



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**FRIDAY – DECEMBER 29, 2017 – 11:00 AM  
REAL ESTATE SELLS AT 12:00 PM**

## 2-Bedroom Ranch Home

**AUTO – HOUSEHOLD**

**Boardman Twp. – Boardman LSD**

**ABSOLUTE AUCTION, All sells to highest bidders on location:**

**4035 ARDEN BLVD., YOUNGSTOWN, OH 44511**

**Directions:** From Canfield, RT 11 & 224 go east on 224 (Boardman Canfield Rd.) to Lockwood Blvd., then go north to Arden Blvd. and auction. Or east of RT 11 from Canfield Rd. to Arden Blvd. and south to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Home ready for updating! Comprises living room w/ fireplace, dining room, 2 bedrooms (one w/ built-in beds, desk, and chest), full bath w/ double sinks, kitchen w/ built-in range top, oven, and dishwasher. Dinette, and family room w/ door to backyard. Full divided basement w/ 100-amp elec., gas FA heat, central air, half bath and shower, utility room w/ washer, dryer, gas range, and upright freezer. One-car attached heated garage. Taxes per half year are \$768.78. Lot size is 72x150.

**TERMS ON REAL ESTATE:** 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**AUTO:** 1985 Chevrolet Caprice Classic Wagon, shows 29,130 mi.

**HOUSEHOLD:** Matching sofa & chair w/ ottoman – Lift chair – Coffee tables – End tables – Lamps – Oak flat-wall curio – Round drop-leaf maple dinette w/ 4 chairs & leaf – Maple dinette table w/ 4 chairs & leaf – Maple china hutch – Dresser w/ mirror – Chest of drawers – Blanket chest – Quilts – Glassware & figurines – Dry sink – Waterfalls cedar chest – Console color TV - 24" Sony Bravia flat-screen TV – Office desk – Wardrobe – Chairs – Microwave – Usual kitchen items – Lighted beer signs – Fishing rods & reels – Sewing items – Bedding – Sewing machine – Rocker – Floor fan – Jewelry – Lighters – Knives & pocket – Vac. cleaner – Throw rugs – Pet carriers – Poly dog house – Aquarium – Wheelchair – Records – Honeywell floor heaters – Coolers – MTD Yard Machine riding mower, 38" cut, 12.5HP, w/ rear bagger - Etc.

**TOOLS:** Misc. hand tools – Torque wrench – Air compressor – Floor jacks – Snow blower – Hardware – 5-gal. wet dry vac – Blower – Clamps – Etc.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**REAL ESTATE AUCTION BY ORDER OF:** Hope L. Sabanick Trustee for the Hope L. Sabanick Trust,  
under agreement 7/1/2008

**CHATTEL AUCTION BY ORDER OF:** Hope L. Sabanick



Auctioneer/Realtor®  
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