

**BIDDERS INFORMATION PACKET
REAL ESTATE AUCTION**

TUESDAY, OCTOBER 27th | 5:30PM



345 E Simpson St, Alliance, OH 44601

PARCEL NUMBERS: 00112763

**OPEN HOUSES:
10/15/26 - 4:30-6:00PM**



COLDWELL BANKER

**SCHMIDT
REALTY**

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: 330-323-9775

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM



REAL ESTATE AUCTION RULES - RESERVE AUCTION

Date of Auction: 10/27/2026 Time of Auction: 5:30PM PPN 00112763

Property Address: 345 E Simpson St, Alliance, OH 44601

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold "as-is where-is – in its present condition". **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser's intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.
2. This is a **Reserve Auction**, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.
3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder's packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer's Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, cashiers check, or electronic deposit immediately at the end of the auction. The remaining balance to be paid within 45 days from the sale date.
4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer's financing appraisal price is inadequate, buyer will pay the difference at closing.
5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.
6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.
7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.
8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.
9. Closing and associated title work shall be completed by Chicago/ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121). Should Chicago/ACT Title not be used, all parties shall mutually agree upon an alternative title company to complete the closing and associated title work.
10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.
11. Buyer shall be responsible for conducting their own due diligence regarding the property, including but not limited to well and septic systems, buildability, zoning, utilities, and any other matters deemed important by the Buyer.
12. Successful bidder will pay \$50 review fee for well and septic waiver and agree to sign the waiver.

Bidder Name	Bidder #	Bidder Name	Bidder #
Bidder Signature	Date	Bidder Signature	Date

345 E Simpson Street, Alliance, Ohio 44601

Buyer Full

MLS#: **5247824**

Status: **Active**

Recent: **09/25/2026 : New Listing**

Next Open House: **Public: Thu Oct 15, 4:30PM-6:00PM**

Prop Type: **Residential**

Sub Type: **Single Family Residence**

List Price: **\$1(Auc)**

DOM/CDOM: **6/6**



List Dt Rec: **09/25/2026**

Unit:

County: **Stark**

[Supplements \(2\)](#)

Parcel ID: **TX 00112763**

Twp: **Alliance**

Subdiv: **Alliance**

School Dist: **Alliance CSD - 7601**

Bedrooms: **3**

Total Baths: **1 (1/0)**

Yr Built: **1949/RealReports**

Liv Area: **1554/NA/1554**

Acres: **0.33**

Photo Opt Out: **No**

List Date: **09/25/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Stories:

Tot Stories:

Levels: **One and One Half**

\$/SqFt: **\$0.00**

Map:

Directions: **State St. to North on Arch. to East on Simpson St.**

Legal/Taxes

Taxes: **\$1,228**

Tax Year: **2025**

Assessment: **No**

Homestead: **Yes**

Legal: **3265-3266 WH EA**

Rooms/SqFt Information

Beds: **3** **Main** **Upper** **Lower**

Beds Main: **2**

Full Baths: **1** **0** **0**

Half Baths: **0** **0** **0**

Laundry: **0** **0** **1**

Rooms: **7** # FP: **0**

SqFt Approximate FINISHED/Source:

Above Gr: **1,554/Realist**

Below Gr: **-**

TOTAL: **1,554**

[Lot Information](#)

Lot Sz Src: **Realist**

Features

Architect Style: **Bungalow**

Prop Attached: **No**

Prop Condn: **Actual YBT**

Basement: **Yes, Full**

Heating: **Forced Air, Gas**

Fireplace: **No**

Parking: **4.0/Driveway, Garage**

Construction: **Aluminum Siding, Wood**

Roof: **Asphalt/Fiberglass**

Water: **Public**

Fence: **No**

Pool: **No**

Year Built: **1949/RealReports**

Builder Name:

