ENTERED
1/27/2026
IMAGE NO. 98

IN THE COURT OF COMMON PLEAS
HAMILTON COUNTY, OHIO
PROBATE DIVISION

Anita Alexander,
Administrator of the Estate of Mabel Alexander, Deceased

CASE NO. 2023001620

Plaintiff,

ENTRY CONFIRMING PRIVATE SALE

vs.

Howard Dixon, ET AL.,
Defendants.

This cause to be heard on the Fiduciary pursuant to the Order of this Court for the sale of real estate and the motion for the Court to confirm the sale made in the obedience to the Order.

It appearing to the Court that said sale was in all respects made in accordance with law, said sale is hereby confirmed. The Fiduciary is hereby Ordered to make a deed of all the right, title and interest in the real estate described in the Order of Sale t the purchase upon the purchaser, JDR Rental Properties LLC, paying the whole purchase price of $160,000.00, in cash to the Fiduciary.

Date

Rogena Stargel
Magistrate P. Rattermann MAGISTRATE

Ralph Winkler By:rstargel
Ralph Winkler, Probate Judge

FILED
RALPH WINKLER
JUDGE & EX-OFFICIO CLERK
01/27/2026
HAMILTON COUNTY
PROBATE COURT
CONFIRMATION # 1137361

601.25