PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH WINKLER, JUDGE

Anita L. Alexander, Fiduciary of

the Estate of Mabel Alexander,

Deceased

Case No: 2023001620

COMPLAINT FOR AUTHORITY TO SELL REAL ESTATE
(O.R.C. §2127.05 TO §2127.16)

Fiduciary's complete address:
11607 HARINGTON CT
CINCINNATI OH 45240

PLAINTIFF,

v.

Names and complete addresses:
Howard Dixon 2328 Boone Street Cincinnati OH 45206
Cheryl Tucker 51 Libra Ave Richmond Hill Ontario CA
Dr Drew Alexander 12800 Hillcrest Rd #210 Dallas TX
James Alexander Jr 921 Parkmont West Mobile AL
Antionette Kiner 3429 Fernside Pl Cincinnati OH 45207
Ronald Staples 3340 Brodbeck Pl Cincinnati OH 45211
Robin Gay 865 Willowbrook Dr Monroe OH 45050
William L Alexander 5504 Stewart Ave #3 Cinti OH 45227
Steven D. Alexander 6008 Madison Rd Cinti OH 45227
Royce Daniels 3611 Stanford St #10 Houston TX 77006
Christina Daniels 546 Rugby Rd Brooklyn NY 11230
Valita K. Spears 6645 Orleans Court Cinti OH 45224
Gail B Dean 2338 Kemper LN #3 Cincinnati OH 45206
Dawn Alexander 6030 Marshalee Dr Elkridge MD 21075
Anita L Alexander 11607 Harrington Ct Cinti OH 45240,
Dianna L Alexander 5007 Wesley Providence Pkwy Lithuania, GA 30038
Charles B Alexander 4201 Victory Parkway Apt 912 Cincinnati, OH 45229
Tracey A Alexander 4914 Cooper Rd Suite 42027 Cincinnati, OH 45242
Gina Williams7381 La Tijera Blvd #4544 Los Angeles, CA 90045
Joyce Finch-Morris 820 N. Elizabeth Pl., NW Atlanta, GA 30318

DEFENDANT(S)

FILED
COURT OF COMMON PLEAS, PROBATE
RALPH WINKLER, JUDGE
06 Apr 2023 AM 08:38
CONFIRMATION # 1062887

(4/20/2018)

The Plaintiff/Fiduciary represents that he/she is the duly appointed and qualified Fiduciary of the Estate of Mabel Alexander having been appointed as said Fiduciary on August 30, 20 21, in Case No. 2021003079.

The Plaintiff/Fiduciary further represents that said Decedent died seized of (■ the entire interest ☐ a fractional interest) in the following real estate located at Cincinnati, County of Hamilton, State of Ohio, PPN: 034-0A02-0004-00 and further described as follows (legal description):

LOT NO. 66 OF MONNING PARK PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 1, OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO.

THE ABOVE DESCRIBED LAND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH IN DEEDS TO CARL T. MARKLEY FROM ANNA AUGUSTA MONNING, ET AL, FROM MARY MARGARET MONNING, ET AL AND FROM MARY T. MONNING AND HUSBAND, ALL FILED ON THE 21ST DAY OF OCTOBER, 1916 AND RECORDED IN DEED BOOK 1126, PAGES 23 THROUGH 33 INCLUSIVE, HAMILTON COUNTY, OHIO RECORDS.

SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O. L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL

Said real estate was included in the Inventory of the Decedent's Estate and appraised with a value of $ 110,000.00, which is the value as near as can be ascertained.

The nature of the interest of the Decedent in such real estate is undivided 1/4 Interest.

(Please properly identify the Decedent'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:

None

Defendant (if applicable) N/A is the spouse of the Decedent.

Defendant(s) _____

are all the persons entitled to share in the estate of the Decedent upon distribution.

Defendant(s) N/A

are lienholders whose claims affect such real estate or a part thereof.

Defendant(s) Howard Dixon (1/8) Robin Staples(1/8), Ronnie Staples (1/8), Estate Eurie L. Harris (1/8), Estate Benjamin Alexander (1/8), Dorothy Alexander 1/72, Anita Alexander 1/72, William Alexander 1/72 Charles Alexander 1/72, Steven Alexander 1/72, James Alexander 1/72, Antoinette Kiner (1/72), Dianna Alexander 1/72, Tracey Alexander 1/72 each on undivided interest and

are all of 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.

The Plaintiff/Fiduciary represents that it is necessary to sell said real estate for the following reason(s):

■ to pay the debts of the estate. (O.R.C. §2127.02)

■ at the request of, and with the consent of, all persons entitled to share in the estate of the Decedent upon distribution. (O.R.C. §2127.04)

The Plaintiff/Fiduciary prays that all the rights, interests and liens of the Defendant(s) be fully determined, adjusted and protected and that he/she may be authorized and ordered to sell the Decedent's interest in said real estate as directed by the Court.

Elizabeth A. Tye, Esq. (0075936)

P.O. Box 14298

Cincinnati, OH 45250

P: 513-641-4600 F: 866-296-0554

ATTORNEY FOR PLAINTIFF