PROBATE COURT OF CUYAHOGA COUNTY, OHIO
ANTHONY J. RUSSO, Presiding Judge
LAURA J. GALLAGHER, Judge

_____, Fiduciary Case No: _____
PLAINTIFF(S)

v.

_____,
DEFENDANT(S)

JUDGMENT ENTRY GRANTING COMPLAINT AND ORDERING APPRAISAL OR DISPENSING WITH FURTHER APPRAISAL
(O.R.C. § 2127.22)

This matter is before the Court on the **Complaint to Sell Real Estate**, the Answer(s) of Defendant(s) (if applicable) _____ 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 Decedent, _____, 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 Decedent, heirs, beneficiaries, devisees or legatees other than the Defendant(s): _____
_____.

The Court finds that there are no known lienholders, or any other persons holding any right, title, or interest in the real estate who are necessary parties to this action, other than Defendant(s):
_____
_____.

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 necessary to sell the real estate to pay the debts of the estate.
- ☐ the heirs, beneficiaries, legatees or devisees entitled to receive an interest in the real estate have requested that it be sold and have executed written consents to the sale.

CASE NO. _____

It is therefore **ORDERED** that the **Complaint to Sell Real Estate** is hereby **GRANTED** and,

(Check which is applicable)

☐ 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; discharge the duties required of him/her according to law, and to make due return of the appraisal.

OR

☐ that further appraisal is dispensed with for the reason that the real estate described in the Complaint was previously appraised in the estate with a value of $_____, and the Plaintiff/Fiduciary request that said Inventory value be used in lieu of further appraisal.

_____ _____

Date Probate Judge Signature