

Don R. Wallick Auctions

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



LIVE IN PERSON REAL ESTATE AUCTION

LILLIE MAY SHEPPARD ESTATE

**11098 WOLF STATION RD. SW
NEWCOMERSTOWN, OH
(JUST OFF OLD 21 – BETWEEN STONECREEK & NEWCOMERSTOWN)**

WEDNESDAY MAY 24, 2023 @ 5:00 PM

Real Estate: Court Ordered Auction – Sells Live On Location at 5:00 PM Sharp! Attention investors – home is in very poor repair and needs major work – house has been vacant and no utilities for the last 2 years and the basement was full of water. 28 X 32 outbuilding is in descent shape with cement floor, electric, high ceilings and 2 tall doors – two Tusc. Co. Parcel Nos. 51-00314-000 and 51-00315-000. Property will be open 1 hour prior to the auction or can be viewed prior to the auction by appointment. Property will be sold “As Is” to the highest bidder with an opening bid of 2/3 of appraised value of \$59,200 & subject to Court Approval. Nice pole building, nice flat lot and a handy man special home ready to be refurbished or replaced.

Terms: A 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells As Is. Any desired inspections are buyer’s responsibility & must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

**Auction By Order Of: Paul Watson Admin. & Mike Cochran Attorney for the Estate –
Tuscaraw County Case No. 22RE20788**

**Auction Conducted By:
Don R. Wallick Auctions
Auctioneers:
Brennan R. Wallick
Ryan W. Wallick**

Don R. Wallick Auctions
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318