

In the Supreme Court of the United States

JOHANNA MCGEE, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF JACQUELINE MCGEE,

Petitioner,

v.

ALGER COUNTY TREASURER,

Respondent,

AND

LILLIAN JOSEPH,

Petitioner,

v.

IRON COUNTY TREASURER,

Respondent.

*On Petition For A Writ Of Certiorari
To The Michigan Court Of Appeals*

PETITION FOR REHEARING

DEBORAH J. LA FETRA
Pacific Legal Foundation
3100 Clarendon Blvd.
Suite 1000
Arlington, VA 22201

CHRISTINA M. MARTIN
Counsel of Record
Pacific Legal Foundation
4440 PGA Blvd., Suite 307
Palm Beach Gardens, FL
33410
Telephone: (916) 330-4059
CMartin@pacificlegal.org

Counsel for Petitioners

TABLE OF CONTENTS

Petition for Rehearing 1
Reasons for Granting Rehearing..... 1
Conclusion 4
Certificate of Counsel 5

TABLE OF AUTHORITIES

Cases

<i>Army Corps of Eng’rs v. Hawkes Co.</i> , 578 U.S. 590 (2016)	3
<i>Espinosa v. Florida</i> , 505 U.S. 1079 (1992)	4
<i>FCC v. Consumers’ Rsch.</i> , 606 U.S. 656 (2025))	3
<i>Florida v. Rodriguez</i> , 461 U.S. 940 (1983)	4
<i>Florida v. Royer</i> , 460 U.S. 491 (1983)	4
<i>Hitchcock v. Florida</i> , 505 U.S. 1215 (1992)	4
<i>Holland v. Florida</i> , 560 U.S. 631 (2010)	3
<i>Kent Recycling Servs., LLC v.</i> <i>Army Corps of Eng’rs</i> , 578 U.S. 1019 (2016)	3
<i>Lawrence v. Chater</i> , 516 U.S. 163 (1996)	3
<i>Liberty Univ. v. Geithner</i> , 568 U.S. 1022 (2012)	3
<i>McGee, et al. v. Alger County</i> <i>Treasurer, et al.</i> , No. 25-451 (U.S.)	1
<i>Melson v. Allen</i> , 561 U.S. 1001 (2010)	3
<i>Nat’l Fed’n of Indep. Bus. v. Sebelius</i> , 567 U.S. 519 (2012))	3
<i>Nelson v. City of New York</i> , 352 U.S. 103 (1956)	1-4

<i>Oklahoma v. United States</i> , 145 S. Ct. 2836 (2025)	3
<i>Pung v. Isabella County</i> , No. 25-95 (U.S.)	1- 4
<i>Soto v. United States</i> , 543 U.S. 1117 (2005)	3
<i>United States v. Booker</i> , 543 U.S. 220 (2005)	3
Statutes	
Mich. Comp. Laws § 211.78t	2
Other Authorities	
Rule 44.2	1

PETITION FOR REHEARING

Petitioners Johanna McGee and Lillian Joseph respectfully petition under Rule 44.2 for rehearing of the Court’s January 12, 2025, order denying their Petition for a Writ of Certiorari. *McGee, et al. v. Alger County Treasurer, et al.*, No. 25-451. Rehearing is warranted based on intervening circumstances that occurred after the Petition was distributed. In *Pung v. Isabella County*, No. 25-95 (petition granted Oct. 3, 2025), the Court is considering whether the Takings Clause requires more than an auction’s surplus proceeds where a Michigan County confiscated a home as payment for a small tax debt. Although the questions presented differ from this case, the Respondent—whose brief was filed the same day this Court denied McGee’s and Joseph’s Petition—relies in part on the same Supreme Court decision at the heart of the Petition here: *Nelson v. City of New York*, 352 U.S. 103, 110 (1956) (the availability of a procedure prior to a tax foreclosure to recover surplus proceeds remaining from a future tax sale allows the government to confiscate the proceeds otherwise due as just compensation if owners fail to navigate the procedure). Because that reliance brings *Nelson* to the forefront of the dispute in *Pung*, this Court should either grant rehearing or hold this motion and Petition pending the decision in *Pung*.

