

**PROBATE COURT OF CUYAHOGA COUNTY, OHIO**

**ANTHONY J. RUSSO, Presiding Judge**

**LAURA J. GALLAGHER, Judge**

\_\_\_\_\_, Guardian Case No: \_\_\_\_\_  
**PLAINTIFF(S)**

v.

\_\_\_\_\_, Ward, et. al. **JUDGMENT ENTRY  
FIXING PRICE AND FOR ORDER OF  
PRIVATE SALE**  
**DEFENDANT(S)**

This matter is before the Court on the **Application to Fix Price and for Order of Private Sale** filed by the Plaintiff, the **Report of the Appraiser**, and the evidence.

The Court finds that all interested Defendants have been duly served with notice of the proceedings, or have waived notice of hearing and have consented to the granting of the Application.

The Court finds that the real estate was appraised with a value of \$ \_\_\_\_\_ by the appraiser appointed in these proceedings and, it appearing upon examination that the report is in all respects regular and proper, it is ordered approved and confirmed.

The Court finds that the Plaintiff/Guardian has made a bona fide effort to sell the real estate at private sale for not less than the appraised value, but that no such sale has been affected.

The Court further finds that the allegations in the Application are true; that the offer of \$ \_\_\_\_\_ is the highest and best offer that has been obtained by a willing purchaser; that the offer is less than the appraised value, but that it is in the best interests of the guardianship estate to have a private sale at the reduced price.

The Court further finds that the offer was obtained through the efforts of a duly licensed real estate broker(s).

The Court further finds that the bond previously given by the Guardian in the amount of \$ \_\_\_\_\_ is

- sufficient
- insufficient

to protect the proceeds of the sale, and that

- no additional bond
- additional bond

is necessary to be given. Any additional bond necessary to be given will be separately ordered in the related guardianship case.

Therefore, it is **ORDERED** that the Plaintiff/Guardian proceed to sell the real estate at private sale for the fixed price of \$\_\_\_\_\_.

It is further **ORDERED** that a real estate commission not exceeding a total of \_\_\_\_\_% or \$\_\_\_\_\_ be allowed to the real estate broker(s) upon a sale being consummated through their efforts, and that the Plaintiff/Guardian make due return of the sale without unnecessary delay.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Probate Judge Signature