



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**TUESDAY – OCTOBER 29, 2019 – 12:00 PM**

## **Frank Guardianship**

### **FIXER-UPPER HOME ON 2 ACRES**

Auto – Household

Canton Twp. – Canton Local Schools

All sells to settle the Guardianship on location:

**3411 VARLEY AVE. SW, CANTON, OH 44706**

**Directions:** From I-77 take the Faircrest Rd. exit (101) then go west to Sherman Church Ave., and north to Shepler Church Ave. then left to Varley Ave. and right to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**REAL ESTATE:** Features an aluminum-sided bungalow home w/ kitchen, dining room, living room, 2 bedrooms, and full bath on the main level. Bedroom on the second floor. Full basement, gas heat, well, and septic. 2-car detached garage and single-car garage at rear of property. The property is situated on 2 parcels with frontage on Shepler Church and Varley. The home is in need of major updates and utilities are off. Immediate possession at closing. Open auction day at 11:30 AM. Call John Slagle for more information on how to buy.

**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. Property to be sold as an entirety and not to be offered in separate parcels.

**ALSO SELLING:** 1997 Cadillac DeVille Contours, stored outside, not running – Oak table & flat-wall cupboard – Bed – Dressers – Hutch – Decorators – Household.

**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. Multi Par auction process may be used.

**AUCTION BY ORDER OF:** Lora L. Goutras, Guardian of the Helen V. Frank Estate, Stark Co. Probate #233188



Auctioneer/Realtor®  
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