REASONS FOR GRANTING REHEARING

1. McGee’s and Joseph’s Petition for Writ of Certiorari poses the question of whether the takings language in *Nelson* is binding, and if so, whether it should be overturned. Petitioners’ case arises from the County confiscating all of the surplus proceeds from the sale of their properties because they failed to

properly serve a special notice-of-claim form by the statutory deadline, which ran more than a month before the auction, long before the government took physical possession of the real estate, and approximately one year before they would have been able to collect any money from the respective sales had they properly served the form on time. Mich. Comp. Laws § 211.78t. The lower court upheld the draconian, Kafkaesque claim procedure against takings and due process claims raised by the Petitioners based on this Court's decision in *Nelson*, 352 U.S. 103.

2. This Court agreed to hear *Pung v. Isabella County* on October 3, 2025, before the reply brief in this case was filed. But it was not apparent from the questions presented in the *Pung* Petition that *Nelson* would have any bearing on the issues presented in *Pung*.

This Court considered McGee's and Joseph's Petition at the Conference on January 9, 2025. Three days later, on January 12, 2025, the Brief of Respondent Isabella County was filed in *Pung*. In that brief, the County relies upon takings language in *Nelson v. City of New York* to argue that the Court should rule that it needs only to pay surplus proceeds to satisfy the Takings Clause in that case. Respondent's Brief at 22, *Pung*, No. 25-95. Thus, in *Pung*, this Court may decide whether *Nelson* is binding or *dicta* and whether its assumptions about the Takings Clause, which were arrived at with almost no briefing on the issue, are consistent with modern takings jurisprudence. Those questions relate directly to the Petition here, which expressly asks whether *Nelson*'s takings language is binding, and if so, whether it should be overturned. If *Pung* holds

that *Nelson*'s language is non-binding or incorrect in any way, that decision would undermine the core rationale for the lower court's ruling against Petitioners' takings claims. See Appendix at 16a-17a (*Nelson* means "a compensable takings claim cannot exist" where owner fails to navigate Michigan's procedure). If that occurs, it would be appropriate for the Court to grant, vacate, and remand (GVR) the lower court's decision in this case for reconsideration in light of *Pung*. See *Lawrence v. Chater*, 516 U.S. 163, 167 (1996) (per curiam) (noting that a GVR may be proper when an intervening decision yields "a reasonable probability that the decision below rests upon a premise that the lower court would reject if given the opportunity for further consideration"); see also *id.* at 180 (Scalia, J., dissenting) ("This is undoubtedly the largest category of 'GVRs' that now exists.").

In these circumstances, petitions for certiorari "regularly" are held to allow for the possibility of a GVR, *id.* at 181 (Scalia, J., dissenting), and petitions for rehearing have been granted to facilitate such GVRs. See, e.g., *Oklahoma v. United States*, 145 S. Ct. 2836 (2025) (rehearing granted and GVR in light of *FCC v. Consumers' Rsch.*, 606 U.S. 656 (2025)); *Kent Recycling Servs., LLC v. Army Corps of Eng'rs*, 578 U.S. 1019 (2016) (rehearing granted and GVR in light of *Army Corps of Eng'rs v. Hawkes Co.*, 578 U.S. 590 (2016)); *Liberty Univ. v. Geithner*, 568 U.S. 1022 (2012) (rehearing granted and GVR in light of *Nat'l Fed'n of Indep. Bus. v. Sebelius*, 567 U.S. 519 (2012)); *Melson v. Allen*, 561 U.S. 1001 (2010) (granting rehearing and GVR in light of *Holland v. Florida*, 560 U.S. 631 (2010)); *Soto v. United States*, 543 U.S. 1117 (2005) (granting rehearing and GVR in light of *United*

States v. Booker, 543 U.S. 220 (2005)); *Hitchcock v. Florida*, 505 U.S. 1215 (1992) (granting rehearing and GVR in light of *Espinosa v. Florida*, 505 U.S. 1079 (1992)); *Florida v. Rodriguez*, 461 U.S. 940 (1983) (granting rehearing and GVR in light of *Florida v. Royer*, 460 U.S. 491 (1983)).

