

**PROBATE COURT OF MIAMI COUNTY, OHIO  
SCOTT ALTENBURGER, JUDGE**

**Judgment Entry  
Proceeding to Sell Real Estate  
R.C. 2127.35-38**

\_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_  
Plaintiff

**CASE NO.** \_\_\_\_\_

**CONFIRMING SALE, ORDERING DEED  
AND DISTRIBUTION**

**vs.**

\_\_\_\_\_ et al. Defendant

This cause came on to be heard on the Report of Sale of Plaintiff, Fiduciary under the prior Order of Sale issued by this Court; the Court having examined said Report, and finding the proceedings of Plaintiff in all respects correct, and being satisfied that said sale was fairly and legally made, it is ordered that the report of sale be and hereby is approved and affirmed. It is further ordered that said plaintiff execute a deed of all the right, title and interest of the said \_\_\_\_\_ in said real estate, to the purchaser(s) \_\_\_\_\_ upon receipt of purchase price in full, being \_\_\_\_\_ Dollars.

That out of said proceeds the Fiduciary pay:

- Probate Court cost of this proceeding and ordinary expenses of the sale.
- Appraiser fees to \_\_\_\_\_ in the amount of \$ \_\_\_\_\_.
- Attorney fees to \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ as approved by prior application and entry.
- Real estate brokers commission to \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ as previously authorized by this Court.
- Real estate taxes and assessments due upon consummation of the sale.
- Payment to defendant(s) secured lien holders who have been made parties to this proceeding and whose claim(s) has been allowed.
- Payments to defendant(s) who have established a valid ownership interest in the real estate.
- Other: \_\_\_\_\_

That the balance of the proceeds be held by the said Fiduciary and accounted for as provided by law.

It is further ordered that the Fiduciary file a report of distribution subsequent to closing on the subject real estate reporting on the successful sale of the property and reporting distribution pursuant to this order.

\_\_\_\_\_  
Attorney for Plaintiff

\_\_\_\_\_  
Probate Judge