

**IN THE COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO  
CIVIL DIVISION**

FRANKLIN COUNTY TREASURER,  
Cheryl Brooks Sullivan,  
Plaintiff,

Case No.

v.

**COMPLAINT FOR FORECLOSURE**

FG Siding Instalation, LLC  
2060 Brentnell Avenue  
Columbus, OH 43219

**PARCEL NUMBER(S):**  
**010-166698-00**  
**ADDRESS:**  
**2060 Brentnell Avenue,**  
**Columbus, OH 43219**

FG Siding Instalation, LLC  
c/o First Financial Bank Escrow Processing  
1325 South Main Street  
Fond du Lac, WI 54935

FG Siding Instalation, LLC  
4710 Larkhall Lane  
Columbus, OH 43229

FG Siding Instalation, LLC  
c/o Iglesia Pentecosta Mi Refugio Es Cristo  
2060 Brentnell Avenue  
Columbus, OH 43219

First Financial Bank  
255 East 5th Street, Suite 700  
Cincinnati, OH 45202

Unknown Tenant/Occupant  
2060 Brentnell Avenue  
Columbus, OH 43219

Unknown heirs, devisees, legatees,  
successors or assigns, unknown spouses,  
and surviving spouses, administrators,  
executors and guardians, if any, of the above persons,  
if they be deceased or remarried  
Address Unknown – *Do Not Serve*,

Defendant(s).

**COMPLAINT FOR FORECLOSURE**

1. Plaintiff, Cheryl Brooks Sullivan, is the duly elected Treasurer of Franklin County, Ohio.

2. Defendant(s), FG Siding Instalation, LLC, acquired title to the subject premises by Warranty Deed in Instrument Number 202210270149855 as to Parcel Number 010-166698-00 filed October 27, 2022.

Defendant, First Financial Bank, may claim some interest in the property by reason of an Open-End Mortgage recorded in Instrument Number 202210270149856 filed October 27, 2022 in the amount of \$250,000.00.

3. This is an action in foreclosure proceedings on a lien of the State of Ohio for delinquent land taxes, assessments and penalties and is brought in accordance with the provisions of Section 5721.18(A) and Section 323.25, Ohio Revised Code.

4. The Franklin County Auditor pursuant to the provisions of Section 5721.13, Ohio Revised Code, has on October 31, 2024, filed with the Prosecuting Attorney of Franklin County, Ohio, a delinquent land tax certificate concerning the herein described premises.

The said certificate states that the amount of the delinquent taxes, assessments and penalties on the subject property appearing to be due and unpaid is \$12,194.61 as to Parcel Number 010-166698-00, together with further interest and penalties chargeable thereon, and this amount is in fact due and unpaid. Further, more than 60 days have elapsed since delivery of the delinquent duplicate to the Treasurer.

5. In accordance with the provisions of Section 5721.10, Ohio Revised Code, the State of Ohio has a first lien for the amount set forth in paragraph four (4) above.

6. The property which is the subject of this action is:

Attached as Exhibit A

Parcel No. 010-166698-00

LAST TRANSFER OF RECORD: Instrument Number 202210270149855

WHEREFORE, pursuant to the provisions of Section 5721.10, Ohio Revised Code, Plaintiff prays that the Court find that she has first lien on the herein described premises in the sum of \$12,194.61 as to Parcel Number 010-166698-00, together with interest and penalties chargeable

thereon, in addition to any taxes, assessments, charges, penalties and interest not currently assessed but accruing during the course of this action as provided by 323.47, Ohio Revised Code.

In addition, pursuant to the provisions of Section 5721.18 and Section 323.26, Ohio Revised Code, Plaintiff prays that unless the amount found to be a first lien on the herein described premises as set forth above plus court costs if not paid within a reasonable time to be named by the Court, that the Court make an Order that said premises be sold by the Sheriff of Franklin County, Ohio in the manner provided by law for sale of real estate on execution.