This petition for rehearing should thus be granted or held pending a decision in *Pung*. If the decision in *Pung* implicates *Nelson* or otherwise implicates the lower court's decision on the Takings Clause here, then the Court should grant McGee's and Joseph's Petition for Writ of Certiorari.

CONCLUSION

The petition for rehearing should be granted.

Respectfully submitted,

CHRISTINA M. MARTIN

Counsel of Record

DEBORAH J. LA FETRA

Pacific Legal Foundation

3100 Clarendon Blvd.

Ste. 1000

Arlington, VA 22201

Telephone: (561) 691-5000

CMartin@pacificallegal.org

Counsel for Petitioners

FEBRUARY 2026

CERTIFICATE OF COUNSEL

I hereby certify that this petition for rehearing is presented in good faith and not for delay, and that it is restricted to the grounds specified in Supreme Court Rule 44.2.

/s/ Christina M. Martin
CHRISTINA M. MARTIN
Counsel of Record

No. 25-203

In The
Supreme Court of the United States

JOHANNA MCGEE, AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF JACQUELINE MCGEE,

Petitioner,

v.

ALGER COUNTY TREASURER,

Respondent,

AND

LILLIAN JOSEPH

Petitioner,

v.

IRON COUNTY TREASURER,

Respondent.

*On Petition For A Writ Of Certiorari
To The Michigan Court Of Appeals*

CERTIFICATE OF COMPLIANCE

As required by Supreme Court Rule 33.1(h), I certify that the PETITION FOR REHEARING contains 951 words, excluding the parts of the document that are exempted by Supreme Court Rule 33.1(d).

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 3, 2026.

s/ Christina M. Martin

CHRISTINA M. MARTIN

Counsel of Record

Pacific Legal Foundation

4440 PGA Blvd., Suite 307

Palm Beach Gardens, FL 33410

Telephone: (916) 330-4059

CMartin@pacificlegal.org

Counsel for Petitioners

AFFIDAVIT OF SERVICE

SUPREME COURT OF THE UNITED STATES

No. 25-203

-----X

JOHANNA MCGEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
JACQUELINE MCGEE,

Petitioner,

v.

ALGER COUNTY TREASURER,

Respondent,

AND

LILLIAN JOSEPH,

Petitioner,

v.

IRON COUNTY TREASURER,

Respondent,

-----X

STATE OF NEW YORK)

COUNTY OF NEW YORK)

I, Ann Tosel, being duly sworn according to law and being over the age of 18, upon my oath depose and say that:

I am retained by Counsel of Record for *Petitioners*.

That on the 3rd day of February, 2026, I served the within *Petition for Rehearing* in the above-captioned matter upon:

Cynthia M. Filipovich
Clark Hill PLC
500 Woodward Ave., Suite 3500
Detroit, MI 48226
(313) 965-8373
cfilipovich@clarkhill.com

Charles A. Lawler
Clark Hill PLC
215 S. Washington Square
Suite 200
Lansing, MI 48933
(517) 318-3100
clawler@clarkhill.com

by sending three copies of same, addressed to each individual respectively, through Priority Mail.

That on the same date as above, I sent to this Court forty copies of the within *Petition for Rehearing* and two hundred dollar filing fee check through the Overnight Next Day Federal Express, postage prepaid.

All parties required to be served have been served.

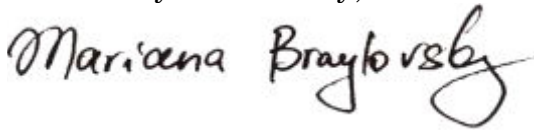
I declare under penalty of perjury that the foregoing is true and correct.

Executed on this 3rd day of February, 2026.



Ann Tosel

Sworn to and subscribed before me
this 3rd day of February, 2026.



MARIANA BRAYLOVSKIY
Notary Public State of New York
No. 01BR6004935
Qualified in Richmond County
Commission Expires March 30, 2026