

IN THE COURT OF COMMON PLEAS OF FAIRFIELD COUNTY, OHIO

PROBATE DIVISION

TERRE L. VANDERVOORT, JUDGE

IN THE MATTER OF _____

CASE NO. _____

JUDGMENT ENTRY

This matter coming on to be heard upon the pleadings and the evidence, the Court finds all the defendants herein have been duly and legally served with process, or have voluntarily entered their appearance and consent to the sale prayed for, and are properly before the Court. The Court additionally finds that the allegation in the complaint is true and that it is necessary to sell said Real Estate under Revised Code _____. Further, the Court finds that evidence of title was filed with this Court on the _____ day of _____, _____. Therefore, the prayer of the plaintiff's complaint should be granted.

It appears to the Court that a new appraisalment should be made of said real estate. It is ordered that _____, a judicious and disinterested person(s), not next of kin of the complaint, be and hereby is (are) appointed to appraise said real estate at its true value in money. It is further ordered that said appraiser(s) be sworn as required by law to truly and impartially appraise said real estate upon actual view of its fair cash value, and discharge the duties required according to law and to make return in writing to this Court.

It appears to the Court that either a new appraisalment should not be made of said real estate or the previous appraisalment is approved, and it is ordered that a further appraisalment is hereby dispensed with.

It appears to the Court that additional bond is necessary, and it is ordered that the giving of an additional bond of \$_____ is required before the Court will order sale.

It appears to the Court that either additional bond is not necessary or the previous bond given is approved, and it is ordered that the giving of an additional bond is hereby dispensed with.

The Court shall issue an Order of Sale forthwith.

Date

Terre L. Vandervoort, Probate Judge

IN THE COURT OF COMMON PLEAS OF FAIRFIELD COUNTY, OHIO
PROBATE DIVISION
TERRE L. VANDERVOORT, JUDGE

IN THE MATTER OF _____
CASE NO. _____

ORDER OF SALE

To: _____, fiduciary of the Estate of _____.

You are commanded to proceed to sell the following described real estate, appraised at:
\$ _____ on the following terms: _____
_____, at:

- private sale for not less than the appraised value.
- private sale for not less than the fixed price of \$ _____.
- public sale for not less than two thirds of the appraised value, after giving three weeks' notice by publication in a newspaper of general circulation in the County where the real estate is situated.

LEGAL DISCRIPTION OF REAL ESTATE:

You are to make return of your proceedings immediately after execution of this Order.
This Order of Sale issued this _____ day of _____, _____.

Terre L. Vandervoort, Probate Judge

RETURN WHEN SOLD BY PRIVATE SALE

In obedience with this Court's Order, the real estate described in this Order of sale was sold on the _____ day of _____, _____ to _____ for the sum of \$_____. A copy of the real estate contract is attached

Date

Fiduciary

RETURN WHEN SOLD BY PUBLIC SALE

In obedience to the Court's Order, the real estate described in this Order of Sale was advertised in accordance with R.C. 2127.32 for three consecutive weeks before the day of the sale in a newspaper of general circulation in the County where the real estate is situated, which advertisement stated the time, place and terms of the sale. On the _____ day of _____, _____, at _____ o'clock _____.M., I offered the real estate for sale and sold it at public auction to _____ for \$_____, which was the highest and best price bit, and being at least two-thirds 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 this Order of Sale and, after due and diligent effort, have been unable to do so at the terms contained in this Order.

Date

Fiduciary

IN THE COURT OF COMMON PLEAS OF FAIRFIELD COUNTY, OHIO

PROBATE DIVISION

TERRE L. VANDERVOORT, JUDGE

IN THE MATTER OF _____

CASE NO. _____

ENTRY CONFIRMING SALE, ORDERING DEED AND DISTRIBUTUION

This cause came 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 _____ in said real estate, to the purchaser(s) _____ upon receipt of purchase price in full, being _____ Dollars.

Out of said proceeds the Fiduciary must pay:

Any balance of the proceeds to be held by 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.

Date

Terre L. Vandervoort, Probate Judge

IN THE COURT OF COMMON PLEAS OF FAIRFIELD COUNTY, OHIO
PROBATE DIVISION
TERRE L. VANDERVOORT, JUDGE

IN THE MATTER OF _____
CASE NO. _____

RETURN OF APPRAISER

In obedience to the foregoing order, I have caused the same to be duly executed, and as will fully appear by the proceedings hereto attached.

Dated the _____ day of _____, 20____

Appraiser

OATH OF APPRAISER

The undersigned appraiser(s) do(es) make solemn oath that I(we) will truly and impartially appraise the within described real estate at its true value in money, and perform the duties required in pursuance of the foregoing order.

Appraiser

Sworn to before me and subscribed in my presence, this ____ day of _____, 20____.

Notary Public/Deputy Clerk

APPRAISER'S RETURN

In obedience to the foregoing order, after being first duly sworn, and upon actual view of the premises therein described, I (we) the undersigned appraiser(s), estimate the value in money of said real estate at \$_____.

Appraiser