



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

Realtors • Auctioneers • Advisors

**TUESDAY – JUNE 14, 2022 – 5:30 PM**

## **Julie L. Brown Estate**

**TWO-BEDROOM HOME WITH GARAGE – CORNER LOT  
MOVE-IN CONDITION  
ONLINE BIDDING AVAILABLE ON REAL ESTATE**

To settle the estate, all sells on location:

**176 S. JOHNSON RD., SEBRING, OH 44672**

Directions: Johnson Rd. north of Rt. 62 or south of Ohio Ave. in Sebring. Corner of Johnson & Tennessee. Watch for KIKO signs.



Good condition home in Village of Sebring. Main level features oak kitchen with appliances, dining room with wainscoting and parquet floor, archway to front living room. Large master bedroom with double closets, full hall bath and second bedroom upstairs. Full divided basement with potential family room/workspace having gas wall heater, laundry area with washer and dryer, Rheem furnace 2010, central air, updated hot water tank 2017, and breaker electric. Replacement windows and exterior doors. Shingles updated approx. 2010. Public water and sewer. 52' X 120' corner lot. Covered front and back porches. Detached single garage, insulated with wall heater and wall AC unit. Shown by appointment or open starting at 3:30 PM 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.

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

**800-533-5456 | kikoauctions.com**





**Auction By Order Of:**  
 Chad E. Brown, executor of the Julie L. Brown Estate.  
 Mahoning Co. Case #2022ES00061



Auctioneer/Realtor®  
**RUSSELL T. KIKO JR.**  
 330-495-0923  
 rustykiko@kikocompany.com



Realtor®  
**MELANIE ROYER**  
 330-831-1446  
 melanie@kikocompany.com

**800-533-5456 | kikoauctions.com**