Cooling: **None**

Garage: **Yes/4.0**

Carport: **No**

Sewer: **Public**

Waterfront: **No**

Remarks: **AUCTION DATE: TUESDAY, October 27th, 2026 AT 5:30PM. You can preview this property at this OPEN HOUSE DATE: 10/15/26 - 4:30-6:00pm & Auction Day 10/27/26 at 4:30pm. Welcome to this 3-bedroom, 1-bath bungalow offering 1,554 sq. ft. of living space on a 0.33-acre lot. The main level features two bedrooms, with an additional bedroom on the upper level. A full basement provides plenty of storage or potential for additional use. The home also offers a family room, gas forced-air heating, public water and sewer, and a detached 4-car garage with driveway parking. Built in 1949, this property offers a classic bungalow layout. Seller reserves the right to accept a pre-auction offer prior to auction day. Buyer inspections must be completed prior to auction at buyer's expense. Proof of funds required. Information is believed accurate but not guaranteed. Buyer to perform all due diligence. Property sells As Is, Where Is. Contact Todd D. Bosley with any questions.**

Listing/Contract Info

Possession: **Time of Transfer**

List Terms: **Cash, Conventional**

Concessions:

Special Listing Conditions: **Auction**

Close Date:

Close Price:

Closed By:

Seller Pd Closing Costs:

Presented By: **Todd Bosley**

Primary: **330-323-9775**

Fax:

E-Mail: **todd.bosley@cbschmidttohio.com**

Web:

Coldwell Banker Schmidt Realty

4200 Munson Street NW

Canton, Ohio 44718

330-497-3115

Fax: **330-497-0885**

See our listings online:

