

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
GRANTING COMPLAINT AND
ORDERING APPRAISAL**

(O.R.C. § 2127.22)

This matter is before the Court on the **Guardian’s Complaint to Sell Real Estate**, the Answer of the duly appointed Guardian ad Litem, and the evidence.

The Court finds that all Defendants herein have been duly and legally served with process, or have waived notice of same and are properly before this Court, having consented to the sale.

The Court further finds that the real estate described in the Complaint should be sold for the reason that (check all that are applicable):

- it is suffering waste
- a better investment of its value can be made
- the sale proceeds are needed to pay the guardianship costs of administration and the costs of the Ward’s future care, support and maintenance.

The Court further finds that the Ward, _____, is the legal owner of the interest in the real estate described in the Complaint.

The Court finds that there are no next-of-kin of the Ward residing in the State of Ohio other than the Defendant(s) _____

It is therefore **ORDERED** that the **Guardian's Complaint to Sell Real Estate** is hereby **GRANTED** and, it appearing that an appraisal should be made of the real estate, it is **ORDERED** that _____, a judicious and disinterested person in the vicinity, be and is hereby appointed to appraise the real estate at its true value.

It is further **ORDERED** that said appraiser be sworn as required by law to truly and impartially appraise said real estate upon actual view of its fair market value, and discharge the duties required by him/her according to law, and to make due return of the appraisal.

PROBATE JUDGE