

- 1) **Name of Person Filing:** _____
Mailing Address: _____
City, State, Zip Code: _____
Phone Number(s): _____
Attorney Bar Number (if applicable): _____
Representing **Self (Without a Lawyer) OR**
Attorney for **Plaintiff OR** **Defendant**

**SUPERIOR COURT OF ARIZONA
MOHAVE COUNTY**

- 2) _____
Plaintiff

Case Number: _____

**COMPLAINT TO FORECLOSE THE RIGHT
TO REDEEM A TAX LIEN**

- 3) _____
Defendant(s) AND
Mohave County Treasurer (per ARS § 42-18201)

STATEMENT TO THE COURT:

- 4) I, Plaintiff, claim an interest in the property in Mohave County described below. Defendant is an individual and not a partnership, corporation, trustee, governmental entity, or association. Defendant is not under age 18, legally incapacitated, or in military service. I gave notice of my intent to file for foreclosure, pursuant to A.R.S. §42-18202, on this date; _____.
- 5) To pay for delinquent taxes legally levied and assessed against the property and interest, penalties, and charges, the Mohave County Treasurer sold me the property as follows. The Certificate of Purchase (copy attached) has been issued or lawfully assigned to me.
- Property's address: _____
- Property's Legal Description: _____
- Date of Sale: _____
- Certificate of Purchase Number: _____
- 6) The sale was valid, and the taxes due and owing on the property were delinquent at the time of sale.
- 7) Over three years have passed since the date of sale, and none of the property has been redeemed. I therefore am entitled to foreclose Defendant's right to do so. I am now the owner in fee of the property, reasonable attorney fees. I believe that if Defendant makes some claim adverse to my rights, other than the right to redeem, it is without foundation.

REQUEST TO THE COURT:

1. Order that, if Defendant wants to redeem the property from sale, Defendant shall pay me the costs incurred, if any for title search, recording fees, Clerk's filing fee, Lis Pendens, service of process, reasonable attorney fees, and the amount of the Certificate of Purchase and payment of all subsequent taxes plus interest on that amount at the following rate of interest per annum from the date paid: _____%

Case No. _____

- 2. Or declare that the sale of the property, Certificate of Purchase, and service of process are valid; that at the sale of the property, the taxes on it were delinquent; that over three years have passed since the sale; that the property has not been redeemed; and that Defendant's right to redeem the property is forever foreclosed and Defendant is barred forever and stopped from having or claiming any right or title adverse to me. Order the Mohave County Treasurer to execute and deliver immediately to me a deed conveying the property.
- 3. Enter a judgment in this matter pursuant to Rule 54(b), Arizona Rules of Civil Procedure, as there is no reason for delay.
- 4. Order any other and further relief for me, including costs and attorney fees, that the court deems appropriate.

OATH OR AFFIRMATION

State of Arizona)
Mohave County) ss.

8) I swear or affirm that the information on this document is true and correct under penalty of perjury.

Plaintiff's Signature

Date

Sworn to or Affirmed before me this _____ day of _____, 20_____

By _____

My Commission Expires: _____

Deputy Clerk or Notary Public