PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH WINKLER, JUDGE

Anita Alexander, Adm, *et alia*
Plaintiff(s)

-vs-

CASE NO. CS 2023001620

Howard Dixon, *et alia*
Defendant(s)

ORDER FOR PRIVATE SALE

The Court previously ordered the Plaintiff to sell the real estate described in the petition filed herein at private sale, for not less than the appraised value thereof in accordance with the laws regulating the sale of real estate by fiduciaries. The terms and conditions of the sale are to be for cash

The real estate ordered sold is described in Exhibit A attached hereto and made a part hereof.

You are therefore ordered in accordance with said order to faithfully execute said order and to file a return with this court of your proceedings in the premises accompanied by this order.

In witness whereof, I have hereunto set my hand and the seal of said court at Cincinnati, Ohio, this 16 day of February, 2024.

Ralph Winkler, Judge
Judge and Ex-Officio Clerk

By: Robin Redmon
Deputy Clerk

PROBATE COURT OF HAMILTON COUNTY, OHIO
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"Exhibit A"
DESCRIPTION OF REAL ESTATE

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

PROBATE COURT OF HAMILTON COUNTY, OHIO
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Defendant(s)

REPORT OF PRIVATE SALE

In obedience to the command of the within Order of Sale, I offered the real estate therein described 5504 Stewart Ave
at private sale and Daejah Alexander
having bid to pay the sum of one hundred and forty
Thousand xx/100 ——— dollars ($ 140,000.00)
and the same being not less than the appraised value of said real estate, I have agreed to sell the same to said Daejah Alexander for said sum, on the following terms:
CASH @ Closing

Anita Alexander

X Anita L. Alexander
Signature

STATE OF OHIO,)
HAMILTON COUNTY)

, being duly sworn says that the private sale of the above real estate made under the within order, and reported above, was made after diligent endeavor to obtain the best price for said real estate, and that the sale reported is the highest price obtainable for said real estate.

X Anita L. Alexander
Signature

Sworn to before me and subscribed in my presence this 28 day of February 20 24.

NOTARY PUBLIC STATE OF OHIO
ELIZABETH A. TYE
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

Notary Public

FORM 601.28 - REPORT OF PRIVATE SALE 02/10/03