

Order Number: 02232024-22032

Order Number is for reference purposes only & should be placed on billing invoice, but not to be included in print ad. Thank you.



CHRISTOPHER P. HITCHCOCK,
TREASURER OF GEAUGA COUNTY,
OHIO

VS.

UNDER THE HOOD, LLC, ET AL.

By Order of the Court of Common Pleas, Geauga County, Ohio, Case No. 21-F-000230, George Kiko, the Court-Appointed Private Selling Officer, will offer for sale on the date and at the place set forth herein the real property described below (the "Real Property").

Auction: Under the Hood LLC - 500 Center St., Chardon, OH 44024

Auction Date: Friday - February 23, 2024 - 12:30 PM

Legal Description: Full legal description can be found as an attachment on the auction sale page found on www.kikoauctions.com.

Property Address: 500 Center St., Chardon, OH 44024

Permanent Parcel No.: Geauga Co. 10-087295

Terms Of Sale: Appraised value of 500 Center St., Chardon, OH is \$1,000,000. Per court order this parcel can not be sold for less than 2/3 of the appraised value, therefore, minimum bid must be \$666,000. A 10% deposit is required on auction day; balance due within 30 days of sale confirmation. 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. The Property is sold in its AS-IS condition.

Notice to Lienholders: Pursuant to O.R.C. §2329.152(B)(2), each judgment creditor and lienholder who is a party to the foreclosure action may submit a "Remote Bid" on or before 4:30 p.m. on February 22, 2024 by email to george@kikocompany.com or by facsimile to 330-453-1765. Russ Kiko Associates, Inc. Auctioneers, 2722 Fulton Dr. NW, Canton, Ohio 44718 - 330-453-9187.

Attorney Kirk Roessler for Plaintiff Porter Wright, 950 Main Ave. #500, Cleveland, OH 44113

PLEASE EMAIL A PROOF & PRICE PER RUN OF THIS AD FOR APPROVAL AS SOON AS POSSIBLE. I WILL EMAIL BACK TO YOU WITH AN OK OR CHANGES. IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME. THANK YOU.
ATTN: - PHONE 330-453-9187 - EMAIL