

# Auction

**SATURDAY, NOVEMBER 13, 2021 - 10:00 A.M.**

**PAULINE MCGINNIS ESTATE  
HOUSE & LOT - 2 CARS & PERSONAL PROPERTY**

**111 PATTERSON COURT, CAMPBELLSVILLE, KY**

**JUST OFF OF LEBANON AVENUE NEAR THE TAYLOR CO. SCHOOL BUILDING - - AUCTION SIGNS POSTED !**



**REAL ESTATE SELLS FIRST AT 10 AM – FOLLOWED BY THE PERSONAL PROPERTY  
IDEAL FOR A PERSONAL HOME OR FOR RENTAL/ INVESTMENT**

**REAL ESTATE:** A brick and aluminum sided ranch home containing 3 bedrooms, bath, kitchen and dining area, living room, den and laundry room. This home has carpet and vinyl flooring, central heat and air, and public water. Other improvements consist of a detached storage building. This home is on a corner lot fronting on both Patterson Court and McClelland Court (new survey underway). This property is conveniently located and within walking distance of Miller Park, City Lake, and much more. **INSPECTION:** The property can be inspected Friday, November 5 from 4:00 P.M. to 5:30 P.M. or the auctioneers will show the real estate by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** This property sells at public auction where you, the buyer, will determine the price. We invite you to look the property over before auction day and to make any arrangements necessary and come prepared to **BID & BUY, Saturday, November 13, at 10:00 A.M.** The real estate will sell first. The personal property can be inspected 1 hour prior to the auction. *We'll see you there! John and John Wayne Kessler.*

**PERSONAL PROPERTY: CARPORT:** A portable carport approximately 18' X 18'. **CARS:** 2002 Nissan Sentra 72,800 miles, 1996 Lincoln Town Car



142,200 miles. **FURNITURE:** china cabinets, curio cabinets, 3 full size beds, chest of drawers, dressers, end tables, kitchen table and chairs, mirrors, love seat, couch & love seat, 2 recliners. **ANTIQUES - COLLECTABLES & HOUSEHOLD:** oil lamp, cast iron cookware, dolls, pots & pans, cooking utensils, several sets of dishes, Tupperware, home decor, lamps, crock pots, pictures, books, material, coolers, sewing machine & supplies, afghans, quilts & quilt tops, wheelchair, handicap items, walkers & canes, anti que fire extinguisher. **APPLIANCES:** RCA washing machine, Frigidaire dryer, Frigidaire microwave. **LAWN & GARDEN:** picnic table, outdoor chairs, **And many more items too numerous to mention.**

**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 December 28, 2021. **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 on the real estate and personal property to determine the final sales and purchase price. ALL BUYERS NOT KNOWN BY 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.

**Pauline McGinnis Estate, Owners - Tammy Warren, Danny McGinnis & Brenda DeSpain, Co - Executors - Mackenzie DeSpain, Attorney**

## FOR AUCTION INFORMATION CONTACT:

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



**AUCTION CONDUCTED BY:**



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