

IN THE PROBATE COURT OF MEDINA COUNTY, OHIO

CASE NO. _____

Plaintiff

V.

**JUDGMENT ENTRY FINDING SALE
NECESSARY, DISPENSING WITH A
NEW APPRAISEMENT AND BOND,
AND ORDERING SALE**

Defendant(s)

This matter came to be heard upon the complaint of the plaintiff for authority to sell real estate and the answer(s) of _____, and the answer(s) and cross claim(s) of defendant(s) _____.

The Court finds all the defendants herein have been duly and legally served with process, or have voluntarily entered their appearance and consent to the sale prayed for, and are properly before the Court; that the prayer of the complaint should be granted; and that the real estate described in the complaint was appraised by the appraiser of the estate at \$ _____, and that a further appraisement is dispensed with.

It appearing to the Court that the amount of the bond given by _____ as such fiduciary is sufficient, it is hereby ordered that additional bond be dispensed with.

And it appearing to the Court, upon satisfactory evidence, that it would be more to the interest of said _____ to sell the real estate described in complaint at private/public sale, it is now ordered that _____ as such fiduciary, proceed to advertise for sale and sell as provided by law, the real estate described in the complaint at not less than the appraised value (if public sale, not less than two-thirds the appraised value) thereof, on the following terms to-wit:

The Court hereby authorizes the plaintiff to employ a real estate broker to assist him/her in selling the real estate described in the complaint and to pay said broker the commission customary in the vicinity of said real estate, not to exceed 7%.

The plaintiff is ordered to make return forthwith upon such sale.

IT IS SO ORDERED.

APPROVED:

JUDGE KEVIN W. DUNN

Attorney for Plaintiff