

RECEIVED:



- Instructions:**
- 1) An executor, administrator or temporary administrator of a decedent's estate, conservator of the estate, guardian of the estate of a minor, or trustee may use this form to petition the court for permission to sell or mortgage real property.
 - 2) The fiduciary must file, if not previously filed, an Inventory, PC-440, that lists the real property and includes a copy of the recorded deed (including the property description).
 - 3) If the fiduciary is requesting authority to sell real property, the fiduciary must include a copy of the contract of sale and present evidence of the fair market value of the real property.
 - 4) For more information, see C.G.S. section 45a-164, et seq., C.G.S. section 45a-656b, and Probate Court Rules of Procedure, sections 30.15, 33.12 and 34.6.
 - 5) Type or print the form in ink. Use an additional sheet, or PC-180, if more space is needed.

Probate Court Name

District Number

Estate of

Fiduciary (Name, address and telephone number)

Position of Trust

Address of the Real Property to be Sold or Mortgaged

**Percent Ownership in
the Real Property**

hereinafter referred to as the real property

Proposed Sale

Proposed Buyer(s)

Proposed Sales Price

Private Sale

Public Sale

Proposed Mortgage

Amount of Mortgage

Annual Interest Rate

Term of Mortgage (Months)

A mortgage of the real property is sought for the following reasons:

THE FIDUCIARY REPRESENTS that:

- The real property was owned by the decedent at the time of death.
 - The assets other than the real property are insufficient to pay the debts, taxes and administration expenses of the decedent's estate. See C.G.S. section 45a-428.
- The real property is owned by the person under conservatorship.
 - The person under conservatorship consents to the sale of the property, or
 - The sale of real property is necessary.
- The real property is not specifically devised in the decedent's will or the will of the conserved person.
 - The real property is specifically devised to the following persons:

- The real property is owned by the minor.
- The real property is an asset of the trust estate.
- The real property was acquired by the fiduciary.
- The sale or mortgage of the property is is not prohibited by the decedent's will.
- The fiduciary has does not have a potential conflict of interest in the sale or mortgage of the property as the proposed buyer or otherwise.

The proposed sale or mortgage of the property is in the best interests of the parties in interest to the estate.

WHEREFORE THE FIDUCIARY REQUESTS that the court:

- authorize the fiduciary to sell and convey the property to the proposed buyer for the proposed sales price as stated above.
OR
- authorize the fiduciary to sell and convey the real property to himself or herself for the proposed sales price as stated above.
OR
- authorize the fiduciary to execute a promissory note for the proposed mortgage terms and to secure the promissory note by executing a mortgage of the property as stated above.

The representations made in this petition are made under penalty of false statement.

Signature of Fiduciary

Type or Print Name

Date

Signature of Fiduciary

Type or Print Name

Date

**SPECIFIC DEVISEE CONSENT TO SALE OR MORTGAGE
(For Decedent's Estate Only)**

I, a specific devisee of the real property, consent to its sale or mortgage.

Type or Print Name	Signature	Date