

DELINQUENT PROPERTY TAX TIMELINE FOR 2023 TAXES

In the year of 2024

DELINQUENCY

On March 1st, 2024

Unpaid 2023 taxes become delinquent and payable to the Osceola County Treasurer

- 4% Administrative Fee added
- Interest begins to accrue at 1% per month



October 1, 2024

\$15 Mail notice fee added

The Property Tax Foreclosure Process can be confusing. We would like to answer any questions that you might have.

**Please call us at
231-832-6107**

In the year of 2025

FORFEITURE

On March 1, 2025
(Same day each year)

- Minimum of \$235 in fees added
- Property forfeited to Osceola County Treasurer (a lien is placed on the property)
- Interest rate increased



June 2025

Foreclosure petition filed in Circuit Court



**Between June 1, 2025 and
January 31, 2026**

- Title research to identify owners and lien holders
- Personal visits made to forfeited property
- Mortgage lenders, banks, and other lien holders are notified



January 2026

Show Cause hearing held

In the year of 2026

FORECLOSURE

February 2026

A court hearing is held and a judge signs a foreclosure order



March 31, 2026
(or last business day)

- Redemption rights expire if taxes are not paid
- Property ownership transfers to Osceola County



July – November 2026

Property sold at auction

This timeline is intended to describe in general the major elements and deadlines of the State Law regarding delinquent property taxes.

Tonia Hartline
Osceola County Treasurer
301 West Upton, Reed City, MI 49677 – 231-832-6107

