

NOTICE OF SHOW CAUSE HEARING AND JUDICIAL FORECLOSURE HEARING

NON-PAYMENT OF PROPERTY TAXES

On March 1, 2024 real estate with **unpaid 2022 and/or prior years property taxes** was forfeited to the Grand Traverse County Treasurer pursuant to the General Property Tax Act,Public Act 206 of 1893, as amended.

**The Grand Traverse County Treasurer is acting as the Foreclosing Governmental Unit** in proceedings to **foreclose** on this property for **unpaid property taxes**.

There are **two hearings** scheduled to finalize the foreclosure process. This publication is intended to provide additional notice to parties of interest in these parcels as to the nature, time, and location of these hearings.

A SHOW CAUSE HEARING is scheduled for 9:00 AM, February 06, 2025, at Governmental Center Treasurers Office, 400 Boardman Ave Ste 104, Traverse City, MI 49684.

Any person with an interest in the property forfeited to the County Treasurer may appear at the show cause hearing and show cause why absolute title to that property should not vest in the Foreclosing Governmental Unit.

A JUDICIAL FORECLOSURE HEARING is scheduled for 8:00 AM, February 18, 2025, at Grand Traverse County Courthouse, 328 Washington Street, Traverse City, MI 49684.

At this hearing the Foreclosing Governmental Unit shall ask that the court enter a judgment foreclosing the property as requested in the petition for foreclosure. A person claiming an interest in a parcel of property set forth in the petition for foreclosure, who desires to contest that petition, must file written objections with the clerk of the circuit court and serve those objections on the Grand Traverse County Treasurer, the Foreclosing Governmental Unit. The docket number of the petition is 24-37090-CZ.

**If you are a person with an interest in property being foreclosed:**

You have the **right to redeem** this parcel from the foreclosure process by **payment** of all forfeited unpaid taxes, interest, penalties, and fees prior to the expiration of the redemption period. **You should contact the Grand Traverse County Treasurer for the amount required to redeem.**

You may lose your interest in the property as a result of the foreclosure proceeding.

The legal title to the property shall vest absolutely in the Foreclosing Governmental Unit unless all forfeited unpaid delinquent taxes, interest, penalties, and fees are paid by March 31, 2025.

All existing interests in oil or gas in this property shall be extinguished except the following:

**i.** The interests of a lessee or an assignee of an interest of a lessee under an oil or gas lease in effect as to that property or any part of that property if the lease was recorded in the office of the register of deeds in the county in which the property is located before the date of filing the petition for judicial foreclosure.

**ii.** Interests preserved as provided in section 1(3) of 1963 PA 42, MCL 554.291.

**iii.** The right of a former interest-holder to recover remaining proceeds following sale or transfer of the property pursuant to MCL 211.78t.

If the property is foreclosed, you will have an opportunity to seek recovery of any equity that you may possess in the property in the form of remaining proceeds which may be realized through subsequent sale. Any party who holds **an interest** in the property at the time of foreclosure has the right to **make a claim** for remaining proceeds, which first requires completing and sending the Notice of Intention required by MCL 211.78t(2) to the Grand Traverse County Treasurer **no later than July 1, immediately following foreclosure**. You may lose any equity associated with your interest in the property following foreclosure unless you pursue a claim under MCL 211.78t. Those who wish to consult with an attorney about this notice and pending tax foreclosure may go to the State Bar of Michigan's legal resource and referral web page at <https://lrs.michbar.org> or may call (800) 968-0738 for assistance in finding private legal counsel.

PLEASE NOTE:

**The following list represents parties that appear to have title, lien, or other apparent rights** to the parcels being foreclosed by the Foreclosing Governmental Unit.

**This notice is required to be given by law**, even if the party no longer claims or desires an interest if it appears they hold any **undischarged, apparent, or potential** title or lien right to the property.

**Listing of a party does NOT necessarily indicate they are the owner** of a parcel, or 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 Foreclosing Governmental Unit at this point in the foreclosure proceedings. Those parcels that are foreclosed and not redeemed **may** become available at **public auction** on or after July of **2025. 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 until the final list of foreclosed parcels is determined and offered at auction in summer, 2025. **Most of these parcels will be redeemed from foreclosure. Entering upon them or contacting current property owners may constitute trespassing or undesired solicitation and may 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 **amount due** listed indicates the balance which was due **as of forfeiture on March 1, 2024**. The **current amount** required to redeem **must be obtained from the Grand Traverse County Treasurer**, as additional penalties, fees, and interest have accrued since forfeiture.