Respectfully submitted,

**SHAYLA D. FAVOR  
PROSECUTING ATTORNEY,  
FRANKLIN COUNTY, OHIO.**



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Brandon Coy Hendrix (0099111)  
Assistant Prosecuting Attorney  
Attorney for Plaintiff  
373 S. High Street, 15<sup>th</sup> Floor  
Columbus, OH 43215  
Phone: (614) 525-3500  
Fax: (614) 525-2530  
bhendrix@franklincountyohio.gov



**EXHIBIT A**

**PARCEL ONE:**

The following real estate situated in the County of Franklin, in the State of Ohio and in the City of Columbus, and bounded and described as follows:

Situated in Section 3, Township 1, Range 17, United States Military Lands, and being 0.620 acres out of the northeast corner of a 5.5 acre tract of land conveyed to Sam and Grace Ferroni by deed dated March 12, 1941 and recorded in Deed Book 1121, page 55, Recorder's Office, Franklin County, Ohio and transferred by certificate of transfer in the Estate of Samuel J. Ferroni, a.k.a Sam Ferroni, to Grace Ferroni. Said certificate of transfer being recorded in Deed Book 2129, page 304, Recorder's Office, Franklin County, Ohio 0.103 acres of said 0.520 acre parcel being in the City of Columbus and the remaining 0.517 acres being in the County of Franklin and Township of Mifflin. Said 0.620 acre tract being more particularly described as follows:

Beginning at a spike in the northeasterly corner of the said Grace Ferroni 5.5 acre tract. The center line of Mock Road (80 feet in width);

Thence South 2° 25' 10" West, with the easterly line of the said Grace Ferroni 5.5 acre tract, a distance of 180 feet to an iron pin, passing an iron pin in the southerly line of Mock Road, the City of Columbus corporate line at a distance of 30 feet;

Thence North 87° 44' 20" West, parallel to the northerly line of said Grace Ferroni 5.5 acre tract and 180 feet southerly therefrom, a distance of 150 feet to an iron pin in the easterly line of Brentnell Avenue as the same is shown of record in Plat Book 34, page 52, Recorder's Office, Franklin County, Ohio;

Thence North 2° 25' 10" East, parallel to the easterly line of said Grace Ferroni 5.5 acre tract and 150 feet westerly therefrom with the easterly line of said Brentnell Avenue, a distance of 180 feet to a spike in the northerly line of the said 5.5 acre tract. The center line of said Mock Road, passing an iron pin in the southerly right-of-way line of said Mock Road at a distance of 150 feet;

Thence South 87° 44' 20" East, with the northerly line of the said Grace Ferroni 5.5 acre tract. The center line of Mock Road, a distance of 150 feet to the place of beginning and containing 0.620 acres of land, more or less.

Together with all of grantor's right, title and interest in and to any land lying in the bed of any street in front of or adjoining said premises to the center line thereof.

**PARCEL TWO:**

Being the same land described by deed dated May 28, 1962 from Grace Ferroni, widow as grantor to Humble Oil & Refining Company, a Delaware corporation, and recorded May 31, 1962 in the Recorder's Office of Franklin County, Ohio in Vol. 2401, page 444, Humble Oil & Refining Company, a Delaware corporation was merged into Exxon Corporation, a New Jersey corporation, effective January 1, 1973.

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus (formerly Mifflin Township):

Being a parcel of ground out of an original 1.267 acre tract, Mifflin Township, Franklin County, Ohio as recorded in Volume 2129, page 304, of the Franklin County Records and said parcel being more particularly described as follows:

Beginning at an iron pin marking the southeast corner of the parcel to be conveyed and the original 1.267 acre tract and said iron pin also marking the northeast corner of Lot #38 of Amvet Homestead #2 as recorded in Plat Book 21, page 51;

Thence North 2° 25' 10" East 110.38 feet, in the east line of the said 1.267 acre tract, to an iron pin;

Thence North 87° 44' 20" West 150.00 feet, with the south line of a 0.62 acre tract now owned by The Humble Oil Company, to an iron pin;

Thence South 2° 25' 10" West 110.38 feet, with the east right of way line of Brentnell Avenue, to an iron pin;

Thence South 87° 44' 20" East 150.00 feet, with the north line of said Lot #38, to the place of beginning, containing 0.380 acres more or less.

Instrument Number 202210270149855

Parcel Numbers: 010-167524-00 and 010-166698-00

Parcel Addresses: 2295 Mock Road, Columbus, OH 43219 and  
2060 Brentnell Avenue, Columbus, OH 43219

**DESCRIPTION VERIFIED**

ADAM W. FOWLER, P.E., P.S.

gantonini

04/03/2025 7:38:55 AM



\*Submitted via Digital Format