

Real Estate Auction

MARCH 29TH, 2025 - CLEVELAND, OH

AUCTION AT 11AM | REGISTRATION BEGINS AT 10AM



25 Single Family Homes & 4 Homesites

Most properties are located throughout the Eastside of Cleveland. 25 Single family homes and 4 vacant homesites. Many of the properties are currently rented. The goal of the Receiver and the City is to revitalize the neighborhoods with responsible new ownership for these properties. Third party financing is available to qualified buyers. This is a terrific opportunity for homebuyers and investors!

**Receivership Ordered Sale Cuyahoga County Court
of Common Pleas Case #CV-15-848513**



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REAL ESTATE AUCTIONS



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HANNA
COMMERCIAL REAL ESTATE



**Suggested
Opening Bids Only
\$500-\$5,000 Each!**

Michael Berland
AARE, OH Auctioneer
216.861.7200

**Auction Held At the Holiday Inn
6001 Rockside Rd.
Independence, OH 44131**

25 Single Family Homes



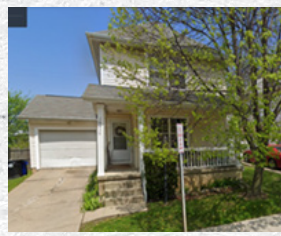
10006 Stoughton Ave.



3129 W 31st St.



9935 Hulda Ave.



10011 Hulda Ave.



2916 E. 104 St.



9924 Hulda Ave.



12511 Forest Ave.



10618 Grandview Ave.



4122 E 110 St.



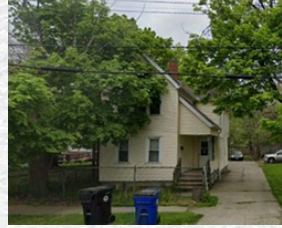
9502 Dickens Ave.



