

2016 Schedule In Rem Foreclosure of Tax Liens

NEXT TO BE FORECLOSED: 2012 and Earlier Years

An in rem tax foreclosure action, to foreclose on tax liens for delinquent taxes from 2012 and earlier years, will be filed soon. The schedule will be approximately as follows:

March 2016 – The Treasurer mailed a Notice to owners of real property with delinquent tax, interest, penalty, charges and/or assessments from 2012 tax year and all years prior, notifying them that their parcels are now eligible for tax foreclosure, and that all delinquent 2012 and prior years' tax, interest, penalty, charges and/or assessments must be paid in full to keep a parcel from being included in tax foreclosure.

April 2016 – The Treasurer mailed out a 2nd Notice to owners of real property with delinquent tax, interest, penalty, charges and/or assessments from 2012 tax year and all years prior, reminding them that properties will be turned over for title work in preparation for an "In Rem" Foreclosure action, and again encouraging them to pay delinquent amounts due to avoid foreclosure and additional fees.

May 2016 – The Treasurer sent out a 3rd Notice to owners of real property with delinquent tax, interest, penalty, charges and/or assessments from 2012 tax year and all years prior, reminding them that "In Rem" Foreclosure will be filed when title work has been completed. Properties can still be redeemed. There will be an additional fee for title work.

June 2016 – Parcels that have not been redeemed will be turned over for title work. Once title work begins, there will be an additional charge for the title work that must be paid before a property will be removed from the foreclosure list.

July–August 2016 – Once title work is complete, a List of Tax Liens and a Petition for a judgment of foreclosure against any properties that haven't been redeemed will be filed in the Circuit Court by the Corporation Counsel Office. A Class 3 Notice of the Commencement of the In Rem Foreclosure action **will be published in the Dunn County News**. Redemption of properties will require payment of additional fees for the cost of title work and publication. Properties must be redeemed on or before the last day of the redemption.

September–October 2016 (depending on when the foreclosure action is filed in court) – The last day for redemption will be set for a date at least 8 weeks after the first publication date. All delinquent tax, interest, penalty, charges and assessments, additional fees for title work and publication must be paid in order to stop the foreclosure action. Property owners who wish to file a written Answer to the Petition have 30 days from the end of the redemption period. Defenses are limited by law. Consultation with an attorney is recommended. The Corporation Counsel Office, the County Treasurer, and the County Clerk cannot give legal advice.

October–November 2016 (depending on when the redemption period ends) – After the time for filing an Answer has passed, a court hearing will be held. The court will grant a judgment of foreclosure against the remaining unredeemed properties that are not subject to contested proceedings or stayed for other reasons. A judgment of foreclosure extinguishes all existing interests and transfers title in the property to Dunn County.