PROBATE COURT OF CUYAHOGA COUNTY, OHIO
ANTHONY J. RUSSO, Presiding Judge
LAURA J. GALLAGHER, Judge

_____, Fiduciary Case No: _____
PLAINTIFF(S)

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/Fiduciary under the prior **Order of Sale** issued by this Court.

The Court, having examined the Plaintiff/Fiduciary's **Report of Sale**, finding the proceedings of the Plaintiff/Fiduciary 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/Fiduciary 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/Fiduciary the sum of $_____ representing the full purchase price.

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

1. Court costs in the sum of $_____; expenses of sale, including costs of publication in the sum of $_____, and attorney fees to _____ in the sum of $3,500.00, 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 Fiduciary and accounted for as provided by law.

_____ _____
Date Probate Judge Signature