

# AUCTION

WEDNESDAY JUNE 11, 2025, 12:00 PM



**AUCTION #1:** 3661 W. 134th St., Cleveland, OH 44111. Cuyahoga County parcel #022-11-096. 2-bed, 1-bath home built in 1924. Offers 1,664 sq. ft. living space, detached 1-car garage, on 0.14-acre city lot. Public utilities.



**AUCTION #2:** 14114 Berwyn Ave., Cleveland, OH 44111. Cuyahoga County parcel #022-01-073. 3-bed, 1-bath home built in 1953. Offers 1,170 sq. ft. living space, detached 2-car garage, on 0.14-acre city lot. Public utilities.



**AUCTION #3:** 11813 Kensington Ave., Cleveland, OH 44111. Cuyahoga County parcel #018-18-017. 2-bed, 1-bath home built in 1943. Offers 1,080 sq. ft. living space, on 0.1-acre city lot. Public utilities.

## LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

### AUCTIONEER'S NOTE

Attention investors and home buyers, exciting auction opportunity. These homes have been used as rentals, with #2 and #3 being currently occupied. All 3 homes will be sold at 12:00 PM on June 11, 2025, from Auction #1 location, 3661 W. 134th St., Cleveland, OH 44111. Homes will be sold individually and not offered as a package deal. 3661 134th St. and 14114 Berwyn Ave. will be open for viewing from 10:30 AM to 12:00 PM on auction day.

### 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

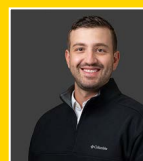
### AUCTION BY ORDER OF

Cuyahoga County case #CV 19 919544

## (3) SINGLE FAMILY HOMES

Cuyahoga County,  
Cleveland, OH

3661 W. 134TH ST.,  
CLEVELAND, OH 44111



**GABE COZY**  
AUCTIONEER/REALTOR®  
330.316.8229  
gcozy@kikocompany.com

www.kikoauctions.com | 800.533.5456

Information is believed to be  
accurate but not guaranteed.  
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All sells on  
location.