10511 Shale Ave.



10313 Mt. Auburn Ave.



11215 Harvey Ave.



11200 Mt. Carmel Rd.



2934 E 121st St.



11217 Mt. Carmel Rd.



9623 Yeakel Ave.



10406 Shale Ave.



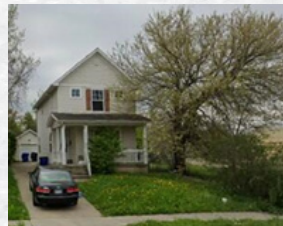
2645 E. 11th Street



12402 Forest Ave.



10203 Kennedy Ave.



9316 Manor Ave.



3122 Becket Rd.



9601 Elizabeth Ave.



11104 Mt. Carmel Rd.

Permanent Parcel Number	Homes	Vacant or Occupied	Rent	SF	Year Built	Acreage	Bed / Baths	Garage Type	Real Estate Taxes/Year	Suggested Opening Bid	Certified Check Required to Bid	Title Company	Additional Comments	Open House March 15	Open House March 22
004-19-023	2455 W. 7th Street, Cleveland, Ohio	Occupied	\$500	2404	1890	0.095	4/2	N/A	\$7,454.02	\$5,000.00	\$1,000	Guardian	Section 8 rental	No Open House	No Open House
128-13-061	10006 Stoughton Avenue, Cleveland, Ohio	Occupied	\$550	1560	2001	0.125	4/1.5	Attached	\$1,376.74	\$5,000.00	\$1,000	Guardian		No Open House	No Open House
007-33-015	3129 W. 31st Street, Cleveland, Ohio	Occupied	\$500	1656	1910	0.098	4/2	Detached	\$1,781.26	\$5,000.00	\$1,000	Guardian	One year lease being finalized	1pm-3pm	1pm-3pm
128-01-059	9935 Hulda Avenue, Cleveland, Ohio	Occupied	\$480	1276	1998	0.092	3/1.5	Attached	\$2,419.82	\$5,000.00	\$1,000	Guardian		No Open House	No Open House
128-01-063	10011 Hulda Avenue, Cleveland, Ohio	Occupied	\$460	1268	1998	0.093	3/1.5	Attached	\$2,576.94	\$5,000.00	\$1,000	Guardian	One year lease being finalized	No Open House	No Open House
128-01-050	9924 Hulda Avenue, Cleveland, Ohio	Occupied	\$510	1412	1998	0.099	3/1.5	Attached	\$2,584.30	\$5,000.00	\$1,000	Guardian	One year lease being finalized	No Open House	No Open House
129-20-032	12511 Forest Avenue, Cleveland, Ohio	Vacant		1560	2001	0.129	4/2	Detached	\$1,425.56	\$5,000.00	\$1,000	Guardian		No Open House	1pm-3pm
128-02-100	10618 Grandview Avenue, Cleveland, Ohio	Occupied	\$455	1023	1918	0.096	3/1	N/A	\$1,311.22	\$5,000.00	\$1,000	Guardian		No Open House	No Open House
136-17-025	4122 E. 110th Street, Cleveland, Ohio	Occupied	\$500	1660	1915	0.116	4/2	Detached	\$865.90	\$5,000.00	\$1,000	Guardian		No Open House	No Open House
128-20-073	9502 Dickens Avenue, Cleveland, Ohio	Vacant		1452	2001	0.119	3/2	Attached	\$1,271.08	\$5,000.00	\$1,000	Guardian	Currently vacant, recent tenant was paying \$525	1pm-3pm	1pm-3pm
128-02-184	10511 Shale Avenue, Cleveland, Ohio	Occupied	\$480	1412	1997	0.121	3/1.5	Attached	\$2,623.74	\$5,000.00	\$1,000	Guardian		No Open House	No Open House
128-18-026	10313 Mt. Auburn Avenue, Cleveland, Ohio	Vacant		1308	2001	0.111	3/2	Detached	\$1,280.44	\$5,000.00	\$1,000	Guardian		1pm-3pm	1pm-3pm
128-28-101	11215 Harvey Avenue, Cleveland, Ohio	Vacant		1800	1900	0.180	6/1	N/A	\$1,498.24	\$5,000.00	\$1,000	Guardian		1pm-3pm	1pm-3pm
121-33-118	11200 Mt. Carmel Road, Cleveland, Ohio	Vacant		1842	1900	0.129	3/2.5	N/A	\$585.06	\$5,000.00	\$1,000	Guardian		10am-12pm	10am-12pm
129-19-110	2934 E. 121st Street, Cleveland, Ohio	Vacant		1628	1915	0.080	4/2	N/A	\$1,296.48	\$5,000.00	\$1,000	Guardian		1pm-3pm	1pm-3pm
121-33-092	11217 Mt. Carmel Road, Cleveland, Ohio	Vacant		1222	1920	0.096	5/2	Detached	\$781.64	\$5,000.00	\$1,000	Nova		10am-12pm	10am-12pm
126-17-048	9623 Yeakel Avenue, Cleveland, Ohio	Vacant		2022	1910	0.109	6/2	Detached	\$1,403.12	\$5,000.00	\$1,000	Nova	Condemnation Violation - main structure	10am-12pm	10am-12pm
128-06-013	10406 Shale Avenue, Cleveland, Ohio	Vacant		1452	2001	0.145	3/2	Attached	\$2,851.08	\$5,000.00	\$1,000	Nova	Condemnation Violation - main structure	10am-12pm	10am-12pm
128-03-096	2645 E. 111th Street, Cleveland, Ohio	Vacant		1280	1997	0.200	3/1.5	Detached	\$1,111.96	\$5,000.00	\$1,000	Nova		No Open House	No Open House
129-24-003	12402 Forest Avenue, Cleveland, Ohio	Vacant		1320	1914	0.760	4/2	Detached	\$1,705.10	\$5,000.00	\$1,000	Nova	Condemnation Violation - main structure & garage	1pm-3pm	1pm-3pm
126-16-053	10203 Kennedy Avenue, Cleveland, Ohio	Vacant		1584	2001	0.115	3/1.5	Attached	\$1,479.04	\$5,000.00	\$1,000	Nova		10am-12pm	10am-12pm
128-16-051	9316 Manor Avenue, Cleveland, Ohio	Vacant		1268	1997	0.112	3/1.5	Detached	\$1,088.56	\$5,000.00	\$1,000	Nova	Condemnation Violation - main structure & garage	1pm-3pm	1pm-3pm
144-03-030	3122 Becket Road, Cleveland, Ohio	Vacant		2092	1925	0.149	4/1	Detached	\$3,237.24	\$5,000.00	\$1,000	Nova	Condemnation Violation - main structure & garage	1pm-3pm	1pm-3pm
136-01-095	9601 Elizabeth Avenue, Cleveland, Ohio	Vacant		1254	2001	0.129	4/2	Detached	\$1,345.98	\$5,000.00	\$1,000	Nova		1pm-3pm	1pm-3pm
121-33-111	11104 Mt. Carmel Road, Cleveland, Ohio	Vacant		1560	2002	0.129	4/2	Detached	\$1,051.10	\$5,000.00	\$1,000	Nova		10am-12pm	10am-12pm

Terms & Conditions

AUCTION FORMAT. All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you.

