

**IN THE BOARD OF REVISION/COURT OF COMMON PLEAS
OF _____ COUNTY, OHIO**

_____, as Treasurer of

CASE NO. BR/CCP _____

_____ County, Ohio,
Plaintiff,

Permanent Parcel No. _____

-vs-

CONFIRMATION OF SALE: _____

OR FORFEITURE TO STATE: _____

_____, et al
Defendant(s)

This cause came on to be heard on the report of the officer conducting the Sheriff's sale of Permanent Parcel No _____, property included in the above entitled action.

The Board of Revision ("BOR")/Court of Common Pleas ("CCP") finds that an action for foreclosure of liens on such Parcel for such delinquent land taxes was commenced by the Prosecutor on behalf of the County Treasurer; and, that a finding was made by the BOR.CCP in an Adjudication of Foreclosure referenced Assigned Image No. _____ (per the Clerk's docket), for the County Treasurer, for all "Impositions" as defined in R.C. 323.65 as of the date of this entry of Confirmation of Sale, and all allocated costs incurred in the proceedings.

The BOR/CCP further finds, based on the Bid Sheet supplied by the Prosecuting Attorney that the Impositions are as follows:

Total Taxes and Impositions: _____

Total Costs: _____

Title Reports (provided by Prosecutor)
(Payable to _____ County Commissioners) _____

Court/Clerks Costs (provided by Clerk)
(Payable to the _____ County Clerk) _____

Sheriff's Costs (provided by Sheriff): _____

(Payable to the ____ County Sheriff) _____

Minimum Bid: _____

as reflected in the report of the prosecutor/report of sale of Sheriff (attached hereto as "Minimum Bid Worksheet"), the total amount of which is the "Minimum Bid" as defined by the statutes of Ohio.

The BOR/CCP further finds that the total of all allocated costs incurred in the proceedings, as set forth above, shall be payable as set forth above.

The BOR/CCP further finds that a form of Order of Sale filed the ____ day of _____ 200__ in the within case was issued to the Sheriff directing him to advertise and sell said Parcel according to the tenor of said Adjudication of Foreclosure and in the manner provided by law for the sale of real property on execution according to R.C. 323.65 through 323.79, and R.C. 5721.19 and 5722.03, where and if applicable, and, for not less than the total amount of the Findings of the Board which constitutes the "Minimum Bid".

The BOR/CCP further finds that the Sheriff did advertise said parcel for sale once a week for three (3) consecutive weeks in the _____ News as reflected on the docket or in the file; and, that the notice of foreclosure sale was substantially in the form required in R.C. 5721.191 or 323.65-323.79 as applicable.

The BOR/CCP further finds that said notice of foreclosure sale did set forth that said sale of the Parcel would be public, for cash, and would be sold to the highest bidder with a bid sufficient to satisfy the "Minimum Bid" as set forth herein and/or the Order of Sale;

The BOR/CCP further finds that said notice of foreclosure sale did include that the sale was to be held at the time and place, and in the manner stated in such notice; and the BOR/CCP hereby authorizes that should the Sheriff not receive a bid at the first sale of said parcel sufficient to satisfy the "Minimum Bid", the Sheriff may execute a deed for a direct transfer; first to the electing subdivision/political subdivision in which the parcel reposes (if so requested by said municipality); or, second, to a county land reutilization corporation (if so requested by such land reutilization corporation); or again offer said parcel for sale at a second sale in the case of no such municipal or land reutilization corporation interest, pursuant to the provisions of R.C. 323.65-323.79 at the same time of day and at the same place, on the second sale date specified in the aforesaid notice of foreclosure sale, and all as provided in the aforesaid Order of Sale.

