



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY - JULY 25, 2023 - 3:30 PM**

## **3-Bedroom Ranch Home on Beautiful Wooded Lot Home Needs Sprucing Up**

**BEDFORD, OH - CUYAHOGA COUNTY - BEDFORD SCHOOLS**

Live Auction With Online Bidding Available On Real Estate Only.

All sells to settle the estate on location:

**259 West Glendale Ave., Bedford, OH 44146**

Directions: From Broadway Ave. turn on West Glendale to auction site.

### **Real Estate Sells At 5:00 PM**

Real Estate offers a 3-bedroom ranch home that needs some light sprucing up. Home features include living room, kitchen, dining area, full bath, full walkout basement, 2-car garage, paved driveway, breaker electric, public utilities, and nice wooded lot that joins the park. Home updates include windows, furnace, central air, hot water tank and roof shingles. Taxes per half \$1056.



**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.



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**Firearms:** Winchester Model 12, 16-Gauge Pump, 2 ¾ Inch #852325 - 1894 Springfield Armory Krag-Jorgensen (.30-.40 Krag) Bolt Action #1633, With Takedown Guide, And Bayonet - J Stevens Ranger Model 37 410 2 ½ To 3 Inch Shells Bolt Action - 1944 Mauser Model 98 #81665 - Ithaca Model 37 Pump 16 Gauge #185233 - J Stevens 22 Long #716 - P-38 #7493 - Strum Ruger Black Hawk 30 Carbine #50-0115 - Springfield Armory 32 Hand Gun (Rough) - Also Selling: 32 Ammo - 30 Carbine Ammo And Loads Of Mics. Ammo - Ammo Boxes - Reloading Supplies And Equipment - Fishing Lures And Misc. Tackle.

**Also Selling:** Antique Furniture - Modern Furniture - Dining Room Table - Antique Hutch - Cedar Chest - Dressers - Entertainment Center - Lamps - Lift Chair - Large Book Collection Some Civil War Books And Items - Dolls - Rock Collection (Lapidary) - Quilts - Bookshelves - Wicker Baskets - Doll House - Antique Washstand - Maytag Washer - Copper Spittoon - Portable Metal Workbenches - Railroad Lanterns - Glass Insulators - Gas Yard Machine Snow Blower - Antique Glass Lights - Crocks - Glass Oil Cans And Much More. This Is A Large Estate Many Items Still Need Unpacked.

**Auctioneer note:** Guns are not on property.

**TERMS ON CHATELS:** 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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**Auction By Order Of:** David E. Shriver Executor for the Judith A. Magyar Estate, Cuyahoga County Case #2022 EST 273039.



Auctioneer/Realtor®  
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