

Public Act 123 of 1999 made changes to the law about paying property taxes. Under the old law, property owners had more time--and second chances--to pay. Under the new law, if your taxes are delinquent for 25 months, that's it. You've lost your property.

Less Time to Pay

Public Act 123 shortens the amount of time you have to pay your property taxes. You now have about two years to pay, not five. Property owners who owe 2013 property taxes will have to pay their taxes by March 31, 2016, or lose their property.

Higher Interest and Fees

Property owners will be charged higher interest and fees for not paying their taxes. Property taxes that are delinquent (overdue) for more than one year will have a 50% higher interest rate (1.5% per month instead of 1% per month). Property taxes that are delinquent for one year will also have a fee of at least \$240 added to them.

**Don't delay!
Don't lose your PROPERTY -
Pay your overdue
taxes NOW.
Foreclosure is final!**

*For further information, please call the
Alger County Treasurer's Office at
906-387-4535
www.algercourthouse.com/Treasurer*

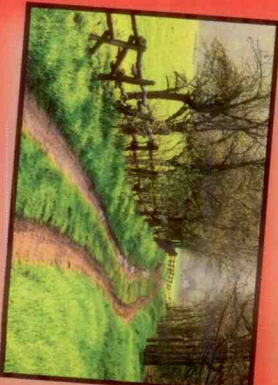


Pamela Johnson
Alger County Treasurer

101 Court Street
Munising, MI 49862
(906) 387-4535
www.algercourthouse.com/Treasurer

PROPERTY TAX FORECLOSURE FOR 2013 TAX YEAR

**We want to
help you keep
your property.**



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Questions & Answers

Delinquent Taxes, Forfeiture and Foreclosure

2. If I don't pay my taxes, will I really lose my home?
1. YES. Under PA123 of 1999, if your taxes are delinquent for 25 months, you lose your property.

2. What is a delinquent tax?

1. A delinquent tax is a tax bill that was forwarded to the county treasurer for collection on March 1st of the year after it was due. For example, taxes that are billed by your city or township treasurer in 2013 were turned delinquent to the county treasurer on March 1, 2014.

2. What happens after the property is forwarded to the county treasurer for collection?

1. The county treasurer adds a required 4% county administration fee and 1% per month interest. After one year, the property is forfeited to the county treasurer. For example, 2013 taxes still unpaid as of March 1, 2015 are Forfeited.

2. What does it mean for my property to be in Forfeiture?

1. **FORFEITURE IS THE BEGINNING OF THE FORECLOSURE PROCESS.** If your property is in Forfeiture, you will still have 13 months before it will be Foreclosed. However, the interest and

fees will be higher. When property is Forfeited, the interest rate goes from 1% per month to 1.5% per month, back to the date the taxes became delinquent (an additional 1/2% interest per month is added retroactive to March 1, 2014) and \$240.00 in additional fees is added. A Notice of Forfeiture is recorded with the Register of Deeds.

Q. What happens after my property is in Forfeiture?

A. After a property has been in Forfeiture for 13 months, it will be Foreclosed. 2013 property taxes will be Foreclosed March 31, 2016.

Q. Can I get my property back if it is foreclosed?

A. NO. FORECLOSURE IS FINAL! You can not get your property back after it has been foreclosed. Foreclosed property may go to public auction.

Q. Will I receive any notice before my property is Foreclosed?

A. Yes. You will receive five notices. Two will be by first class mail, two by certified mail and once by personal service. The names and addresses of those with an interest in Forfeited property will also be published in the Munising News.

Q. I don't have to worry about losing my property yet. Why not wait and pay my taxes later?

A. **DON'T WAIT!** Unpaid property taxes from 2013 will result in property Foreclosure March 31, 2016. If all taxes, penalties and interest are not paid before the end of the redemption period, you will lose your property. **Foreclosure is final!**

Q. What if I don't have all the money right now?

A. If you can't pay your taxes all at once, you can make partial payments. When making payments, remember to:

1. make your check or money order payable to the Alger County Treasurer
2. include your parcel number on your payment
3. mail your payment to 101 Court Street, Munising, MI 49862

If you can't pay your taxes, you may contact the Michigan Department of Human Services at 387-4440 or visit them at 101 Court Street, Munising for possible financial assistance.

OR
 apply for assistance from MSHDA'S "Helping Michigan's Hardest Hit Homeowners" Program by visiting their website @ www.stepforwardmichigan.org or calling 866-946-7432.



ALGER COUNTY PROPERTY FORECLOSURE TIME LINE for 2013 property taxes.

July-December 1, 2013	Summer and winter property taxes are billed by your local city or township treasurer.
March 1, 2014	Unpaid 2013 property taxes are turned over delinquent to the county treasurer for collection. A 4% administration fee is added plus 1% per month interest.
October 2014	A \$15.00 fee is added to your taxes.
March 1, 2015	Property is forfeited to the county treasurer. An additional \$240.00 in fees is added. Monthly interest rate increases to 1.5%, including back one year (or more) to the date taxes became delinquent.
December 1, 2015	Cutoff date for news-paper publication of all ownership interest in property. Publication fee of \$50.00 is added.
February 2016	Circuit Court enters a judgement of Fore-closure. From the date of this judgement, property owners have until March 31 to pay taxes, plus penalties and interest, or lose their property.
March 31, 2016	Clear title passes to the Alger County Treasurer.
July - September 2016	Foreclosed property may go to public auction by the Alger County Treasurer.