

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

HAWTHORNE LAKES
CONDOMINIUM ASSOCIATION
8101 North High Street, Suite 370
Columbus, Ohio 43235

Plaintiff

-vs.-

BRIGID M. VAUGHAN
1426 Ashland Avenue
Columbus, Ohio 43212

UNKNOWN SPOUSE
IF ANY, OF BRIGID M. VAUGHAN
1426 Ashland Avenue
Columbus, Ohio 43212

FRANKLIN COUNTY TREASURER
373 South High Street 17th Floor
Columbus, Ohio 43215

STATE OF OHIO, DEPARTMENT
OF TAXATION
30 East Broad Street 22nd Floor
Columbus, Ohio 43215

Defendants.

CASE NO.

JUDGE

COMPLAINT FOR FORECLOSURE

**PERM PARCEL NO.
010-250265-00**

Now comes Plaintiff, Hawthorne Lakes Condominium Association, by and through counsel, and for its Complaint for Foreclosure, states as follows:

FIRST COUNT

1. Plaintiff is an existing corporation, not for profit, organized under the laws of the State of Ohio and was formed in accordance with Chapter 5311 of the Ohio Revised Code to act as the Association of Unit Owners for the Hawthorne Lakes Condominium Association.

2. Defendant, Brigid M. Vaughan, owns the condominium unit known as 5446 Garden Ridge, Columbus, Ohio 43228 and more fully described in the legal description contained in the Preliminary Judicial Report attached hereto as Exhibit A (the "Property"). Upon taking title to the Property, Defendant, Brigid M. Vaughan, became a member of the Association and is bound by the Association's Declaration of Condominium Ownership (the "Declaration"), including but not limited to the payment of maintenance fees and assessments, late fees and attorney fees. A copy of said Declaration is not attached as it is filed with the Franklin County Recorder at Instrument No. 199910290272088 and constructive notice of its existence and contents is deemed to have been given to the "whole world" pursuant to Ohio Revised Code 1301.401(B); due to its size, it is impractical and economically inefficient to attach and serve on multiple parties, especially in view of Defendant's ultimate

obligation for such costs, and; upon information and belief, Defendant already possess a copy.

3. Defendant, Brigid M. Vaughan is now in breach of their obligation by default in payment under the terms and conditions of the Declaration, and by reason thereof, there is currently due the Plaintiff from the Defendant, Brigid M. Vaughan, based upon unpaid maintenance fees and assessments, late fees and attorney fees, the total sum of \$5,355.00 plus interest at the highest rate then permitted by law pursuant to O.R.C. 1343.01 as provided for in the Declaration of Condominium Ownership as of June 8, 2025.

4. Plaintiff is further owed from the Defendant, Brigid M. Vaughan, maintenance fees and assessments, late fee and attorneys' fees incurred subsequent to the filing of this action up to the date of sale, the precise total amount of which is not presently ascertainable because it continues to accrue on a monthly basis.

SECOND COUNT

5. Plaintiff incorporates herein by reference all the allegations contained in its First Count, and further states that pursuant to the authority of Section 5311.18 of the Ohio Revised Code, the Plaintiff filed its Certificate of Lien on the property, attached hereto as Exhibit "B" to secure payment of the maintenance fees, common expenses and assessments. Said lien is a good and valid continuing lien,

second only to real estate taxes and prior recorded lien of first mortgages on the condominium unit, in accordance with Section 5311.18 of the Ohio Revised Code.

6. The Defendants named herein have or may claim to have an interest in the property described in the Preliminary Judicial Report, a copy of which is attached hereto as Exhibit A.

7. That Defendant, Brigid M. Vaughan, may be married and that spouse, Unknown Spouse, if any, of Brigid M. Vaughan, may have an interest in the real property described herein.

8. The Franklin County Treasurer may have an interest in the subject property by virtue of delinquent taxes due and owing.

9. Plaintiff states that the terms and conditions of the Declaration have been breached by reason of default in payment, and Plaintiff is entitled to foreclosure of its lien, and to have the Property appraised, advertised and sold, and the proceeds arising therefrom applied to the judgment of Plaintiff.

