

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

ANTHONY J. RUSSO, Presiding Judge

LAURA J. GALLAGHER, Judge

_____, Trustee

Case No: _____

PLAINTIFF

v.

DEFENDANT(S)

**JUDGMENT ENTRY
CONFIRMING SALE
AND ORDERING DEED
AND DISTRIBUTION**

(O.R.C. §2127.35-§2127.38)

This matter is before the Court on the **Report of Sale** of the Plaintiff/Trustee under the prior **Order of Sale** issued by this Court.

The Court, having examined the Plaintiff/Trustee's **Report of Sale**, finding the proceedings of the Plaintiff/Trustee in all aspects correct, and being satisfied that the sale was fairly and legally made, the said **Report of Sale** is hereby approved and affirmed.

Therefore, it is **ORDERED** that the Plaintiff/Trustee execute a Deed of all right, title and interest of the parcel of real estate described in the Complaint to the purchaser, _____, upon the purchaser delivering to the Plaintiff/Trustee the sum of \$ _____ representing the full purchase price.

It is further **ORDERED** that the Plaintiff/Trustee distribute the proceeds of the sale as follows:

1. All court costs and normal expenses of sale, including attorney fees to _____ in the sum of \$2,000.00, as allowed by the Court for services rendered in connection with the sale.
2. Real estate taxes and assessments due upon consummation of the sale.
3. Real estate broker's commission to _____.
4. Any other miscellaneous settlement charges.

The balance of the proceeds shall be held by the Trustee and accounted for as provided by law.

PROBATE JUDGE