

**PROBATE COURT OF CUYAHOGA COUNTY, OHIO**

ANTHONY J. RUSSO, Presiding Judge

LAURA J. GALLAGHER, Judge

\_\_\_\_\_, Guardian

Case No: \_\_\_\_\_

**PLAINTIFF**

v.

\_\_\_\_\_, Ward, et. al,

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

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

It is further **ORDERED** that the Plaintiff/Guardian 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 Guardian and accounted for as provided by law.

\_\_\_\_\_  
**PROBATE JUDGE**