

# Hurd Estate Auction

REAL ESTATE – 3 Bedroom Ranch Home in Brunswick, OH  
2019 Chevy Traverse SUV – LOW MILES

To settle the estate, we will sell by public auction located at

**857 Pennys Dr. Brunswick, OH 44212**

1.5 mile West of I-71 on Rt. 303 (Center Rd.), then North on Hadcock for 8/10 mile, East on Walters Drive for 3/10 mile, and slight left on Penny's Dr. to auction site.

**Thursday, October 5<sup>th</sup> 2023 – 6:00 PM**



**Real Estate (Sells at 6 PM):** 1,050 Sq. Ft. brick ranch home built in 1963 on 0.3811 acre lot. 3 Bedroom, 1 Bathroom. 2 car attached garage. Full basement with walk-out. Central forced air A/C and gas heat. Updated kitchen and bathroom. Fenced back yard area. Brunswick City School District. **Parcel Number 003-18B-084.** NOTE: Property sells with a RESERVE, which will be set at 80% of County Auditor's appraised value. Reserve is \$133,480. Auditor's appraised value is \$166,850. **OPEN HOUSE: Sunday, Sept. 24 – 1 PM to 2:30 PM.**

**Real Estate Terms:** 10% non-refundable down day of auction with balance due at closing. NO BUYER'S PREMIUM. No financing, inspection, or other contingencies. Any desired inspections must be made prior to bidding. Property sells "As Is- Where Is" and subject to all articles of record. Announcements made day of sale take precedence over all printed advertising and statements. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate, but not guaranteed.

**2019 Chevy Traverse:** NICE 2019 Chevrolet Traverse FWD SUV with 3.6L V6, auto trans, Keyless entry, 3<sup>rd</sup> row seats, backup camera, & only 9,040 (nine thousand forty) original miles. VIN 1GNERFKW3KJ247498. NOTE: Vehicle currently has a financing lien and will sell with a reserve equal to the amount owed (approx. \$11,800). Buyer will pay a deposit equal to the lien payoff amount on auction day. Deposit will be held in escrow, with the balance due when the lien is paid off & clear title is provided (vehicle will remain in the Estate's possession until the that time).

**Misc. Items:** Olhausen 8' slate bed pool table; Maytag Centennial washing machine & electric dryer; Kenmore ceramic top electric stove; Kenmore stainless side by side refrigerator w/bottom freezer; oak dresser w/winged mirror; (3) lighted curio cabinets; maple end table; rocking chair & misc. furniture; metal shelving; Wilton bullet vise; bicycles; Craftsman tool chest; air compressor; lawn & garden tools; wooden ship's wheel; misc. items.

**Personal Property Auction Terms:** Accepted forms of payment are Cash, Good local checks, and Credit cards. 5% Buyer's Premium, waived for payment by cash or good checks. ID required to register. Payment in full must be made on auction day. Buyer takes responsibility for safety & proper use of all items purchased. All items are sold "AS IS, WHERE IS" with no guarantees or warranties. All sales are final.

**The Estate of Rita Anne Hurd – Medina Probate Case # 2022-10-ES-00667**

**Emily K. Davis, Administratrix**



Farnsworth Auctions LLC  
Seville, OH (330) 334-3731  
www.rdfarnsworth.com

Auctioneer/Realtor:  
Russell Farnsworth  
Broker: Paul Emerson

