

**PROBATE COURT OF CUYAHOGA COUNTY, OHIO**

**ANTHONY J. RUSSO, Presiding Judge**

**LAURA J. GALLAGHER, Judge**

\_\_\_\_\_, Guardian  
of \_\_\_\_\_, Ward

Case No: \_\_\_\_\_

Guardians complete address:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**PLAINTIFF,**

**v.**  
Ward's names and complete addresses:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AND**

Names and complete addresses:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEFENDANT(S)**

**GUARDIAN'S COMPLAINT  
FOR AUTHORITY TO SELL  
REAL ESTATE**  
(O.R.C. §2127.05-§2127.16)

CASE NO. \_\_\_\_\_

The Plaintiff/Guardian represents that the Plaintiff 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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_.

CASE NO. \_\_\_\_\_

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

\_\_\_\_\_  
Attorney for Plaintiff Signature

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City                      State                      Zip

\_\_\_\_\_  
Phone Number (include Area Code)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Attorney Registration No. \_\_\_\_\_