



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – APRIL 9, 2021 – 12:30 PM**

## **1-Owner Ranch Home – 3 Bedrooms – 2-Car Garage** **ONLINE BIDDING AVAILABLE**

All sells to settle the estate. Location:

**840 PELLY DR., CLEVELAND, OH 44109**

Directions: From Spring Rd. to west 11th to Judie Dr.



**REAL ESTATE:** Located in the Old Brooklyn neighborhood. 1-owner ranch home that was built in 1978. 3 bedrooms, 1,064 SF of living space, and clean as a pin. Many upgrades including replacement windows, siding, roof, AC, concrete driveway and back patio. Comes with appliances. 2-car detached garage. Public water and sewer service. Great neighborhood close to shopping, expressway, parks, and schools. New home buyers talk to your lender about purchasing this home at auction.

**NOTE:** Home will be open for inspections at 11:00 AM sale day.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. 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.

**AUCTION BY ORDER OF:** Mark E. Ladu, Executor of the Frances Mabel Apltauer Estate, Cuyahoga Co. Probate case #2020EST255945



Auctioneer/Realtor®

**BOB YOUNG**

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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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