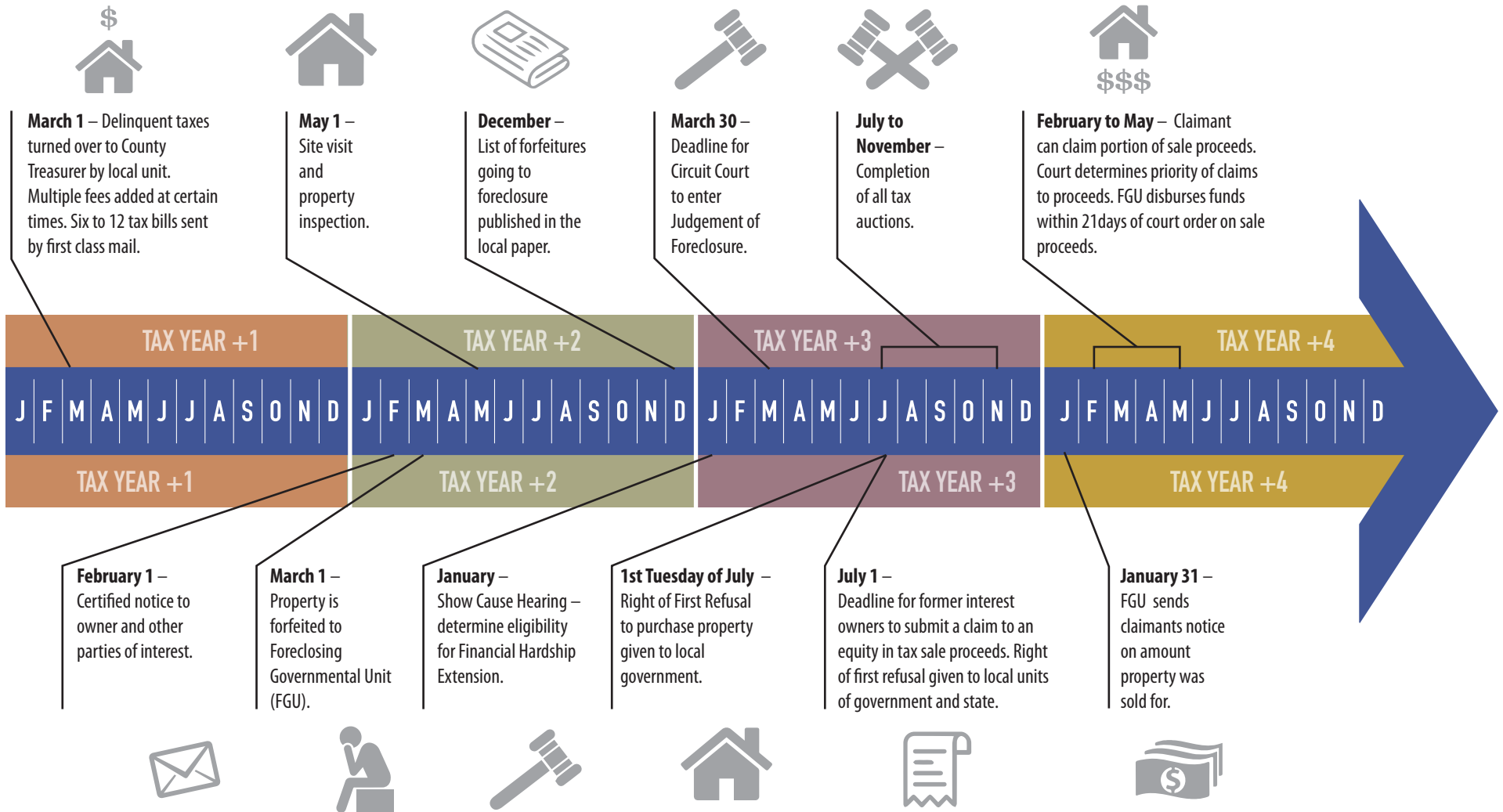


FORECLOSURE TIMELINE



FORECLOSURE TIMELINE

TAX YEAR +1

Date	Statute	Action
Mar 1	MCL 211.78a(2)	Unpaid taxes levied in the immediately preceding year are returned to the County Treasurer as delinquent for collection.
Mar 1	MCL 211.78a(3)	4% admin fee and interest computed at a noncompounded rate of 1% per month added to delinquent parcel.
By Jun 1	MCL 211.78b	Foreclosing Governmental Unit (FGU) sends notice by first-class mail to taxpayer or owner.
By Sep 1	MCL 211.78c	FGU sends second notice by first-class mail to taxpayer or owner.
Oct 1	MCL 211.78d	FGU adds a \$15 fee.
Nov 1	MCL 211.78e(1)	FGU prepares a list of all property subject to forfeiture for delinquent taxes.
Dec 1	MCL 211.78e(2)	FGU updates taxpayer address based on current local unit records.

