

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

FRANKLIN COUNTY TREASURER,
Cheryl Brooks Sullivan,
Plaintiff,

Case No.

v.

COMPLAINT FOR FORECLOSURE

Fairette L. Mock
3680 Newell Drive
Columbus, OH 43228

PARCEL NUMBER(S):

560-222817-00

ADDRESS:

3680 Newell Dr., Columbus, OH 43228

Fairette L. Mock
6723 Alex Drive
Canal Winchester, OH 43110

Unknown spouse of Fairette L. Mock
3680 Newell Drive
Columbus, OH 43228-7047

Unknown spouse of Fairette L. Mock
6723 Alex Drive
Canal Winchester, OH 43110

Unknown Tenants
3680 Newell Drive
Columbus, OH 43228

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), Fairette L. Mock, acquired title to the subject premises by Certificate of Transfer in Instrument Number 201909060115495 as to Parcel Number 560-222817 filed September 6, 2019.

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 \$29,459.98 as to Parcel Number 560-222817-00, 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. 560-222817-00

LAST TRANSFER OF RECORD: Instrument Number 201909060115495

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 \$29,459.98 as to Parcel Number 560-222817-00, 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.**



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

EXHIBIT A

Situated in the County of Franklin, State of Ohio and the City of Columbus, and being more particularly bounded and described as follows:

Being Lot N. Four Hundred Eleven (411), of SCIOTO WOODS SECTION 7, as the same is numbered and delineated upon the record plat thereof, of record in Plat Book 76, Page 33, Recorder's Office, Franklin County, Ohio.

For Informational Purposes Only:

Auditor's Parcel Number: 560-222817

Property Address: 3680 Newell Drive, Columbus, Ohio 43228

Prior Instrument Reference: 201909060115495