NAME	PARCEL ID	AMOUNT	NAME	PARCEL ID	AMOUNT
AKERS, SHIRLEY	0718004000	\$2263.12	DOHM, FREDERIC L	1111001300	\$6984.28
ALDRIDGE, ALICE	4106000500	\$3149.96	DOWNEY, JOHN	4104001500	\$1619.98
ALWARD, FISHER, RICE, ROWE & GRAF PLC			DOWNEY, JOHN	4104001910	\$427.58
	5181400150	\$15719.69	DOWNES, DANIEL	1203400701	\$2317.69
ANYTIME ANYWHERE ANYTIME INC	0153207500	\$357.81	DOWNES, MARCIA	1203400701	\$2317.69
ASSET ACCEPTANCE LLC	1000300807	\$778.92	DUDAS, LAWRENCE	0252003000	\$1214.70
ASSET ACCEPTANCE LLC	1000300811	\$1142.62	DUDAS, STAR LEE	0252003000	\$1214.70
BALDWIN, TRACY	0400201040	\$764.03	DURBIN, JEFFREY	0800500540	\$2250.88
BANNEN, FREDERICK JAMES	0601500500	\$1443.86	DURBIN, VIRGINIA	0800500540	\$2250.88
BARTNIK, KATHRYN J	5162202700	\$6687.66	ELLIOTT, BROOKS M	0240004600	\$746.86
BAY AREA RECYCLING FOR CHARITIES			EMERT, JUDITH A	0500803431	\$3250.38
	0200500400	\$15065.75	EMERT, LEONARD E	0500803431	\$3250.38
BERTRICK LLC	5187805800	\$6302.50	ERICKSON (ESTATE), DOUGLAS	1301600510	\$2580.81
BILLINGS, MRS SCOTT	1203400301	\$900.00	ERICKSON, BENJAMEN	5147803500	\$4357.16
BILLINGS, SCOTT	1203400301	\$900.00	ERICKSON, DOUGLAS	1301600510	\$2580.81
BISHOP & HEINTZ PC	0231000800	\$1517.93	ERICKSON, JERI	1301600510	\$2580.81
BISHOP & HEINTZ PC	0718004000	\$2263.12	ERWIN, DEANNA LYNN	0602101510	\$2649.66
BROAD, SHERRY L	0201901230	\$957.26	ERWIN, MICHAEL T	0602101510	\$2649.66
BROWN, SHARON L	0231005800	\$2324.72	EVERHART, CAROL	0261001300	\$2006.28
BROWN, THOMAS MURRAY	0231005800	\$2324.72	FAIR, LISA M	0600801500	\$1276.26
BUMSTEAD-DOHM, KAY	1111001300	\$6984.28	FALZON (ESTATE), WAYNE	0231005800	\$2324.72
BURBANK, JOHN D	0255002500	\$10268.44	FALZON, WAYNE	0231005800	\$2324.72
BYRD, CLINTON H	0800801510	\$4361.81	FESSLER, MARTIN	0200402000	\$3409.98
CADOTTE, MICHELE	0150004000	\$1100.36	FESSLER, MRS MARTIN	0200402000	\$3409.98
CADOTTE, MICHELLE	0150004000	\$1100.36	FESSLER, REBECCA	0200402000	\$3409.98
