

IN THE BOARD OF REVISION/ COURT OF COMMON PLEAS
_____ COUNTY, OHIO

_____, as Treasurer of
_____ County, Ohio

_____, Ohio _____

Permanent Parcel No(s)

Year Certified:

CASE NO.

Plaintiff

COMPLAINT FOR COLLECTION
OF DELINQUENT TAXES,
ASSESSMENTS, PENALTIES AND
INTEREST, FORECLOSURE
AND EQUITABLE RELIEF

vs.

Defendant(s)

1. Now comes Plaintiff, _____, Treasurer and states that he is the duly elected sworn and serving _____ County Treasurer, and for his cause of action states:

2. That a Delinquent Land Tax Certificate ("Delinquent Certificate") was certified by the _____ County Auditor and delivered to the _____ County Prosecutor;

3. That _____ Dollars is and remains a charge on the _____ County Tax Duplicate for unpaid taxes, assessments, penalties, interest and charges ("Impositions") originating from said Delinquent Certificate which charge, is due and unpaid, and a good and valid first lien against said property described in the Preliminary Judicial Report attached to the Complaint as Exhibit "A", which is hereby incorporated and made a part of this Complaint.

4. That said taxes, assessments, penalties and interest as certified by the County Auditor have not been paid for one year after certification as delinquent.

5. That this action in foreclosure proceedings is convened under provisions of Section 323.25 and/or Section 5721.18(a) and/or 323.65- 323.79 of the Ohio Revised Code.

6. Plaintiff further states that the following named defendants, to wit: _____ have a claim to have some interest in or lien upon said premises which interest or lien, if any, is inferior and subsequent to the Plaintiff's lien and prays that said defendants be required to set up their lien or claims or forever be barred from asserting same against the within-described premises.

7. Plaintiff further states that there is and will also be due and payable and thereby a good and valid first lien, for all taxes, assessments, penalties and interest accruing subsequent to the delivery to the Prosecuting Attorney of the Delinquent Land Tax Certificate by the County Auditor and prior to the date of the entry of the Confirmation of Sale or Conveyance, or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 323.65(K) and 323.78 of the Revised Code; that there is also due the sum of THREE HUNDRED EIGHTY and 00/100 DOLLARS (\$380.00), to be taxed as costs for a Preliminary Judicial Report and, that there is and will also be due the costs, including but not limited to the cost of the Final Judicial Report, incurred in this proceeding as are deemed proper by the Board.

WHEREFORE, Plaintiff demands judgment in the amount appearing due for impositions as appears in the Delinquent Certificate and for impositions accruing subsequent to the delivery of the Delinquent Certificate and prior to the Confirmation of Sale or Conveyance,

or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 32365(K) and 323.78 of the Ohio Revised Code;

that all such impositions be declared to be a good and valid first lien against the premises and that such lien be hereby foreclosed:

that the Board of Revision make such order for payment of costs incurred herein together with THREE HUNDRED EIGHTY and 00/100 DOLLARS (\$380.00) for the Preliminary Judicial Report:

that unless the amount found due the Plaintiff together with all costs of this proceeding be tendered to the Plaintiff prior to the Confirmation of sale or conveyance, or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 323.65(K) and 323.78 of the Ohio Revised Code; then the equity of redemption of said parties shall be foreclosed;

that any person owning or claiming any right, title or interest in or lien upon any parcel set forth in this Complaint be required to respond, setting up their interest, if any, on said property or forever be barred from asserting same;

that the Court/Board of Revision order said property to be sold according to law, or directly conveyed to an eligible township, municipality, county, school district, land reutilization corporation or community development group pursuant to O.R.C. 323.65 through 323.79;

that an Order of Sale or Order of Conveyance be issued to the Sheriff directing him to either:

- 1) advertise and sell the property at public sale in the manner provided by law; or

2) to convey directly the property to an eligible township, municipality, county, school district or land reutilization corporation or community development group pursuant to ORC 323.65 through 323.79;

that thereafter a report of such sale or conveyance be made by the Sheriff to the Court/Board of Revision for further proceedings, if any, under law; and for such other relief as in law or equity this Plaintiff may be entitled.

BY: _____

