

**PROBATE COURT OF DEFIANCE COUNTY, OHIO
JEFFREY A. STRAUSBAUGH, JUDGE**

Case No. _____

Plaintiff(s)

-VS-

Defendant(s)

ENTRY CONFIRMING SALE, ORDERING DEED AND DISTRIBUTION

(ORC 2127.19, 2127.35, 2127.38 SupR (C))

On this _____ day of _____, 20 _____, this cause came on to be heard on the report of the Plaintiff of the proceedings under the former order of this Court, and upon the Motion of the Plaintiff to confirm the sale made in obedience to the order; the Court having carefully examined the report and finding the proceedings of the Plaintiff in all respects correct, and being satisfied that the sale was fairly and legally made, it is **ORDERED** that the same be and hereby is approved and confirmed. It is further **ORDERED** that the Plaintiff execute and deliver a Deed of all the right, title, and interest of _____ in the real estate, to the purchaser, _____, upon receipt of the purchase price of \$_____.

This cause coming on further to be heard upon the pleadings herein, and upon the Motion to distribute the proceeds of the sale, amounting to the gross sum of \$_____, the Court orders the proceeds be distributed as follows:

First: To the Clerk of Defiance County Probate Court for the court costs herein expended in the amount of \$_____. Attorney fees of \$_____ to _____; also a bond premium of \$_____ to _____; and real estate/auctioneer's commission to _____ in the amount of \$_____, amounting to:

\$_____

Second: To the Defiance County Treasurer, the taxes, penalties, and assessments due against the real estate in the amount of \$_____; and to the Defiance County Auditor for a conveyance fee in the amount of \$_____ amounting to:

\$_____

Third: To _____ on the mortgage lien previously determined by this Court, with interest at _____ from _____, amounting to:
(date)

\$ _____

Fourth: The Plaintiff is **ORDERED** to account for the balance of the proceeds according to law, amounting to:

\$ _____

TOTAL \$ _____

It is further **ORDERED** that an entry of release and satisfaction of the lien be recorded by the Plaintiff in accordance with O.R.C. 2127.19.

Jeffrey A. Strausbaugh, Probate Judge

Prepared by

Attorney's Name _____

Address _____

Phone No. _____

Supreme Court No. _____