CADOTTE, WILLIAM T	0150004000	\$1100.36	FIFE LAKE AREA UTILITY AUTHORITY		
CARR, CHAD R	0521503400	\$1023.17		0401100150	\$5177.20
CARRIZALES, MANUEL	1158003100	\$3597.98	FINNILA, MITCHELL J	0321702401	\$1577.37
CARRIZALES, ODILIA	1158003100	\$3597.98	FOREST AREA FEDERAL CREDIT UNION		
CARROLL (ESTATE), DANIEL	0349507900	\$8581.28		0400201040	\$764.03
CARROLL, DANIEL	0349507900	\$8581.28	FOREST AREA FEDERAL CREDIT UNION		
CHARTIER, KAREN K	0521503400	\$1023.17		1019000300	\$350.90
CHARTIER, PAUL T	0521503400	\$1023.17	FOREST AREA FEDERAL CREDIT UNION		
CHRISTIANSON, CARL	4206001000	\$1820.95		4106000500	\$3149.96
CHRISTIANSON, CHAD	4206001000	\$1820.95	FREATMAN, ELLIS B III	0406013300	\$2480.42
CHRISTOPHER, BRIAN J	0121301909	\$1964.54	FREATMAN, MARILYN	0406013300	\$2480.42
CHRISTOPHER, LORI L	0121301909	\$1964.54	GARCIA, MICHELLE	5147803500	\$4357.16
CIGANICK, TANNER A R	0341410500	\$4063.29	GMAC MORTGAGE LLC	0824806900	\$5479.66
CLARK, TRISHA L	1013400310	\$1214.74	GOMEZ, RICHARD	1001500116	\$764.77
COBB, MATTHEW	0255000600	\$1107.59	GOMEZ, VALERIE	1001500116	\$764.77
COMERICA BANK	0401100150	\$5177.20	GRAFF & HUNT	0231000800	\$1517.93
COORS, DIANE M	0500803431	\$3250.38	GRAFF & HUNT	0718004000	\$2263.12
COORS, RICHARD A	0500803431	\$3250.38	HABITAT FOR HUMANITY-GRAND TRAVERSE REGION		
CORTRIGHT, CHRISTOPHER L	1002500300	\$4752.62		0255006800	\$1870.40
CORTRIGHT, MRS CHRISTOPHER L	1002500300	\$4752.62	HAGY, ALICIA	0519000200	\$646.36
COVERT, JOEY B	0505509100	\$2816.01	HAINES, ROBERT	1012900500	\$4994.63
DEAN, WILLIAM C	1013400310	\$1214.74	HAINES, ROBERT	5147807800	\$6676.60
DENMAN, TERRY	1013301800	\$828.44	HAINES, ROBERT W	0322700810	\$8211.28
DEVILLING, BRIAN	0378014400	\$2166.94	HALL, CHRISTOPHER	0506000500	\$5854.60
DEVOLDER, CASEY	1203300410	\$3612.72	HALL, GREG	0506000500	\$5854.60
DEVOLDER, CYNTHIA L	1203300410	\$3612.72	HAMILTON, MARK T	1301000601	\$2153.36
DNF ASSOCIATES LLC	0270001700	\$983.09	HAWTHORNE, LISA	0201500923	\$957.26

