

A)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**

B) \_\_\_\_\_  
Plaintiff

C)Case Number: \_\_\_\_\_

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

D) \_\_\_\_\_  
Defendant(s) AND  
**Mohave County Treasurer**

**STATEMENT TO THE COURT:**

1)Plaintiff claims an interest in the property in Mohave County described below. Defendant(s) are not under age 18, legally incapacitated, or in military service. I gave notice of my intent to file for foreclosure, pursuant to ARS § 42-18202, on this date; \_\_\_\_\_.

2)To pay for delinquent taxes legally levied and assessed against the property and interest, penalties, and charges, the Mohave County Treasurer sold the tax lien on the property to me as follows. The Certificate of Purchase has been issued or lawfully assigned to me.

Property Street Address (if applicable): \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_

Legal Description of the Real Property: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3)Date of Sale: \_\_\_\_\_

4)Certificate of Purchase Number: \_\_\_\_\_

The sale was valid, and the taxes due and owing on the property were delinquent at the time of sale.

Over three years have passed since the date of sale. The Certificate of Purchase on the property was validly assigned to and owned by the Plaintiff, who has paid all amounts legally due thereon. No party has redeemed the property; therefore, Plaintiff is entitled to foreclose the rights of all Defendants to redeem the property and to be adjudged the owner of the property in fee simple, free and clear of liens, claims, rights and interests of any of the defendants herein.

**REQUEST TO THE COURT:**

5) Order that, if Defendant(s) want to redeem the property from sale, Defendant(s) shall pay Plaintiff the costs incurred, if any, for title search, recording fees, court filing fee, 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: \_\_\_\_\_ %

OR, declare that the sale of the property, Certificate of Purchase and service of process are valid; that at the sale of the tax lien on 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(s) are barred forever and stopped from having or claiming any right or title adverse to me.

Enter a judgment in this matter pursuant to Rule 54, Arizona Rules of Civil Procedure, as there is no reason for delay. And, upon finding compliance with ARS § 42-18205, order the Mohave County Treasurer to execute and deliver to Plaintiff a deed conveying the property.

Order any further relief for Plaintiff, including costs and attorney fees, that the court deems appropriate, based on Plaintiff's submission of an itemized statement to the court.

**OATH OR AFFIRMATION**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

6) 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 date: \_\_\_\_\_

By \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ Deputy Clerk or Notary Public