

# Auction

**SATURDAY, JULY 21, 2012 - 10:00 A.M.**

**Selling For: The Heirs Of The Late John Fay, Sr.  
HOUSE & LOT + PERSONAL PROPERTY**

**132 PEARL AVENUE (JOHNSPORT SUBDIVISION), CAMPBELLSVILLE, KY**

**Just Off Of The Old Lebanon Road, Near Taylor Regional Hospital - Auction Signs Posted.**

**GREAT INVESTMENT OPPORTUNITY! - SUPER LOCATION!**

**A FIXER UPPER READY FOR YOUR PERSONAL UPDATES**

**REAL ESTATE:** A one owner brick split level house containing 4 or 5 bedrooms and 2 baths. The upper level features a living room, kitchen with dining area and built in dishwasher - oven and range, 3 bedrooms and a bath. The lower level features a den, bath, 4th bedroom, a bonus room, laundry area, a 1 car drive in garage and storage. The house has central heat and air, has lots of room, but is in need of updating. Other improvements consist of a small storage building. All on a nice lot approximately 100' x 150' m/l. **SUPER LOCATION!** Walking distance of Taylor Regional Hospital, Convenience store, City Lake and Miller Park. **INSPECTION:** The auctioneers will show the property anytime by appointment. Call 465-7051. Or attend open inspection Friday, July 13, 4:00 p.m. to 5:30 p.m. Your inspection invited and appreciated.

**AUCTIONEER'S NOTE:** The Fay house was built in 1973 and is ready for your personal updates. This property is located in a good neighborhood with easy and convenient



access to all of Campbellsville, doctors, hospital, and more. If you are in the market for a large home, a fixer upper or looking to make an investment, be sure to look this property over before auction day, make any arrangements or inspections necessary and be prepared to **Bid & Buy, Saturday, July 21, at 10:00 A.M.** We'll see you there! *John and JohnWayne Kessler*

**PERSONAL PROPERTY: FURNITURE:** Fruitwood china cabinet, bunk bed, cabinet, bookcases, quilt rack, library cabinet, computer desk, chairs, stools, maple desk, couch, table and chairs, rocker, metal desk, 1960's bar, arm chair, TV, stereo, tables, school desk and chair, maple chairs, steel glass front cases.

**ANTIQUES - COLLECTABLES - HOUSEHOLD - TOYS:** Glassware, Collectable Dolls (some Ashton-Drake), Collector Die Cast Cars, Mickey Mouse can, puzzles, L. C. Smith-Corona typewriter 10<sup>th</sup>, games, construction toys, toys, picture frames, tapes, albums, records, glasses, trombone, toaster oven, iron skillet, pots, pans, cooking utensils, decorations, Dust Buster vacuum, lamps, dolls, race set, stuffed animals, fans, typewriters, suitcases, cookbooks, lots and lots of books - some antique, lots of miscellaneous items too numerous to mention. **APPLIANCES:** Maytag washer, Amana dryer, Coldspot refrigerator. **TOOLS - BOAT -**

**MISCELLANEOUS:** Craftsman hand tools, ladders, metal shelves, small drill press, saws, cart, oil cans, extension cords, tool boxes, wrenches, shop vac, work benches, ax, weights, bicycle, wheelbarrow, small boat, sewer tape, yard tools, hedge trimmer, weed eater, sled, other miscellaneous items.

**TERMS: REAL ESTATE:** 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before August 21, 2012. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids to determine the final sales and

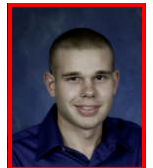
purchase price. ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose including lead based paint.

**OWNERS: HEIRS OF THE LATE JOHN FAY, SR., JEANNE SMITH, POA**

**FOR AUCTION INFORMATION CONTACT:**

**JOHN KESSLER, REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER  
www.kesslerauction.com 270-465-7051**

**AUCTION CONDUCTED BY:**



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Let Us Do The Crying"

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