



AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY – OCTOBER 15, 2018 – 12:00 PM

Sheriff Sale Of Real Estate

COMMERCIAL BUILDING - 40 X 80 BUILDING WITH REAR STORAGE ADDITION – 3,200 SQ. FT. WITH THREE ROLL-UP DOORS PLUS ASPHALT & STONE PARKING
CITY UTILITIES – PRESENTLY USED AS CAR REPAIR SHOP

Sells on location:

1039 N. UNION AVE. (RT. 183), ALLIANCE, OH 44601

Directions: Just north of Main St. or south of Rt. 225/183. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Open for inspection 11:00 AM or by appointment.

Parcel #113639 - .21-acre lot – 40 X 80 building with concrete floor, clear span, breaker electric, small office, bump-out restroom. FA gas furnace, man door plus 3 roll-up doors. (2) 11'H X 12'W, (1) 8'H X 16'W. Metal roof approx. 5 years old. 12 X 72 rear lean-to addition for storage. Building presently occupied by tenant for auto repairs and equipment belongs to the tenant.

Appraisal value \$111,000 and selling price must be 2/3 of appraisal which is \$74,000.

TERMS ON REAL ESTATE: 10% down auction day, cash or cashier's check, balance due to be paid 15 days of confirmation. A 10% buyer's premium will be added to the highest 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. Information is believed to be accurate but not guaranteed.

Auctioneer/Realtor/Master Commissioner:

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

Auction By Order Of:

Court of Common Pleas Stark Co. Ohio, Case #2014CV1717.

JP Morgan Chase Bank NA Plaintiff VS John Thompson Building Contractor Inc. etal defendants.



The land referred to herein below is situated in the City of Alliance, County of Stark, State of Ohio, and is described as follows:

And known as being part of Out Lots Numbers 94 and 95 in said City of Alliance, Stark County, Ohio, and more particularly described as follows:

Beginning for the same at a point in the center of North Union Avenue North 0° 24' East 748.55 feet from a monument at the center of Vine Street; Thence continuing along the center of said North Union Avenue North 0° 24' East 100.0 feet to a point; Thence South 89° 36' East 300.0 feet to an iron pin; Thence South 0° 24' West 100.0 feet to an iron pin; Thence North 89° 36' West 300.0 feet to the place of beginning and containing 0.689 acres of land, be the same more or less, but subject to all legal highways. (0.475 acres in Out Lot No. 94 and 0.214 acres in Out Lot No. 95)

Parcel No. 113639

Property Address: 1039 N. Union Avenue, Alliance, OH 44601

Prior Deed Reference: Instrument No. 200706190033663



Auctioneer/Realtor®

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