

STATE OF MICHIGAN  
MACOMB COUNTY CIRCUIT COURT

Petition for Foreclosure of  
Certain Parcels of Property Due to  
Unpaid Taxes, Interest and Fees

No. 2020-1978-CH  
Hon. Kathryn A. Viviano

---

FRANK KRYCIA (P35383)  
Macomb County Assistant  
Corporation Counsel,  
Attorney for Petitioner  
One S. Main, 8th Floor  
Mt. Clemens, MI 48043  
(586) 469-6346

RANDALL A. PENTIUK (P32556)  
JULIE KROHTA (P39367)  
Pentiuk, Courvreur & Kobiljak, PC  
Attorneys for Interested Party  
2915 Biddle Ave., Ste., 200  
Wyandotte, MI 48192  
(734) 281-7100

Gregory J. Everett (pro per)  
24609 Eureka  
Warren, MI 48091

LARRY T. DRESSELL (P12951)  
Attorney for Interested Party  
3517 Coseyburn  
Waterford, MI 48329  
(248) 408-8606

Lee M. Johnson (pro per)  
17612 Toepfer Dr  
Eastpointe, MI 48021-3065  
(586) 362-2869

Micheline M. Crowley (pro per)  
5628 Skylite Lane  
Shelby Township, MI 48316

---

TAX FORECLOSURE JUDGMENT  
AS TO PARCEL 23-07-08-277-001

At a session of said Court, held in the City of  
Mount Clemens, County of Macomb, State of  
Michigan on 02/22/2021

PRESENT: HONORABLE KATHRYN A. VIVIANO

The Court having conducted the foreclosure hearing in this matter on February 5, 2021 as required by MCL 211.78k and the proofs in this matter having been presented and the record being closed and judgment was entered as to all parcels except parcel 23-07-08-277-001, the Court then having held an adjourned hearing on the objections for parcel 23-07-08-277-001 on February 19, 2021, the Court makes the following findings with regard to parcel 23-07-08-277-001:

The Court finds that with regard to parcel 23-07-08-277-001 the Macomb County Treasurer has complied with the requirements of the Tax Reversion Act, MCL 211.78 et

seq. as amended and all persons having an interest in this property have been provided actual and constructive notice and an opportunity to be heard.

The Court further finds that the objections made by Michelene M. Crowley are without merit for the reasons stated on the record. The Court denies Crowley's objections and grants a judgment of foreclosure as to parcel 23-07-08-277-001 with the following legal description and for the taxes, fees and interest as indicated:

23-07-08-277-001

Tax Year 2018: Principal Taxes, \$296.00, Interest & Fees \$565.84 Total: \$861.84

Property Address: 5628 SKYLITE LN

Legal Description: TWILIGHT SUBDIVISION NO 4 (L58, P25-26); LOT 223

THEREFORE, IT IS ORDERED THAT JUDGMENT IS GRANTED AS TO PARCEL 23-07-08-277-001 IN FAVOR OF PETITIONER WITH THE FOLLOWING TERMS AND CONDITIONS:

(a) The amount of forfeited delinquent taxes, interest, penalties, and fees set forth in this judgment are valid, and Judgment of Foreclosure is entered in favor of Petitioner against parcel 23-07-08-277-001 for payment of the amount set out against the parcel.

(b) That fee simple title to property foreclosed upon by this judgment will vest absolutely in Petitioner, subject to the limitations in paragraphs (c) and (e) below, without any further rights of redemption, if all forfeited delinquent taxes, interest, penalties, and fees foreclosed against parcel 23-07-08-277-001 plus any additional interest and fees allowed by statute are not paid to Petitioner on or before March 31, 2021.

(c) All liens against parcel 23-07-08-277-001, including any lien for unpaid taxes or special assessments, except future installments of special assessments and liens recorded by the State or Petitioner pursuant to the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 *et seq.*, are extinguished, if all forfeited delinquent taxes, interest, penalties, and fees foreclosed against the parcel, plus any additional interest and fees allowed by statute are not paid to Petitioner on or before March 31, 2021.

(d) That, except as otherwise provided in subdivisions (c) and (e), the foreclosing governmental unit has good and marketable fee simple title to the property, if all forfeited delinquent taxes, interest, penalties, and fees are not paid on or before March 31, 2021.

(e) All existing recorded and unrecorded interests in parcel 23-07-08-277-001 are extinguished, except: (1) a visible or recorded easement or right-of-way, (2) private deed restrictions, (3) restrictions or other governmental interests imposed pursuant to

the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 *et seq.*, (4) interests of a lessee or an assignee of a lessee under an oil or gas lease recorded before the date of filing of the Petition in this action, (5) interests preserved under §1(3) of the Dormant Minerals Act, 1963 PA 42, MCL 554.291(3), and, (6) property assessed pursuant to MCL 211.8(g), if all forfeited delinquent taxes, interest, penalties, and fees foreclosed against the parcel plus any additional interest and fees allowed by statute are not paid to Petitioner on or before March 31, 2021.

(f) Pursuant to Public Acts 255 and 256 of 2020 this Court retains jurisdiction to resolve claims for surplus proceeds from the tax foreclosure auction if any are made under MCL 211.78t.

(g) Pursuant to MCL 211.78k(5)(g) this Judgment is a final order and, unless appealed pursuant to MCL 211.78k(7), shall not be modified or held invalid after March 31, 2021 except by stipulation of the parties with the consent of this Court.

(h) The prior judgment entered on February 9, 2021 remains in full force and effect.

This is a final order that closes this case.



02/22/2021

*Kathryn A. Viviano*  
\_\_\_\_\_  
HON. KATHRYN A. VIVIANO (P60219)  
Macomb County Circuit Court Judge  
CIRCUIT COURT JUDGE, P60219

2/22/2021 10:05:20 AM