

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

FRANKLIN COUNTY TREASURER,
Cheryl Brooks Sullivan,
Plaintiff,

Case No.

v.

COMPLAINT FOR FORECLOSURE

Adrienne J. Kaiser
553 Bradley St
Columbus, OH 43201-3321

PARCEL NUMBER(S):

010-023384-00

ADDRESS:

553 Bradley Street, Columbus, OH 43201

Unknown spouse of Adrienne J. Kaiser
553 Bradley St
Columbus, OH 43201-3321

CME Federal Credit Union
365 S 4th St
Columbus, OH 43215

State Of Ohio Department Of Taxation
c/o Attorney General
150 E. Gay St., 21st floor
Columbus, OH 43215

Unknown Tenants
553 Bradley Street
Columbus, OH 43201

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), Adrienne J. Kaiser, acquired title to the subject premises by Warranty Deed in Instrument Number 200205310134004 as to Parcel Number 010-023384 filed May 31, 2002.

Defendant, CME Federal Credit Union, may claim some interest in the property by reason of a Mortgage recorded in Instrument Number 201607200093595 filed July 20, 2016 in the amount of \$115,000.00, and by a Mortgage recorded in 201803010027898 filed March 1, 2018 in the amount of \$200,000.00.

Defendant, State of Ohio, Department of Taxation, may claim some interest in the property by reason of a Certificate of Judgment recorded in 18JG053170 filed November 9, 2018 in the amount of \$782.32.

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 \$16,900.08 as to Parcel Number 010-023384-00, 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. 010-023384-00

LAST TRANSFER OF RECORD: Instrument Number 200205310134004

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 \$16,900.08 as to Parcel Number 010-023384-00, 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.



William J. Stehle (0077613)
Assistant Prosecuting Attorney
Attorney for Plaintiff
373 S. High Street, 15th Floor
Columbus, OH 43215
Phone: (614) 525-3500
Fax: (614) 525-2530
wstehle@franklincountyohio.gov

EXHIBIT A

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

Being Lot Number Thirty-one (31) in WYOMING PLACE ADDITION to said City, as the same is numbered and delineated upon the record plat thereof, of record in Plat Book No. 4, Page 368, Recorder's Office, Franklin County, Ohio.

For Informational Purposes Only:

Auditor's Parcel Number: 010-023384

Property Address: 553 Bradley Street, Columbus, Ohio 43201

Prior Instrument Reference: 200205310134004