

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

ANTHONY J. RUSSO, Presiding Judge

LAURA J. GALLAGHER, Judge

_____, Guardian Case No: _____
PLAINTIFF(S)

v.

_____, Ward, et. al.
DEFENDANT(S)

**JUDGMENT ENTRY
GRANTING PRIVATE SALE**

This matter is before the Court on the **Application 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 and consent to the sale of the real estate as described in the Complaint.

The Court further 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 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 not less than the appraised value; that the offer was obtained through the efforts of _____
(a) duly licensed real estate broker(s), and that it is in the best interests of the guardianship estate to have a private sale.

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.

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Therefore, it is **ORDERED** that the Plaintiff proceed to sell the real estate at private sale for \$_____, being not less than the appraised value 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