HILDEN, TRESHA L	0217001300	\$816.61	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	
HILLIARD (ESTATE), DONNA J	0240000700	\$1114.44		0824806900 \$5479.66
HOLL (TRUST), STEVEN D AND KATHRYN W			MOYER, DAWN C	0246006900 \$926.04
	0818501801	\$4571.32	MUNSON MEDICAL CENTER	0246008600 \$488.79
HOLTON, THOR	1001400104	\$1558.87	MUNSON MEDICAL CENTER	5181400150 \$15719.69
HORNUNG, CATHY C	0400201030	\$2090.80	NELSON, BETH	0403301302 \$2286.20
HOTT, MICHAEL J	1132400501	\$7821.90	NELSON, ELIZABETH	0403301302 \$2286.20
HOTT, MICHAEL J	1152607500	\$10616.33	NELSON, ROBERT E	0403301302 \$2286.20
HOURIGAN, STEPHEN M	0153214300	\$277.03	NEWSTEAD, ERIN	0718004765 \$1846.69
HUELLMANTEL, FRANK J	0730001700	\$2818.06	NORTHWEST CONSUMERS FEDERAL CREDIT UNION	
HUFFMAN, ERIC	0338204500	\$11358.89		0502303500 \$4441.53
INTERNAL REVENUE SERVICE	0502303500	\$4441.53	OBRIEN, ALICE M	0603400710 \$1754.95
INTERNAL REVENUE SERVICE	1111001300	\$6984.28	OBRIEN, DEO E	0603400710 \$1754.95
INTERNAL REVENUE SERVICE	1301000601	\$2153.36	OCANAS, CARMELITA	1122701155 \$3304.75
JANES, LAWRENCE C	1203500901	\$1471.16	OCANAS, LEONARDO	1122701155 \$3304.75
JANES, WILLIAM	1203500901	\$1471.16	OLIVER (TRUST), HARRY EDWIN & KATHERINE	
JENKINS, BARBARA	0401100150	\$5177.20		5158203500 \$4594.61
JENKINS, GERALD R	0401100150	\$5177.20	OLIVER, CHRISTOPHER A	5158203500 \$4594.61
JOAN, MRS RUSSELL F	0603101530	\$963.88	ORBIT LEASING INC	0603400710 \$1754.95
JOAN, RUSSELL F	0603101530	\$963.88	PNC BANK NA	0818501801 \$4571.32
JONES, LOUISE	0730001700	\$2818.06	PORTFOLIO RECOVERY ASSOCIATES LLC	
JONES, ROY M	0730001700	\$2818.06		0503601910 \$4710.54
JONES, THOMAS M	0730001700	\$2818.06	RADCLIFFE, GARY J	0246008600 \$488.79
KENNEDY HOUSE LLC	5154602300	\$7151.68	RANIERI HANLEY & HODEK PLC	5181400150 \$15719.69
KERBY, DENETTE	0603400710	\$1754.95	RAPHAEL, ROBBIN	0201901810 \$2282.12
KING PIN LLC	0900401104	\$316.42	REILMANN, LORA	5162202700 \$6687.66
KOOLTHONG, LISA	0252003000	\$1214.70	ROBERT D LUDWIG KEOUGH PROFIT SHARING PENSION PLAN	
KRAWCZYK, STANLEY L	0503601910	\$4710.54		0231000800 \$1517.93
KRAWCZYK, TAMMY M	0503601910	\$4710.54	ROBINSON, LYNN	1013301800 \$828.44
KROUPA, JULIANN	0603400710	\$1754.95	ROBINSON, VERN	1013301800 \$828.44
KROUPA, KYLE	0603400710	\$1754.95	ROEHLER, CHRISTOPHER	5181400150 \$15719.69
KRUEGER, AMY J	1012802321	\$374.72	ROEHLER, REBECCA D	5181400150 \$15719.69
LAKE ANN HARDWOOD	0603101100	\$599.43	ROGERS, ANNA R	0403302800 \$1221.91
LANG, KATHRYN A	1203200820	\$552.26	ROOT, HONG THI	0201802300 \$1915.53
LANG, THOMAS J	1203200820	\$552.26	ROSSI (ESTATE), ELEANOR M	0220004100 \$892.26
LAPPO (ESTATE), DONALD GEORGE	0268002200	\$1020.74	ROSSI, DARLENE R	0220004100 \$892.26
LAPPO, DONALD GEORGE	0240000700	\$1114.44	ROSSI, ELEANOR M	0220004100 \$892.26
LAPPO, DONALD GEORGE	0268002200	\$1020.74	RUIZ, ROBERTO J	0603101100 \$599.43
LAPPO, DONALD GEORGE SR	0268002200	\$1020.74	RUSZKOWSKI, DAVID A	0603101100 \$599.43
LARSON, STEN A JR	0505509100	\$2816.01	RUSZKOWSKI, JAMES S	0603101100 \$599.43
LAYER, LYLIAN	0401102700	\$1743.50	RUSZKOWSKI, PATRICK TAYLOR	0603101100 \$599.43
LEE, STEPHEN A	0231000400	\$838.05	SAMMONS, ALICIA	1000300807 \$778.92
LINFORD, ROTH IRA, MARK	1001500116	\$764.77	SAMMONS, ALICIA	1000300811 \$1142.62
