

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

ANTHONY J. RUSSO, Presiding Judge

LAURA J. GALLAGHER, Judge

_____, Guardian

Case No: _____

of _____, Ward

Guardian's complete address:

**GUARDIAN'S COMPLAINT TO
SELL REAL ESTATE**

(O.R.C. §2127.05 TO §2127.16)

PLAINTIFF,

v.

Ward's name and complete address:

AND

Names and complete addresses:

DEFENDANT(S)

The Plaintiff/Guardian represents that he/she is the duly appointed and qualified Guardian of the above-named Ward, (an adult a minor of the age of _____ years), having been appointed as said Guardian on _____, 20 _____, in Case No. _____.

The Plaintiff/Guardian further represents that said Ward is seized of (the entire interest a fractional interest) in the following real estate located at _____, County of _____, State of Ohio, Permanent Parcel Number: _____ and further described as follows (legal description):

The value of said real estate as near as can be ascertained is _____.

The nature of the interest of the Ward in such real estate is _____.

(Please properly identify the Ward's interest in the real estate. Example: "an undivided fee simple in the entire parcel" or "an undivided one-half interest" or "a life-estate.")

All mortgages and other liens upon and/or adverse interests in such real estate are as follows:

Defendant (if applicable) _____ is the spouse of the ward.

Defendant(s) _____

are all the persons entitled to the next estate of inheritance from the Ward in such real estate who are known to reside in Ohio.

Defendant(s) _____

are lienholders whose claims affect such real estate or a part thereof.

Defendant(s) _____

are all the other persons holding any right, title, or interest in or to said real estate or any part thereof, who are necessary parties to this action.

It is necessary to sell said real estate for the reason _____

The Plaintiff/Guardian prays that he/she may be authorized and ordered to sell the Ward's interest in said real estate as directed by the Court.

ATTORNEY FOR PLAINTIFF

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

ANTHONY J. RUSSO, Presiding Judge

LAURA J. GALLAGHER, Judge

_____, Case No: _____

PLAINTIFF

v.

DEFENDANT(S)

**WAIVER OF SUMMONS AND
CONSENT TO COMPLAINT
FOR LAND SALE**

We, the undersigned Defendants, waive the issuing and service of summons and voluntarily enter our appearance.

Further, we consent to the sale of the subject real property as is described in the **Complaint for Land Sale**.

Printed Name

Signature

Date

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

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ANTHONY J. RUSSO, Presiding Judge

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_____,
PLAINTIFF(S)

Case No: _____

v.

Judge: _____

_____,
DEFENDANT(S)

INSTRUCTIONS FOR SERVICE

To the Clerk: Please serve summons to the following Parties by the method indicated below:

Certified Mail Summons (ALL new Civil actions to be served by Court via Certified Mail)

**Exceptions: Concealment of Assets and Citation to Produce Will actions require Court-Issued Sheriff Service*

Ordinary Mail Summons

Publication – Affidavit for Unknown Heirs and/or Unknown Addresses ATTACHED

Personal Service of Summons by Sheriff of _____ County, Ohio

Personal Service of Summons by Sheriff of _____ County, State of _____

Process Server (Personal Service Residential Service)

Copy of Entry granting Motion to Serve by Process Server ATTACHED, or

Standing Order for Process Server on record with Probate Court

If this is not the first attempt at service, select a service method above and indicate if this is an alias (second) or pluries (third or additional) summons.

Alias Summons

Pluries Summons

Party to Serve:

Address:

With the following documents (Copies ATTACHED):

Instructions prepared by:

Signature: _____

Address: _____

Printed Name: _____

Phone: _____