10. Plaintiff states it has complied with all conditions precedents prior to proceeding with this action.

11. In accordance with the condominium documents recorded with the Franklin County Recorder's office, Defendant, Brigid M. Vaughan, has, by covenant, agreed to be responsible for the legal fees and court costs incurred in the within action. Pursuant to Nottingdale Homeowners' Assn., Inc. v. Darby (1987), 33 Ohio

St.3d 32 and First Fed. Sav. Bank v. WSB Investments, Inc. (1990), 67 Ohio App. 3d 277, the courts held that the condominium instruments make defaulting unit owners responsible for attorney fees.

WHEREFORE, Plaintiff prays that:

(a) Plaintiff be granted judgment against Defendant, Brigid M. Vaughan, in the sum of \$5,355.00 plus interest at the rate of the highest rate of interest then permitted by law pursuant to O.R.C. 1343.01 upon which execution may issue;

(b) Plaintiff be granted judgment for maintenance fees and assessments incurred subsequent to the filing of this action in an amount to be determined, plus interest and costs;

(c) All Defendants be required to answer and set forth any claim that they may have in said premises or be forever barred;

(d) Plaintiff's lien be found to be good and valid lien upon said property;

(e) All liens on said property be marshaled and the premises be ordered appraised, advertised and sold according to law;

(f) Plaintiff recover its costs herein, including the cost incurred for the preliminary judicial report;

(g) Plaintiff recover its attorney fees and court costs of the within action from the proceeds of the sale; or alternatively, that Plaintiff be granted judgment for attorneys' fees and costs, upon which execution may issue; and that

(h) Plaintiff be granted any additional relief to which it may be entitled to at law or in equity, including, but not limited to additional unpaid condominium maintenance fees and special assessments incurred subsequent to the filing of the within action.

KAMAN & CUSIMANO, LLC

/s/ Michelle L. Polly-Murphy

Magdalena E. Myers (0087846)
Michelle L. Polly-Murphy (0072091)
Attorneys for Plaintiff, Hawthorne
Lakes Condominium Association
8101 North High Street, Suite 370
Columbus, Ohio 43235
(614) 882-3100 / FAX (614) 882-3800
<mailto:kcattorney@kamancus.com>

**NOTICE REQUIRED BY THE FAIR DEBT
COLLECTION PRACTICES ACT**
(15 U.S.C. 1692 *et seq.*)

- 1) This notice is directed only to the party or parties who may be obligated to pay the debt referred to in the attached pleading. The amount of the debt is stated in the pleading attached hereto.
- 2) The debt is owed to Hawthorne Lakes Condominium Association. This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. If a petition for bankruptcy protection has been filed, we are not suggesting personal liability on any pre-petition or dischargeable debt. The Association is only seeking pre-petition or dischargeable debt, if any, through the property.
- 3) Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days after receiving this notice that you dispute the validity of this debt or any portion of it, this office will obtain verification of the debt and mail you a copy of such verification. And if, within the same 30-day time period, you request the name and address of your original creditor, this office will furnish you with that information as well, if it is different than the current creditor.
- 4) All communications, including payoff requests, should be directed to Kaman & Cusimano, LLC, 8101 North High Street, Suite 370, Columbus, Ohio 43235, 888-800-1042.
- 5) If this was issued by the Clerk of Courts, the summons states that you have 28 days to serve an answer. You must do so within that time or you will be in default. The 30-day right for verification of the debt, as set forth in paragraph 3 above, is separate from the 28 days you have to serve your answer. Do not confuse the two. Your request for verification of the debt will not relieve you of the need to serve your answer within 28 days. Please read the summons issued by the clerk carefully for instructions concerning filing your answer with the court.

| | |
|---|---|
|  | Preliminary Judicial Report |
| | ISSUED BY Commonwealth Land Title Insurance Company |
| Judicial Report | POLICY NUMBER: 8148435-48719219 |

Guaranteed Party Name:

Hawthorne Lakes Condominium Association
c/o K&C Service Corp., Statutory Agent
8101 North High Street, Suite 370
Columbus, OH, 43235

