

# GUARDIANSHIP AUCTION

TUESDAY, DECEMBER 10, 2024, 12:00 PM  
ONLINE BIDDING AVAILABLE ON REAL ESTATE



REAL ESTATE



Investment Opportunity!! Craftsman style brick & vinyl sided home built in 1923 w/ 1,353 SF. Main level features nice kitchen w/ oak cabinetry and island, dining room, spacious living room w/ fireplace & enclosed porch. Second level has three bedrooms & bathroom. Divided basement w/ laundry, shower, gas F/A furnace, central A/C, breaker electric, & glass block windows. Public water & sewer. Detached one-car garage. Parcel #609669. Half year taxes \$694.16. Nice private, large fenced backyard. Lot is 50 x 225. Convenient location minutes to downtown Massillon, restaurants & shopping. Home needs some TLC & is ready for your priming & sprucing.

**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.

**Vehicle.** 2018 Toyota Prius w/ approx. 14,696 miles.

**Note:** Vehicle will be sold immediately after the real estate onsite only.

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

**Auction By Order Of:** Eugene M. Cazantzes, guardian for Joan Pratt. Stark County probate case #247313.

## Investment Opportunity 3-BEDROOM HOME W/ GARAGE

Massillon City, Massillon CSD  
Also Selling 2018 Toyota Prius

844 8TH ST. NE,  
MASSILLON, OH 44646



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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Guardianship Auction. All sells on location.