PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH WINKLER, JUDGE

Anita Alexander, Fiduciary of

the Estate of Estate of Mabel Alexander,

Deceased

Case No: 2023001620

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

Fiduciary's complete address:
11607 Harrington Court
Cincinnati, OH 45240

, **PLAINTIFF,**

v.

Names and complete addresses:
Howard Dixon 2328 Boone ST Cinti OH 45206
Cheryl Tucker 51 Libra Ave Ontariao,CA L4S2J7
Dr. Drew Alexander 12800 Hillcrest Rd #210 Dallas, TX 75230
James Alexander 921 Parkmont West Mobile AL 36608
Antionette Kiner 3429 Fernisde PL Cinti OH 45207
Ronald Staples 3340 Brodbeck PL Cinti OH 45211
Robin Gay 865 Willowbrook Dr Monroe, OH 45050
William L. Alexander 5504 Stewart Ave Apt3 Cinti OH 452 27
Steven D. Alexander 6008 Madison Rd Cinti OH 45227
Gina Williams 7381 LaTijera Blvd #4544 Los Angles CA 90045
Joyce Finch-Morris 820 N. Elizabeth Pl NW Atlanta GA 30318
Royce Daniels 3611 Stanford St #10 Houston TX 77006
Christina Daniels 546 Rugby Rd Brooklyn NY 11230
Valita K. Spears 6645 Orleans Ct Cinti OH 45224
Gail B. Dean 2328 Kemper Ln #3 Cinti 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 Pkwy Apt 912 Cinti OH 45229
Tracey A. Alexander 4914 Cooper Rd Ste 42027 Cinti OH 45242

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PROBATE COURT

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(4/20/2018)

Hamilton County Child Support Enforcement Agency 222 E. Central Pkwy Cinti OH 45202
Internal Revenue Service PO BOX 7704 San Francisco, CA 94120-7704
State of Ohio Department of Tax PO BOX 182131 Columbus, OH 43218-2131
Unifund CCR Partners PO BOX 42465 Cincinnati OH 45242

DEFENDANT(S)

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 23, 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, ANO 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.

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 1/8 INTEREST.

Defendant(s) Howard Dixon, Robin Staples, Ronnie Staples, Anita Alexander, William Alexander, Charles B. Alexander, Steven Alexander, James Alexander Jr., Antoinette Kiner, Dianna Alexander, Tracey Alexander, Dawn C. Alexander, Dr. Drew W. Alexander, Cheryl Tucker, Jenifer H. Daniels, Christina Daniels, and Royce Daniels Gina Williams, and Joyce Finch-Morris are all the persons entitled to share in the estate of the Decedent upon distribution.

Defendant(s)State of Ohio Department of Taxation Acct No. 9919215 (hereinafter (OHCJ) against Anita L Alexander; OHCJ Account No. 19423952 against Steven D. Alexander; OHCJ Account No. 12717388 and 16815206 against Charles B. Alexander; and Unifund CCR Partners Case No. A1204149 against Ronald Staples 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 of Eurie L. Harris (1/8); Estate of Beatrice Alexander (1/8), Estate of Benjamin Alexander (1/8), Dortothy Alexander (1/72), Anita Alexander(1/72), William Alexander (1/72), Charles B. Alexander(1/72), Steven Alexander(1/72), James Alexander Jr.(1/72), Antoinette Kiner (1/72), Dianna Alexander(1/72), Tracey Alexander(1/72) 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.

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ATTORNEY FOR PLAINTIFF