The BOR/CCP finds that the Sheriff did separately offer said Parcel for sale, without appraisal, at public sale in the manner provided by law for the sale of real property on execution according to R.C. 5721.19 and 5722.03, and R.C. 323.65-323-79 where applicable. The BOR/CCP further finds that said parcel was **either**:

1. ____ sold to _____
(Purchaser)

(Address)

2. ____ deemed sold pursuant to R.C. 323.65-323-79 and the Order of Sale, and thereby transferred to: _____;
(Electing Subdivision/Political Subdivision)

(Address)

and that upon the transfer of said Parcel to; _____ as part of the Land Reutilization Program, the proceeds from such sale shall be applied and distributed according R.C. 5722.08;

3. ____ offered at a second sale due to no bid and no municipal or land reutilization corporation interest at the first sale, pursuant to R.C. 323.65-323.79, at the same time of day and at the same place, on the second sale date stated in the aforesaid notice of foreclosure sale, and thereby sold or transferred to:

(Purchaser at second sale)

(address)

on the date of said public sale, for not less than the "Minimum Bid," or the amount prescribed under R.C. 323.65-323.79 and R.C. 5722.01 et seq. as applicable ("Land Bank Costs"); or

4. ____ offered for sale at a second sale, at the same time of day and at the same place on the second sale date stated in the aforesaid notice of foreclosure sale, and due to no bid and no political subdivision or land reutilization corporation interest at the second sale pursuant to the provisions of R.C. 323.65-323.79, was thereby forfeited to the State of Ohio for want of a bid.

WHEREFORE, the BOR/CCP being satisfied that the sale, transfer or forfeiture has been in all material respects in conformity to the law and the order of this BOR/CCP, the BOR/CCP hereby approves and confirms the sale, transfer or forfeiture as set forth below:

____ IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the sale or transfer to a political subdivision as provided in R.C. 323.65-79, upon payment of the purchase price, or Land Bank Costs as the case may be, **is hereby confirmed**, and the _____ County Sheriff shall execute and deliver a good and sufficient Deed to the said purchaser(s)/transferee: _____ It is further ORDERED that from the proceeds of said sale or transfer the Sheriff shall pay the sums of money set forth herein, to the parties as are herein set forth. It is further ORDERED by the BOR/CCP that a copy of this Confirmation of Sale or transfer be issued and delivered to the Sheriff of _____ County, Ohio, to the attention of the Chief Deputy, Civil Division or to the Sheriff; to

the Auditor of _____ County, Ohio, to the attention of _____ or to the Auditor. It is further ORDERED, ADJUDGED AND DECREED that the equity of redemption is extinguished and that any parties defendant owning or claiming any right, title, or interest in, or lien upon said parcel, together with such who may have right of dower, shall be and they are hereby forever barred from asserting any right, title or interest in, or lien upon the said parcel.

OR

_____ IT IS THEREFORE ORDERED ADJUGED AND DECREED that the said parcel hereafter described in Exhibit A attached hereto be and **is hereby Ordered forfeited to the State of Ohio**; and that the Plaintiff pay the actual costs incurred in this action as set forth above and that the Board of County Commissioners be instructed to pay over to the _____ County Clerk of Courts for distribution the total amount of costs incurred which remain unpaid in this action, in accordance with R.C. 325.31. It is further Ordered that a copy of this entry be issued and delivered to the _____ County, Ohio Auditor to the attention of _____, Deputy Auditor (or his/her designee) or to the Auditor; and notwithstanding the foregoing, from the date of entry of this forfeiture order to the time of any transfer by Auditor's deed of the parcel pursuant to an Auditor's sale pursuant to law, should a county land reutilization corporation request in writing to acquire said parcel, the Auditor shall forthwith execute and deliver an Auditor's deed to such corporation, whereupon any equity of redemption in the parcel that may otherwise exist shall forever be terminated and extinguished as against all parties, and the parcel shall be incontestable in said corporation, free and clear of all taxes and assessments, liens and encumbrances, except easements and covenants of record running with the land as were created prior to the time the taxes and assessments became foreclosed up .

IT IS SO ORDERED:

Date: _____

JUDGE [or the Three Board of revision Members as the case may be]