TAX YEAR +2

Date	Statute	Action
Feb 1	MCL 211.78f(1), (2)	FGU sends notice by certified mail to taxpayer and, if different, the owner, AND by first-class mail to occupant.
Feb 1	MCL 211.78f(3), (4)	FGU may publish notices in a newspaper.
Mar 1	MCL 211.78g(1)	Delinquent property forfeits to the treasurer.
Mar 1	MCL 211.78g(1)	FGU adds \$175 title fee to the parcel.
Mar 1	MCL 211.78g(3)(b)	Redemption requires additional interest computed at a noncompounded rate of 1/2% per month from March 1 preceding forfeiture.
Mar 1	MCL 211.78g(3)(c)	Redemption requires payment of all recording fees and all fees for service of process or notice.
Apr 15	MCL 211.78g(2)	Deadline for FGU to record a certificate of forfeiture.
May 1	MCL 211.78i(1), (3)	FGU initiates title search and personal visit to forfeited property.
Jun 15	MCL 211.78h(1)	Deadline for FGU to file petition for foreclosure with listing of forfeit with the circuit court.
Dec-Jan	MCL 211.78i(2)	FGU sends certified mail notice of show-cause hearing (scheduled not less than 7 days before judicial hearing), no less than 30 days before the show-cause hearing, to owners of interest.
Dec-Jan	MCL 211.78i(5)	FGU publishes notice listing pending foreclosures.

TAX YEAR +3

Date	Statute	Action
Jan	MCL 211.78h(2)	FGU files amended petition removing redeemed parcels.
Jan-Feb	MCL 211.78k(1)	Not later than the hearing date, FGU files proof of certified mail service of show-cause and foreclosure hearings, proof of personal visit to property, and proof of publication.
7 + days before judicial hearing	MCL 211.78j(1)	FGU holds administrative show-cause hearing.
Jan 30-Feb 28	MCL 211.78h(5), .78k	Judicial foreclosure hearing held.
Mar 30	MCL 211.78k(5)	Deadline for circuit court to enter judgment of foreclosure.
Mar 31	MCL 211.78k	Effective date of judgment. Last day to redeem foreclosed property. Title vests in FGU.
Jul 1	MCL 211.78t(2)	Deadline for former interest holders to submit to the FGU a notice of intention to claim an interest in sale proceeds using a form available from the FGU or the Department of Treasury.
Jul (1st Tues.)	MCL 211.78m(1)	Deadline to exercise gov. agency first right of refusal; but could take place before this date.
Jul (3rd Tues.)	MCL 211.78m(2), (5)	First opportunity to offer property at auction. One or more auctions may be held, the last of which has no or low minimum bid.
Jul-Nov	MCL 211.78m(3)	Second governmental right of refusal purchase opportunity after each public auction.
Nov (1st Tues.)	MCL 211.78m(2)	Deadline for completion of all auctions.
Dec 1	MCL 211.78m(6)	Deadline for FGU to transfer list of unsold parcels to the city, township, or village clerk.
Dec 30	MCL 211.78m(6)	Deadline for city, township, or village to reject property transfer. Date title transfers to local unit or, in case of objection, to FGU or the Land Bank Fast Track Authority if state is FGU.
Dec 31	MCL 211.78m(11)	All taxes for the year of foreclosure are canceled for parcels purchased by state, city, village, township, county, or city or county land bank before the first auction; transferred to the local unit or Land Bank Fast Track Authority after not selling at auction; or retained by FGU.
Dec 31	MCL 211.78m(12)	All liens for costs of demolition, safety repairs, debris removal, or sewer or water charges due on the property as of the December 31 immediately succeeding the sale, transfer, or retention of the property are canceled.

TAX YEAR +4

Date	Statute	Action
Jan 31	MCL 211.78t(3)	Deadline for FGU to send each claimant a notice that includes the amount for which the property was sold; the amount of any outstanding unpaid taxes, including federal, state, and local tax liens; and the total amount of any remaining proceeds.
Feb 1-May 15	MCL 211.78t(4)	Period during which a claimant may file a motion with the circuit court to claim any portion of the remaining proceeds to which the claimant is entitled.
Feb 1-May 15	MCL 211.78t(5)	FGU must provide info to court, including all claimants for a parcel, minimum bid, sale amount, and taxes owed.
After FGU responds to claimant's motion	MCL 211.78t(9)	Circuit court hearing to determine relative priority of claims to sale proceeds and the value of each claim of interest.
Within 21 days after court order	MCL 211.78t(10)	FGU disburses the funds within 21 days after entry of an order directing disposition of the sale proceeds.