



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
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FRIDAY - JULY 18, 2014 - 4:30 PM

REAL ESTATE SELLS AT 5:00 PM

Rosian Estate Auction

Liberty Twp – Trumbull Co. – Hubbard, Ohio 44425

Liberty LSD - 1.9 Acres on Dead End Street – 1820

Sq. Ft. Brick Ranch Home with 3 Fireplaces – Two

Baths – 30 X 40 Insulated Garage and Shop

66 MG Midget - Lawn Tractor – Household – Tools – Misc

To settle the estate, all sells on location:

1515 FISHER DR. HUBBARD, OHIO 44425.

Directions: From Rt 11 go east on Tibbets Wick past Rt. 193 to Logan and right to Fisher Dr.
Watch for **KIKO** signs...



3 bdrm brick ranch, hardwood floors, attached garage, black top drive, beautiful park like setting, built 1956, needs some updating – mostly updated thermo windows, nice kitchen and eating area w/ Corian counter tops, formal DR, LR w/ fireplace, den w/ fireplace, 3 bdrm w/ master having pvt bath, other full bath. Good dry basement, laundry, 3 large cedar closets, modern gas fired boiler, attached 2 car garage, very good detached 30 X 40 2 car garage and shop w/ concrete, wiring, insulating, built in 97, RE taxes \$1,422.90 per 1/2 year. You'll like this one. Dead end street w/ nice homes in area. Shown by appointment or open 3 hrs before sale.



TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.



66 MG Midget - Lawn Tractor – Tools – Household: 1966 MG Midget with manual trans, 50,549 miles, been sitting, needs restored - Cub Cadet 1000 w/ mower – power mower – misc power tools and hardware – lawn trailer – Ryobi tiller and weed whip – Crafts router – Rotary bolt bin – hand and garden tools – QA tables – marble top sofa and foyer tables – Kling cherry 4 pc bdrm suite – recliner – uph furniture – microwave – Hitchcock table & 4 chairs – glass top table – road maps – bric-a-brac – lamps – rocker – Dep Era dresser – maple bookcase hutch – book shelf – pictures – 2 Burner “Leader” cast iron hot plate – knee hold desk – records – Speed Queen wringer washer – sewing rocker – old bicycle – books – hardware – misc.

TERMS ON CHATTELS: Cash, Check, Debit Card, Visa or MasterCard with proper ID auction day. 4% buyer’s premium on all sales with 4% waived for cash.

AUCTIONEER/REALTOR:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

AUCTION BY ORDER OF: Robert R. Rosian and Anthony M Romeo are Co-Executors of Eva L. Rosian Estate. Trumbull Co Case 2014-EST-0058.