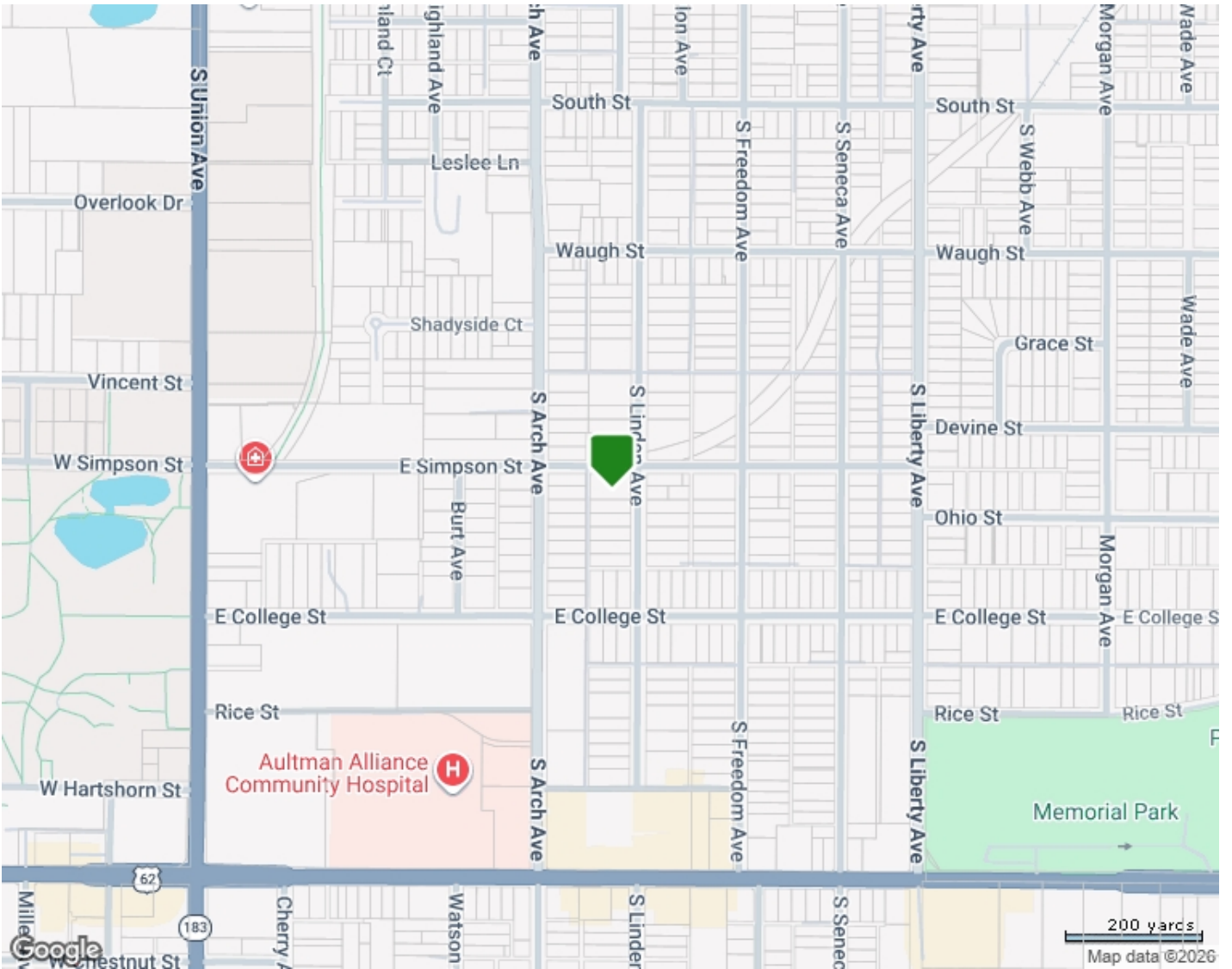
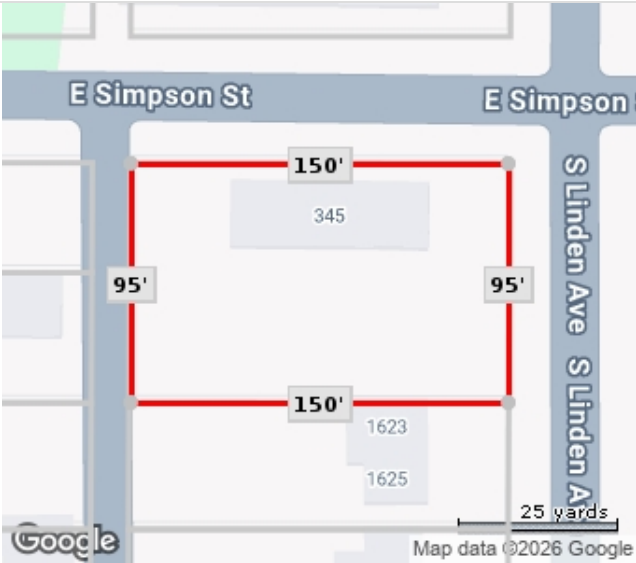
www.cbschmidttohio.com

10/01/2026

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 10/01/2026 12:17 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

345 E Simpson St, Alliance, OH 44601



Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address:

345 East Simpson Street, Alliance, OH 44601

Owner's Name(s):

Lisa Williams

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☒ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☐ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner:

Lisa Williams dotloop verified
09/21/26 4:56 PM EDT
VHSO-RXPX-NWGW-LYHX

Date: _____

Owner:

Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer:

Date: _____

Buyer:

Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

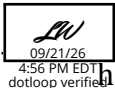
Property Address 345 East Simpson Street

Alliance, OH 44601

Seller's Disclosure

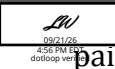
(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

- (i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Describe what is known:

- (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

- (i) ☐ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

- (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

- (i) ☐ ☐ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
(ii) ☐ ☐ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) ☐ ☐ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home (initial).

(e) Purchaser has (initial (i) or (ii) below):

- (i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards; or

- (ii) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

- (f)  Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
- (g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 dotloop verified 09/21/26 4:56 PM EDT IHAH-XSQL-CRNA-VUXO	
Seller Signature	Date
	Purchaser Signature
	Date
Seller Signature	Date
	Purchaser Signature
	Date
 dotloop verified 09/22/26 11:19 AM EDT GPRN-VU71-GWOH-G6UT	
Seller's Agent Signature	Date
	Purchaser's Agent Signature ¹
	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Unrepresented Buyer Acknowledgement

Customer: A party to a real estate transaction who may receive information from a real estate agent but is **NOT** represented by that agent.