DOCUMENT PACKAGE. A Bidder's Packet ("Packet") has been prepared and can be obtained by mail or at On-Site Inspections in order to bid on each property.

ATTORNEY REVIEW RECOMMENDED. All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION. All parties seeking to bid on the properties at the auction must sign in at the registration table and show the possession of the required cashier's or certified check. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents.

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder on the respective parcels will be required to immediately tender the required cashier's or certified check of:

1. Property Group A.....\$1,000

2. Property Group B.....\$500

made payable to either Guardian Title and Guaranty Agency, Inc., or Nova Title Agency, Inc. (please see Bidder's Packet to see which title company is assigned to which properties) as Escrow Agent ("Escrow Agent") and sign the Real Estate Purchase Agreement. The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, if applicable, by 4:00 P.M., Friday, April 4th, 2025 with funds delivered to the offices of the specified Escrow Agent.

AUCTION PROCEDURE. Each Parcel is Offered with No Minimum Bid and the sale is subject to court approval. *ALL PROPERTIES ARE OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.

CLOSING DATES. Subject to the terms and conditions of this Agreement, the closing of the sale of the Property ("Closing") shall take place on or before that date which will be thirty (30) days from the date of the Court's order confirming the sale of the Property in the Receivership Case (the "Closing Date"), or at such other place and/or on such other date as may be mutually agreed upon by both Seller and Purchaser. The Closing will be through escrow as set forth in Section 6 of this Agreement. **Time is of the essence.**

BUYER'S PREMIUM. Each sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a 10% premium (fee) of the high bid or offer price: The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

FINANCING. Third Party Financing is being offered by Fifth Third Bank. There are special programs available to qualified buyers. Call Fifth Third Representative for more information. Kevin Gainer, CRA/Mortgage Loan Specialist/NMLS#2251830. (216) 409-5993, Kevin.Gainer@53.com. These sales at auction are not offered subject to Purchasers obtaining financing.

CONDUCT OF THE AUCTION. Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AGENCY DISCLOSURE. Hanna Commercial, Chartwell Auctions, LLC (DBA Chartwell Real Estate Auctions), Michael Berland, OH Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers /Auctioneers, represent the Sellers in this sale.

BROKER PARTICIPATION. A referral fee equal to 2.00% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Mike Berland, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to March 21, 2025, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

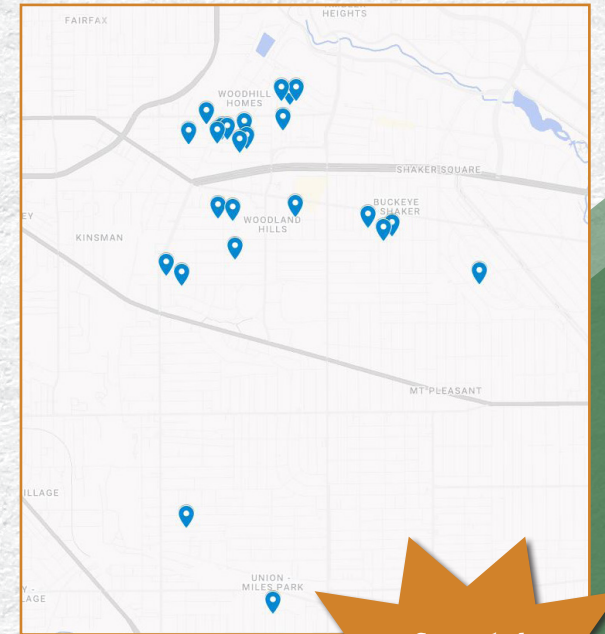
DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.

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6001 Rockside Rd.
Independence, OH 44131



4 Vacant Homesites



Permanent Parcel Number	Land Parcels	Vacant or Occupied	Acerage	Real Estate Taxes/ Year	Suggested Opening Bid	Certified Check Required to Bid	Title Company
129-18-073	2961 E 116th Street, Cleveland, Ohio	Land Parcel Only	0.112	\$54.70	\$500.00	\$500	Guardian
128-03-102	2625 E 111th Street, Cleveland, Ohio	Land Parcel Only	0.111	\$26.08	\$500.00	\$500	Guardian
130-07-084	E 132nd Street, Cleveland, Ohio	Land Parcel Only	0.084	\$23.40	\$500.00	\$500	Nova
128-02-085	10721 Grandview Avenue, Cleveland, Ohio	Land Parcel Only	0.169	\$234.02	\$500.00	\$500	Nova

Receivership Ordered Sale Cuyahoga County Court of Common Pleas Case #CV-15-848513



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