

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

Case No. _____

Plaintiff(s)

-VS-

Defendant(s)

ORDER OF PRIVATE/PUBLIC SALE
(ORC 2127.29-2127.34, 2109.45)

To _____
Name

Greetings:

In obedience to an order and decree of the Court of Common Pleas, Probate Division, within and for said County, made this date, in a certain cause wherein you as

_____ Title

are the Plaintiff, and _____

_____ Et al., are the Defendants, you are commanded to proceed according to law, to sell the real estate described in the Complaint, to wit:

- 1) private sale for not less than the appraised value
- 2) private sale for not less than the fixed price of \$ _____
- 3) public sale for not less than two-thirds of the appraised value if the real estate is improved and for not less than one-half of the appraised value if the real estate is not improved. Prior to the public sale, the Plaintiff shall file with the Court a Certificate of Advertisement and Notice of Public Sale.

Said sale to be upon the following terms: _____

You are hereby commanded to execute the aforementioned order and decree of our said Court in all respects according to law, and of your proceedings herein make due return to this Court.

WITNESS my signature and the seal of said Court at Defiance Ohio, this _____ day of _____, 20 _____

Judge

Deputy Clerk

**RETURN
---WHEN SOLD BY PRIVATE SALE---**

In obedience to this Court's Order, I sold the real estate described in the Order of Sale on the _____ day of _____, 20____ to _____ for the sum of _____ dollars (\$_____). A copy of the contract is attached. The private sale of property made under the Court's Order was made after diligent endeavor to obtain the best price for said property and the sale reported is for the highest price that could be obtained.

Date

Fiduciary

**RETURN
---WHEN SOLD BY PUBLIC SALE---**

In obedience to the command of the within order, I duly filed a Certificate of Advertisement and Notice with the Court prior to the public sale and on the _____ day of _____, 20____ at the hour of _____ o'clock __.M., I offered the real estate for sale and sold it at a public auction at _____ to _____ for _____ dollars (\$_____) which being the highest and best price bid and being two-thirds/one-half of the appraised value.

Date

Fiduciary

---RETURN UNSOLD---

In obedience to this Court's Order, I have attempted to sell the real estate described in the Order of Sale and after due and diligent effort have been unable to do so at the terms contained in the Order.

Date

Fiduciary

Prepared by

Attorney's Name _____

Address _____

Phone No. _____

Supreme Court No. _____