

# Auction

SATURDAY, SEPTEMBER 10, 2022 - 10:00 A.M.

Roselean Sullivan Jones Estate

40 COUNTRY VIEW COURT, CAMPBELLSVILLE, KY

Located Just Off Highway 70 - Auction Signs Posted !

HOUSE & LOT  
PERSONAL PROPERTY



**REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY**

**REAL ESTATE:** A 1 owner Brick ranch house containing 3 bedrooms (2 with hardwood floors), bath, living room, kitchen and dining area, large utility room, attached garage and central heat and air. This house has been well cared for and is move in ready. The lot is approximately 100' X 179' X 100' X 186', more or less, according to the deed and is a part of Country View Subdivision. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, September 2 from 12 Noon to 1:00 P.M. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** This well maintained home is conveniently located in an established neighborhood and is move in ready. Mr. & Mrs. Jones bought this house new and it shows the pride they had in it. We invite you to take a look at this property, and make any arrangements necessary and come prepared to **BID & BUY, Saturday, September 10, at 10:00 A.M.** This home sells at public auction where you, the buyer, will determine the price. The real estate will sell first. The personal property offers something for everyone and features many nice pieces of Cherry and modern furniture, glassware, and collectables. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: [www.kesslerauction.com](http://www.kesslerauction.com)

**PERSONAL PROPERTY: CAR:** 2014 Chevy Impala LT (4 door, 6 way power driver seat), 45,253 miles. **FURNITURE:** Cherry corner cabinet, Cherry cannon ball bed, Cherry Chest, Cherry sugar chest, Cherry table, Cherry tea cart, Cherry foot stool, Cherry lamp tables, Amish made oak corner cabinet & china cabinet both w/tin in doors, china cabinet, Lazy boy recliner, cedar chest, Phillips flat screen TV, table & 4 chairs, couch & love seat, arm chair, large mirror, book case. **ANTIQUES - COLLECTABLES - HOUSEHOLD:** Fostoria (American, cups, glasses, pitcher, desert glasses, cake stand & more), pitcher & bowl, LaGrande china, globe lamp, milk glass, Carina china, set of tea dishes, several quilts, kerosine lamps, George Washington bedspread, antique glassware, dishes, cook ware, granite, Tupperware, Pinky & Blue Boy pictures, lamps, Corning Ware, costume jewelry, gold - sterling & other jewelry, lamps, linens, prints (including Dexter Bowles & others), cookbooks, decorations, flowers. **COINS:** 2 Sacagawea coins, Mercury dimes (various years), 1909 wheat penny, Kennedy half dollars (various years), Bicentennial half dollars, 1963 Liberty half dollars (various years), 1943 half dollar, Roosevelt



dimes (various years), nickels, state quarter collection (1 on board and 1 loose), foreign coins, other miscellaneous coins. **TOOLS & MISCELLANEOUS:** garden tools, miscellaneous hand tools. **APPLIANCES:** Frigidaire range, Frigidaire refrigerator, Maytag washer & dryer, microwave, Frigidaire chest freezer. **Plus Lots Of Miscellaneous 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 October 25, 2022. **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.

Owners: Roselean Sullivan Jones Estate - Connie Sullivan Phillips, Executrix - John Bertram, Attorney

**FOR AUCTION INFORMATION CONTACT:**

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

[www.kesslerauction.com](http://www.kesslerauction.com) 270-465-7051

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Sales Assoc. - App. Auctioneer  
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