Order No.: **J250632**Client No.: **DWK**Effective Date: **May 13, 2025 at 7:00 A.M.**

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, **Commonwealth Land Title Insurance Company** (Hereinafter "the Company") hereby guarantees in an amount not to exceed **\$25,000.00** that it has examined the public records in **Franklin County**, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in **Brigid M Vaughan** by instrument recorded in **Instrument Number 201405200062580** and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be binding or valid until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

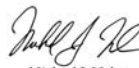
Issuing Agent: Ohio Title Corp**Agent ID No.: 31346.3.81.35****Address: 7085 Pearl Road****City, State, Zip: Middleburg Hts., OH 44130****Telephone: 440.886.6141**

In Witness Whereof, **Commonwealth Land Title Insurance Company** has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

Countersigned
Ohio Title Corp

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:


Michael J. Nolan
President

ATTEST:


Marjorie Nemzura
Secretary

By:



This jacket was created electronically and constitutes an original document

**EXHIBIT A
LEGAL DESCRIPTION**

File Number: **J250632**

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

Being Unit Number 5446 in Hawthorne Lakes Condominiums, as the same are numbered, designated, delineated and described in the Declaration, Bylaws and Drawings thereof, filed respectively as Instrument No. 199910290272088 and First Amendment of record in Instrument No. 200810020147847, and as amended in Instrument Number 201401280011287, Condominium Plat Book 84, Page 46, Recorder's Office, Franklin County, Ohio. Easement for ingress and egress as set forth in Instrument Number 199902090033857, filed February 9, 1999 in the Recorder's Office, Franklin County, Ohio, and assigned by Instrument No. 200110050229950 filed October 5, 2001 in the Recorder's Office, Franklin County, Ohio.

**Premises commonly known as:
5446 Garden Ridge
Columbus, OH 43228**

**Permanent Parcel No(s).:
010-250265-00**

End of Exhibit A Legal Description

SCHEDULE B

The matter shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. **We have made no examination for easements, restrictions, setback lines, declarations, conditions, covenants, reservations, rights-of-way and mineral leases, if any, affecting the caption premises and no coverage for said matters, express or implied, is provided herein.**
2. **All terms, conditions, restrictions, easements assessments or obligations set forth in or arising from the Declaration of Condominium Ownership and By-Laws of the Condominium Owner's Association as recorded in Instrument No. 199910290272088 and any and all amendments thereto and as depicted in Plat Book 84, Page 46 of the Franklin County Records.**
3. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$115.98 plus interest and costs. Judgment Dated September 16, 2023, Filed September 22, 2023, Judgment Lien No. 23 JG 071892.**
4. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$454.59 plus interest and costs. Judgment Dated May 4, 2024, Filed May 10, 2024, Judgment Lien No. 24 JG 029242.**
5. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$394.18 plus interest and costs. Judgment Dated June 15, 2024, Filed June 21, 2024, Judgment Lien No. 24 JG 036970.**
6. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$403.49 plus interest and costs. Judgment Dated September 28, 2024, Filed October 4, 2024, Judgment Lien No. 24 JG 073017.**
7. **CERTIFICATE OF LIEN: Hawthorne Lakes Condominium Association vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228 in the amount of \$2,241.00 plus interests and costs. Dated September 30, 2024 Filed October 7, 2024 at 11:05 AM and recorded in Instrument Number 202410070104618 of Franklin County Records.**
8. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$388.19 plus interest and costs. Judgment Dated October 26, 2024, Filed November 1, 2024, Judgment Lien No. 24 JG 082909.**
9. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$400.66 plus interest and costs. Judgment Dated November 9, 2024, Filed November 18, 2024, Judgment Lien No. 24 JG 087799.**
10. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount not given, plus interest and costs. Judgment Dated November 18, 2024, Filed November 18, 2024, Judgment Lien No. 24 JG 089281.**
11. **JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$404.41 plus interest and costs. Judgment Dated November 23, 2024,**

Filed December 2, 2024, Judgment Lien No. 24 JG 093991.

12. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$394.60 plus interest and costs. Judgment Dated December 7, 2024, Filed December 13, 2024, Judgment Lien No. 24 JG 096664.
13. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$400.80 plus interest and costs. Judgment Dated December 21, 2024, Filed December 27, 2024, Judgment Lien No. 24 JG 101894.
14. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$404.24 plus interest and costs. Judgment Dated December 28, 2024, Filed January 3, 2025, Judgment Lien No. 25 JG 000925.
15. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$403.81 plus interest and costs. Judgment Dated January 11, 2025, Filed January 17, 2025, Judgment Lien No. 25 JG 003596.
16. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$402.21 plus interest and costs. Judgment Dated March 15, 2025, Filed March 21, 2025, Judgment Lien No. 25 JG 016210.
17. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$405.60 plus interest and costs. Judgment Dated March 22, 2025, Filed March 28, 2025, Judgment Lien No. 25 JG 020677.
18. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$400.89 plus interest and costs. Judgment Dated March 29, 2025, Filed April 4, 2025, Judgment Lien No. 25 JG 023461.
19. JUDGMENT LIEN: State of Ohio, Department of Taxation, Judgment Creditor, vs. Brigid M Vaughan, 5446 Garden Ridge, Columbus, OH 43228-7220, Judgment Debtor, Originated in Franklin County Common Pleas Court, Amount \$404.32 plus interest and costs. Judgment Dated April 12, 2025, Filed April 18, 2025, Judgment Lien No. 25 JG 028207.
20. For tax information, Permanent Parcel Number 010-250265-00 see tax information attached.

End of Schedule B

Printable page

| | |
|--------------------------|------------------------------|
| Parcel ID: 010-250265-00 | Map Routing: 010-T008D-16100 |
| VAUGHAN BRIGID M | 5446 GARDEN RIDGE |

TAX STATUS

| | |
|----------------|------------------------|
| Property Class | R - Residential |
| Land Use | 550 - CONDOMINIUM UNIT |
| Tax District | 010 - CITY OF COLUMBUS |
| Net Annual Tax | 1,429.42 |
| Taxes Paid | 0.00 |
| CDQ Year | 2024 |

CURRENT YEAR TAX RATES

| | |
|-------------------|-----------|
| Full Rate | 115.89 |
| Reduction Factor | .57181 |
| Effective Rate | 49.622964 |
| Non Business Rate | .076473 |
| Owner Occ. Rate | .019118 |

2024 TAXABLE VALUE

| | Land | Improvements | Total |
|--------|-------|--------------|--------|
| Base | 7,000 | 24,850 | 31,850 |
| TIF | | | |
| Exempt | | | |
| Total | 7,000 | 24,850 | 31,850 |

TAX YEAR DETAIL

| | Annual | Adjustment | Payment | Total |
|-----------------------|-----------|------------|---------|----------|
| Original Tax | 3,691.10 | 0.00 | | |
| Reduction | -2,110.60 | 0.00 | | |
| Adjusted Tax | 1,580.50 | 0.00 | | |
| Non-Business Credit | -120.86 | 0.00 | | |
| Owner OccupancyCredit | -30.22 | 0.00 | | |
| Homestead Credit | 0.00 | 0.00 | | |
| Current Tax | 1,429.42 | 0.00 | 0.00 | 1,429.42 |
| Prior | 705.58 | 0.00 | 0.00 | 705.58 |
| Penalty | 1.14 | 142.14 | 0.00 | 143.28 |
| Interest | 25.91 | 0.00 | 0.00 | 25.91 |
| SA | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 2,162.05 | 142.14 | 0.00 | 2,304.19 |
| 1st Half | 1,447.34 | 70.67 | 0.00 | 1,518.01 |
| 2nd Half | 714.71 | 71.47 | 0.00 | 786.18 |
| Future | 0.00 | 0.00 | 0.00 | 0.00 |

PAYMENT HISTORY

To see your payment history, please visit the Treasurer's website by [clicking here](#).

CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT

1. Definition of Terms

- (a) "Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.
- (b) "Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.
- (c) "Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.
- (d) "Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

2. Determination of Liability

This Report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

4. Notice of Claim to be given by Guaranteed Claimant

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be

required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report *pro tanto* and the Company's liability shall terminate when the total amount of the Report has been paid.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:

- (a) To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- (b) To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- (c) To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- (d) To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to the Company at its office, **P.O Box 45023, Jacksonville, FL 32232-5023, 800-925-0965.**

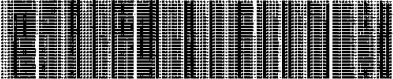

EXCLUSIONS FROM COVERAGE

- 1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
- 2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.

3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

DO NOT DETACH

EXHIBIT B

| | |
|---|---|
|  Instrument Number: 202410070104618 Recorded Date: 10/07/2024 11:05:42 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov | Return To (Mail Envelope): KAMAN & CUSIMANO <div>Mail Envelope</div> |
| Transaction Number: T20240072971 Document Type: LIEN Document Page Count: 2 | |
| Submitted By (Mail): KAMAN & CUSIMANO <div>Mail</div> | |
| First Grantor: BRIGID M VAUGHAN | First Grantee: HAWTHORNE LAKES CONDOMINIUM ASSN |
| Fees: Document Recording Fee: \$34.00 Total Fees: \$34.00 Amount Paid: \$34.00 Amount Due: \$0.00 | Instrument Number: 202410070104618 Recorded Date: 10/07/2024 11:05:42 AM |

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

**HAWTHORNE LAKES CONDOMINIUM ASSOCIATION
CERTIFICATE OF CONTINUING LIEN**

Pursuant to Ohio Revised Code § 5311.18 and Article XV, Section 5 of the Declaration of Condominium Ownership for Hawthorne Lakes Condominium Association, filed for record in Instrument No. 199910290272088, *et seq.* of Franklin County Records, the undersigned, Hawthorne Lakes Condominium Association, hereby claims a continuing lien against the following unit in said Condominium Property and the appurtenant undivided interest in the Common Elements:

Record Owner: Brigid M. Vaughan
Description of Unit: 5446 Garden Ridge PPN:010-250265-00
Columbus, Ohio 43228
Amount: \$2,241.00, plus interest at the highest rate of interest then permitted by law from the 13th day of September, 2024 and any unpaid assessments accruing hereinafter until this lien is satisfied.

State of Ohio, }
County of Franklin } ss

IN WITNESS WHEREOF, Hawthorne Lakes Condominium Association has caused this Certificate of Lien to be executed by its duly authorized representative this 30th day of September, 2024.

Hawthorne Lakes Condominium Association

By: _____

Designated Representative
Michelle L. Polly-Murphy, Esq.

Subscribed and sworn to before me by Michelle L. Polly-Murphy, Esq. this 30th day of September, 2024.



Staci Smith
Notary Public, State of Ohio Notary Public
My Commission Expires 03-12-2027

This instrument was prepared by Michelle L. Polly-Murphy, Esq.
Kaman & Cusimano, LLC, 8101 North High Street, Suite 370, Columbus, Ohio 43235 (614) 470-0785

THE CLAIM SECURED BY THIS LIEN HAS BEEN PAID AND THE LIEN IS HEREBY SATISFIED AND DISCHARGED.

DATE: _____ Hawthorne Lakes Condominium Association

By: _____
Designated Representative

State of Ohio, }
County of _____ } ss

Subscribed and sworn to before me by _____ this _____ day of _____.

Notary Public

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

Being Unit Number 5446 In HAWTHORNE LAKES CONDOMINIUMS, as the same are numbered, designated, delineated and described in the Declaration, Bylaws and Drawings thereof, filed respectively as Instrument No. 199910290272088 and First Amendment of record in Instrument No. 200810020147847, and as amended in Instrument Number 201401280011287, Condominium Plat Book 84, Page 46, Recorder's Office, Franklin County, Ohio. Easement for ingress and egress as set forth in Instrument Number 199902090033857, filed February 9, 1999 in the Recorder's Office, Franklin County, Ohio, and assigned by Instrument No. 200110050229950 filed October 5, 2001 in the Recorder's Office, Franklin County, Ohio.