This Unrepresented Buyer Acknowledgement (the “Acknowledgement”) is made by

_____ (“Buyer”)

regarding the property located at 345 East Simpson Street

Alliance, OH 44601 _____ (the “Property”).

Coldwell Banker Schmidt Realty represents the seller of the Property.

1. **BUYER IS UNREPRESENTED.** Buyer is not currently represented by, or otherwise working with, a real estate agent.
2. **COLDWELL BANKER SCHMIDT REALTY REPRESENTS SELLER ONLY, NOT BUYER.** Coldwell Banker Schmidt Realty does not represent Buyer or Buyer’s interests. Coldwell Banker Schmidt Realty solely represents the interests of the seller of the Property.
3. **NO AGENCY RELATIONSHIP WITH COLDWELL BANKER SCHMIDT REALTY.** There is no agency relationship between Buyer and Coldwell Banker Schmidt Realty. In the course of representing the seller of the Property, Coldwell Banker Schmidt Realty may perform several real estate activities including, without limitation, the following:
 - Answer questions about the Property;
 - Hold open houses of the Property;
 - Conduct tours of the Property;
 - Transcribe a prospective buyer’s offer terms into contract form (although Buyer agrees it remains Buyer’s sole responsibility to review, complete, understand, and sign such contracts).

Neither those activities nor this Acknowledgement create an agency relationship between Buyer and Coldwell Banker Schmidt Realty. If, at a later date, Buyer would like to be represented by a Coldwell Banker Schmidt Realty agent in Buyer’s efforts to purchase this Property or a different property, then Buyer will enter an agency agreement with Coldwell Banker Schmidt Realty at that time. Unless and until Buyer enters an agency agreement with Coldwell Banker Schmidt Realty, Buyer understands and agrees that Coldwell Banker Schmidt Realty does not represent Buyer’s interests in the purchase of this Property or any other property.

4. **OPPORTUNITY TO CONSULT WITH AGENT.** Buyer understands that real estate transactions are complex and that real estate agents can provide valuable services in guiding their clients through the real estate transaction process. Buyer acknowledges that by deciding to remain unrepresented, Buyer (and Buyer's attorney, if applicable) will be solely responsible for reviewing and understanding all contracts and documents pertaining to the Property or any other transaction. Buyer understands that Buyer is free to work with a real estate agent of Buyer's choosing; however, Buyer has independently decided to remain unrepresented at this time. If Buyer later decides to engage a real estate agent in connection with the Property, Buyer will instruct their agent to immediately contact the Coldwell Banker Schmidt Realty agent listing the Property.
5. **NO WARRANTIES OR REPRESENTATIONS BY COLDWELL BANKER SCHMIDT REALTY.** Coldwell Banker Schmidt Realty makes no warranties or representations regarding the value of or the suitability of the Property for Buyer's purpose. Buyer acknowledges that Buyer is solely responsible for making all inspections and investigations necessary to satisfy Buyer as to the Property's suitability and value. Buyer acknowledges it is Buyer's responsibility to research and verify, to Buyer's satisfaction, the school district, zoning codes and designations, taxes associated with the Property, the existence of property permits, public records, information about proposed or planned construction or development, the existence of conservation restrictions or any other restrictions, etc. Buyer acknowledges that Buyer is responsible for obtaining Buyer's own real estate, legal, and tax advice regarding the Property and any related transaction, and Buyer is not relying on Coldwell Banker Schmidt Realty for such matters.

Buyer understands and agrees to the terms and conditions of this Acknowledgement.

Buyer Signature Date _____

Print Name _____

Buyer Signature Date _____

Print Name _____