LOCHENHEATH CONDOMINIUM ASSOCIATION			SCHAVEY, NAOMI	0701202300 \$890.61
	0153207500	\$357.81	SCHAVEY, NAOMI	0701300500 \$340.09
LONG BEACH MORTGAGE CO	0220004100	\$892.26	SCHROEDER (ESTATE), KIT ELLEN	0701702500 \$1579.07
LONG LAKE PENINSULA ASSOCIATION INC			SCHROEDER, KIT ELLEN	0701702500 \$1579.07
	0818501801	\$4571.32	SECRETARY OF HOUSING & URBAN DEVELOPMENT	
LONG LAKE TOWNSHIP	0802900100	\$1178.65		0503601910 \$4710.54
LUCAS (ESTATE), PATRICIA A	0231000800	\$1517.93	SHINDORF, MARSHA	0824806900 \$5479.66
LUCAS (ESTATE), PATRICIA A	0718004000	\$2263.12	SHINDORF, ROBERT	0824806900 \$5479.66
LUND, ROBERT D	5187805800	\$6302.50	SHOWALTER (ESTATE), JOE	0268001600 \$1227.25
LYTTLE, CHRISTINE	0213004350	\$1812.24	SHOWALTER, WENDY	0268001600 \$1227.25
MAKOWSKI, MELVIN R	0718004765	\$1846.69	SLAUGHTER, JAMES J	0255002400 \$2475.73
MALINOWSKI, ALEX	0600801500	\$1276.26	SMITH, DANIEL G	0502303500 \$4441.53
MALINOWSKI, ASHLEY	0600801500	\$1276.26	SMITH, JUDY A	0502303500 \$4441.53
MALINOWSKI, BERNICE E	0600801500	\$1276.26	SPANSKI, BRADLEY S	0200402000 \$3409.98
MALINOWSKI, CHARLES A	0600801500	\$1276.26	STATE SAVINGS BANK	0506000500 \$5854.60
MALINOWSKI, CHARLIE	0600801500	\$1276.26	STERLING LAW OFFICE PLLC	5181400150 \$15719.69
MALINOWSKI, KERRY DUFF	0600801500	\$1276.26	STEVANOVICH, SLADJAN	5164201300 \$24140.29
MANNING, GREGORY JAY	0270001700	\$983.09	STEVANOVICH, SLADJAN	5164201400 \$19395.27
MANNING, JENNIFER A	0255004001	\$4036.40	STEVANOVICH, ZORAN	5164201300 \$24140.29
MANNING, MRS GREGORY JAY	0270001700	\$983.09	STEVANOVICH, ZORAN	5164201400 \$19395.27
MARHOFER (ESTATE), JOSEPH L	0401100150	\$5177.20	STOCKER, ALYSSA	0403402202 \$341.53
MARKHAM, ALICIA	0519000200	\$646.36	STOCKER, JEREMIAH	0403402202 \$341.53
MARTIN, RICHARD W	0802900100	\$1178.65	SULLIVAN, PAULA M	1203500901 \$1471.16
MERRICK, JAMES WILLIAM	0603201240	\$720.51	TEAM ONE CREDIT UNION	1203400301 \$900.00
MESSER, ANGELA M	0379101005	\$23560.99	THE HUNTINGTON NATIONAL BANK	0268001600 \$1227.25
METZ, KELLY C	1019000300	\$350.90	TIETZ, CORINE	0255006800 \$1870.40
MEYER, LEAH LYNN	0815500300	\$6622.98	TRAVERSE CITY STATE BANK	5154602300 \$7151.68
MEYER, OWEN R	0815500300	\$6622.98	TWIN MAPLES FARMS	1111001300 \$6984.28
MICHAELS (ESTATE), CLYDE W	0603101110	\$813.39	UNLOCK PARTNERSHIP SOLUTIONS INC	
MICHAELS (ESTATE), MYRNA M	0603101110	\$813.39		0403402202 \$341.53
MICHAELS, MYRNA M	0603101110	\$813.39	VAN MAANEN, MARTIN D	0708005200 \$2716.78
MICHIGAN DEPARTMENT OF TREASURY			VENTURE INSURANCE SERVICES	0718004765 \$1846.69
	0603101100	\$599.43	WALLER, KIM Y	0323201000 \$3290.36
MICHIGAN DEPARTMENT OF TREASURY			WARD, DEBRA J	0255004001 \$4036.40
	1012900500	\$4994.63	WARD, FRANKLIN LEE	0255004001 \$4036.40
MICHIGAN DEPARTMENT OF TREASURY			WILHELM (ESTATE), JAMES R	0323201000 \$3290.36
	1301000601	\$2153.36	WILHELM, ROBERT L	0323201000 \$3290.36
MICHIGAN DEPARTMENT OF TREASURY			WILSON, DELORA M	0701601830 \$1503.07
	5147807800	\$6676.60	WILSON, GAIL A	0401100150 \$5177.20
MICHIGAN DEPARTMENT OF TREASURY			WOMACK HOLL, KATHRYN	0818501801 \$4571.32
	5154602300	\$7151.68	WOMACK, CHARLES D	0818501801 \$4571.32
MIDLAND FUNDING LLC	0261001300	\$2006.28	YELLOW LEAVE LLC	0153207500 \$357.81
MOORE, PENNY	4104001500	\$1619.98		