PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH WINKLER, JUDGE

Anita Alexander, Administrator, *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 22nd day of January, 2025.

Ralph Winkler, Judge
Judge and Ex-Officio Clerk

By: _____
Deputy Clerk

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HAMILTON COUNTY
PROBATE COURT
CONFIRMATION # 1137509

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"Exhibit A"
DESCRIPTION OF REAL ESTATE

Situate in the City of Cincinnati and being more particularly described as follows:

Lot No. Sixty-six (66) of Nonning 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 Nonning, et al, from Mary Margaret Nonning, et al and from Mary T. Nonning and husband, all filed on the 21st day of October, 1916 and recorded in Deed Book 1126, pages 23 thru 33 inclusive, Hamilton County, Ohio Records.

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REPORT OF PRIVATE SALE

In obedience to the command of the within Order of Sale, I offered the real estate therein described 5304 Stewart Ave Cincinnati OH at private sale and JDR Rental Properties LLC having bid to pay the sum of one hundred and sixty thousand dollars ($ 160,000) and the same being not less than the appraised value of said real estate, I have agreed to sell the same to said JDR Rental Properties LLC for said sum, on the following terms:

Cash or Closing

Anita L. Alexander
Signature

STATE OF OHIO,)
HAMILTON COUNTY)

Anita L. Alexander , 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.

Anita L. Alexander
Signature

Sworn to before me and subscribed in my presence this 22nd day of January

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.

Elizabeth A. Tye 0075936
Notary Public