

Parcel Number: **Parcel Number**

Case Number: **Cas**

SHERIFF'S DEED ON ORDER OF SALE

KNOWN ALL MEN BY THESE PRESENTS, THAT;

Whereas, on the **Day Filed** day of **Month Filed**, **Year Filed**, **Plaintiff's Name** Plaintiff, filed **Their Its** certain Complaint, and then and thereby commenced a civil action in the Court of Common Pleas of Warren County, Ohio against **Defendant's Name** et al., and numbered on the docket of said Court as Case Number **Case Number** praying among other things, for sale of real estate owned by **Name of current owners prior to sheriff's sale**.

And, whereas, such proceedings were had in said action, that by the consideration and judgment of said Court, at the **Judgement Term** Term thereof, the said **Plaintiff's Name**, recovered a judgment against the said **Defendant's Name** et al., for the sum of **Judgement Amount** Dollars and costs of suit on **date of judgment**;

And Whereas, it was then and there further ordered, adjudged and decreed, by said Court, that Larry L. Sims, Sheriff, of Warren County should cause the lands and tenements in said petition and order mentioned and hereinafter described to be appraised, advertised and sold according to the statute in such cases made and provided;

And Whereas, I, the said Sheriff aforesaid, pursuant to said order caused said premises to be appraised, and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same in the, **Paper**, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale and on the same day of each week for **Advertise** consecutive weeks, and otherwise complied with the said order and the provisions of the statute in such cases made and provided, did on the

day of **Month of Sale, Year of Sale**, at the door of the Court House in said County, at 10:00 A.M. of said day, expose to sale, at public auction, the premises hereinafter mentioned, and thereupon, **Purchaser** having bid for the said premises the sum of **Price Long** Dollars, which said sum being the highest and best bid offered for the same, and at least two-thirds the appraised value, thereof, the said premises were then and there struck off to **Purchaser**, the purchaser, for the sum above mentioned.

And Whereas, the said Court at its **Term of Sale** Term, **Term Year**, having examined the proceedings of the said Sheriff aforesaid, and being satisfied that the sale aforesaid had been made in all respects pursuant to said judgment and order of sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale be confirmed, and that the said Sheriff should convey the said real estate by deed in fee simple, to the purchaser, **Purchaser**, and that the deed was delivered to the Sheriff, who is appointed as agent of **Purchaser** for the sole purpose of accepting delivery of the deed.

Now, therefore I, the said Larry L. Sims, Sheriff aforesaid by virtue of said sale and confirmation, and of the statute for such cases made and provided, and for and in consideration of the premises herein, and the sum of **Price Long** Dollars, the receipt whereof is hereby acknowledged, do hereby GRANT, SELL AND CONVEY unto the said **Purchaser, Purchaser**, husband and wife, remainder to the survivor of them, whose tax mailing address is **Purchase Address, Purchase**, **urchase Sta, Its His Thei** ssuccessors or heirs and assigns, forever, the following described real estate, situated in Warren County and State of Ohio, to wit:

Together with all the privileges and appurtenances thereunto belonging, and all the right, title and interest of the said **Defendant's Name** et al., and of all the other parties to said suit, of, in, and to the same.

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Warren County, Ohio Deed Records

TO HAVE AND TO HOLD the premises aforesaid unto the said **Purchaser, Its His Their** successors or heirs and assigns, forever, as fully and completely as I, the said Larry L. Sims, Sheriff of Warren County, Ohio, by virtue of said sale and confirmation, and of the statute made and provided for such cases might or should sell and convey the same.

IN WITNESS WHEREOF, I have hereunto set my hand this **Signed Date** day of **Signed Month**,

Larry L. Sims
Sheriff of Warren County, Ohio

The State of Ohio, Warren County, ss.

Before me, a Notary Public, in and for said County, personally appeared the above named Larry L. Sims, Sheriff of Warren County, Ohio, the grantor in the foregoing deed, who acknowledged the signing of same to be his voluntary act and deed, as such Sheriff, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, this **Signed Date** day of **Signed Month, Signed Ye.**

Notary
Notary Public
My Commission Expires: Notary Expiration Date

This instrument prepared by:

Name of Plaintiff's attorney who prepared the deed and address