

IN THE DELAWARE MUNICIPAL COURT, DELAWARE COUNTY, OHIO

Justice Center, 70 North Union Street, Delaware, Ohio 43015 • Voice: 740.203.1560 • Facsimile: 740.203.1599 • efilings@municipalcourt.org

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Plaintiff - Manufactured Home Park Operator

vs.

Case No. CVG

Notice to Remove
Abandoned Mfd/Mobile Home or RV
R.C. §§ 1923.12, 1923.13, 1923.14

\*

Defendant(s) - Resident(s)/Tenant(s)

To: \* Name address

You may have an interest in the manufactured/mobile home or recreational vehicle shown that is located on the manufactured-home-park premises that are the subject of this eviction action. Yr:\* Mfr.\* Address/Location: \*

Date of judgment of eviction \*

You are being asked to remove your manufactured home, mobile home, or recreational vehicle from the residential premises of Plaintiff, a manufactured home park, in accordance with a judgment of eviction entered in this court on the date above shown against Defendants. If the manufactured home, mobile home, or recreational vehicle is not removed from the manufactured home park within fourteen days from the date of delivery of this notice, the home or vehicle may be sold or destroyed, or its title may be transferred to Plaintiff, pursuant to division (B) of both sections 1923.13 and 1923.14 of the Revised Code. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance. [This language is required by R.C. §1923.12(A) and varies from language required by R.C. § 1923.12(C)(2) below shown.]

You are being asked to remove the manufactured home, mobile home, or recreational vehicle that you have an outstanding right, title, or interest in from the residential premises of Plaintiff, a manufactured home park, in accordance with a judgment of eviction entered in this court on the date above shown against Defendants. If the manufactured home, mobile home, or recreational vehicle is not removed from the manufactured home park within twenty-one days from the date of delivery of this notice, the home or vehicle may be sold or destroyed, or its title may be transferred to Plaintiff, pursuant to division (B) of both sections 1923.13 and 1923.14 of the Revised Code. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance. [This language is required by R.C. § 1923.12(C)(2) and varies from language required by R.C. § 1923.12(A) above shown.]

From: X

Original delivered on 20, by [ ] ordinary mail sent to last known address of named recipient. [ ] handing it to the recipient by

\*denotes a required field.

R.C. § 1923.12(A)-(C) (A) If a resident or a resident's estate has been evicted from a manufactured home park pursuant to a judgment entered under section 1923.09 or 1923.11 of the Revised Code and if the resident or estate has abandoned or otherwise left unoccupied the resident's manufactured home, mobile home, or recreational vehicle on the residential premises of the manufactured home park for a period of three days following the entry of the judgment, the operator of the manufactured home park may provide to the titled owner of the home or vehicle a written notice to remove the home or vehicle from the manufactured home park within fourteen days from the date of the delivery of the notice. The park operator shall deliver or cause the delivery of the notice by personal delivery to the owner or by ordinary mail sent to the last known address of the owner. Except as provided in divisions (D) and (E) of this section, if the owner of the manufactured home, mobile home, or recreational vehicle does not remove it or cause it to be removed from the manufactured home park within fourteen days from the date of the delivery of the notice, the park operator may follow the procedures of division (B) of section 1923.13 and division (B) of section 1923.14 of the Revised Code to permit the removal of the home or vehicle from the manufactured home park, and the potential sale, destruction, or transfer of ownership of the home or vehicle. (B) Every notice provided to the titled owner of a manufactured home, mobile home, or recreational vehicle under this section shall contain the following language printed in a conspicuous manner: "You are being asked to remove your manufactured home, mobile home, or recreational vehicle from the residential premises of a manufactured home park, in accordance with a judgment of eviction entered in court on against If the manufactured home, mobile home, or recreational vehicle is not removed from the manufactured home park within fourteen days from the date of delivery of this notice, the home or vehicle may be sold or destroyed, or its title may be transferred to pursuant to division (B) of both sections 1923.13 and 1923.14 of the Revised Code. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance." (C)(1) Before requesting a writ of execution under division (B) of section 1923.13 of the Revised Code, the park operator shall conduct or cause to be conducted a search of the appropriate public records that relate to the manufactured home, mobile home, or recreational vehicle, and make or cause to be made reasonably diligent inquiries, for the purpose of identifying any persons who have an outstanding right, title,

or interest in the home or vehicle. (2) If the search or inquiries pursuant to division (C)(1) of this section reveal any person who has an outstanding right, title, or interest in the manufactured home, mobile home, or recreational vehicle, the park operator shall provide to the person a written notice to remove the home or vehicle from the manufactured home park or arrange for the sale of the home or vehicle within twenty-one days from the date of the delivery of the notice. The notice shall contain the following language printed in a conspicuous manner: "You are being asked to remove the manufactured home, mobile home, or recreational vehicle that you have an outstanding right, title, or interest in from the residential premises of a manufactured home park, in accordance with a judgment of eviction entered in court on against If the manufactured home, mobile home, or recreational vehicle is not removed from the manufactured home park within twenty-one days from the date of delivery of this notice, the home or vehicle may be sold or destroyed, or its title may be transferred to pursuant to division (B) of both sections 1923.13 and 1923.14 of the Revised Code. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance." The park operator shall deliver or cause the delivery of the notice by personal delivery to the person or by ordinary mail sent to the last known address of the person. If a sale of the home or vehicle is arranged, the person shall pay any rent due to the park operator during the pendency of the sale. If the person does not remove the home or vehicle or arrange for its sale within twenty-one days from the date of the delivery of the notice, the park operator may follow the procedures of division (B) of section 1923.13 and division (B) of section 1923.14 of the Revised Code to permit the removal of the home or vehicle from the manufactured home park, and the potential sale, destruction, or transfer of ownership of the home or vehicle. (3) If the search or inquiries reveal no person who has an outstanding right, title, or interest in the manufactured home, mobile home, or recreational vehicle, the park operator may follow the procedures of division (B) of section 1923.13 and division (B) of section 1923.14 of the Revised Code to permit the removal of the home or vehicle from the manufactured home park, and the potential sale, destruction, or transfer of ownership of the home or vehicle.