



ABSOLUTE Auction

**Mrs. Betty French
Estate**

House, Lot & Personal Property

Saturday, May 18, 2013 at 10:00 a.m.

430 Williams St. - Mt. Vernon, KY

In order to settle the estate of the late Mrs. French, her heirs have authorized our firm to sell everything, including the real estate and personal property.

This brick home features a formal living room, kitchen, breakfast area, dining room, family room with fireplace, 3 bedrooms, 2 1/2 baths, a large sunroom, entry foyer and full basement. Amenities include: wall-to-wall carpet, 2-car attached garage, gazebo, built-in oven and range, dishwasher, trash compactor, intercom system, city water, city sewer and KU electric.

This home is situated on a large lot measuring approximately 1 1/2 acres.

In addition to the real estate the following personal property items will be selling:

Furniture & Lamps: 4 pc. Poster Bedroom suite: Bed, Chest of drawers, dresser, nightstand ~ 3 pc. Bedroom Suite: Full bed, Chest of Drawers & Dresser ~ 4 pc Bedroom Suite: Full size bed, Dresser, Chest of Drawers, Nightstand ~ Sectional sofa with end recliners ~ Coffee and end tables ~ Kitchen Table & 2 chairs ~ Upholstered recliners (matching pair) ~ Table lamps ~ Triple Oval mirror ~ Dining Room set: table with 6 cane back chairs and China Cabinet ~ Magazine rack ~ matching set of Bookshelves ~ Kerosene lamp ~ Loveseat ~ Rocker ~ Recliner ~ Entertainment center ~ Pedestal type table ~ TV stand ~ Glass-top Coffee table ~ twin bed ~ loveseat glider and more!

Glassware, Prints & Miscellaneous: large Area Rugs (oriental type) ~ Ceramic novelties ~ set of China ~ KY Bicentennial gold rim glasses ~ stemmed glassware ~ flower arrangements ~ Brother sewing machine (electric) ~ Home Interior prints ~ cake plates ~ cookie jars ~ Bread box ~ Carnival pitcher grape pattern ~ pressure cooker ~ bakery dishes ~ jewelry stand ~ RC T.V.'s ~ several dolls with crocheted clothes ~ Crosley T.V. ~ 2 metal lawn rocking chairs ~ water fountain and much, much more!

Terms: Real Estate: 20% down the day of the sale, balance in 30 days. Personal Property: Cash or check in full the day of the sale. MasterCard and Visa will also be accepted with a 3% (or \$3.00 minimum) processing fee.

Note: The purchaser of a single-family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead-based paint. The period for inspection begins May 8th through May 17th. The successful bidder must sign a waiver of the 10-day post sale inspection period.

Note: Parking will be at the Mt. Vernon Elementary parking lot. We will have a shuttle going to and from the property.

Auctioneer's Note: It's hard to find a nice brick home with such a large lot in the city limits. This home is in a very convenient location, being walking distance from the grocery stores, schools, hospital and downtown Mt. Vernon. Remember this is an Absolute Auction ... Last Bid will Buy!!

Announcements the day of the sale take precedence over printed matter. Contact the auctioneers for more information or log on to www.fordbrothersinc.com.

AUCTIONEER: SAM FORD

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