

FILED

IN THE COMMON PLEAS COURT OF GREENE COUNTY, OHIO  
GENERAL DIVISION

2008 APR -2 PM 3:55

TERRI A. MAZUR, CLERK  
COMMON PLEAS COURT  
GREENE COUNTY, OHIO  
GENERAL ORDER

IN THE MATTER OF SPECIFIC LANGUAGE  
IN NOTICES AND IN  
CONFIRMATION ENTRIES OF SALE  
REGARDING PAYMENT OF REAL ESTATE  
TAXES FOR THE SALE OF PROPERTIES  
IN SHERIFF'S SALES

Judge J. Timothy Campbell  
Judge Stephen A. Wolaver

The Judges of the Common Pleas Court, General Division, find that litigants in Foreclosure Cases resulting in a Sheriff's Sale of real property, would be well-served by the Court's requiring specific language pertaining to the payment of Greene County real estate taxes, both in the Greene County Sheriff's published Notices of Sale and in the Court's Confirmation of Sale Entries.

Accordingly the Court ORDERS the use of the following language (1) in the Notice of Sheriff's Sale, and (2) in the Confirmation Entry of Sheriff's Sale:

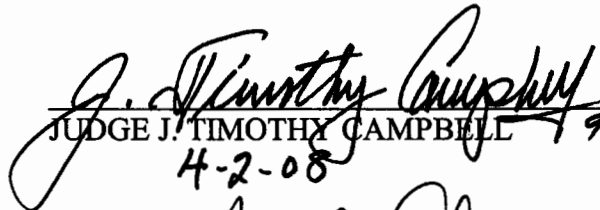
(1) Notice:

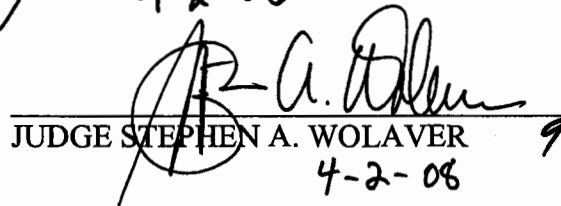
"All taxes and assessments that appear on the tax duplicate filed with the Greene County Treasurer will be deducted from proceeds from the sale. This includes taxes and assessments for 2007, prior years yet unpaid, and delinquent tax amounts. The successful bidder will be responsible for any subsequent taxes or assessments that appear on said tax duplicate after the date of the sale of the property."

(2) Confirmation of Sale Entry:

"To the Treasurer of Greene County, all taxes and assessments shown against the property on the tax duplicate as of the date of Sheriff's Sale herein, [date of sale]: \$ \_\_\_\_\_ . Until subsequent sale or other transfer of the property, Purchaser will be responsible for all subsequent taxes and assessments."

IT IS SO ORDERED.

  
JUDGE J. TIMOTHY CAMPBELL  
4-2-08

  
JUDGE STEPHEN A. WOLAVER  
4-2-08

08-04-0285