

# Estate Auction



**SATURDAY, JUNE 2<sup>nd</sup> @ 12 NOON**

**LOCATED at 90 WELLS AVENUE in OWINGSVILLE, KY**

**House & Lot**

This Beautiful, Well Maintained, Starter or Retirement home is Handicap Accessible. Two Bedrooms, One Full Bath, Kitchen with Refrigerator and Electric Range, Dining Room, Living Room, Utility Room, and Screened-In Back Porch, All on One Level. 10' Ceilings, Approximately 1400 Sq. Ft., Central Heat and Air. Living Room has a Fireplace. Hardwood and Vinyl Floors. Paint and Papered Walls. Spacious Front Porch. Fenced Backyard with a 12' x 20' Garage Building. All Situated on a Well Landscaped 75' x 172' Corner Lot Extending from Wells to Goodpaster Avenue.

This Well-Located Property is Conveniently Accessible to All Businesses, Churches, and Schools. Within Walking Distance to Most. All City Amenities. Contact Selling Agents to View Prior to Auction.

**Owner - Flossie Maze Estate  
Phyllis Roberts, Executrix**

**TERMS:** 10% Down Payment Day of Auction. Balance On or Before 30 Days and Possession with Deed. 2012 Property Taxes Will Be Pro-Rated. Potential Bidders Will Have 10 Days Prior to Auction to Conduct Any Inspections Including Lead Based Paint Tests. Buyer Will Sign a Waiver to Any Post Auction Tests. Selling AS-IS, WHERE-IS.

**ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENTS.**

Sale Conducted By

**LISA ROGERS REALTY**

**Lisa Rogers**  
Principal Broker

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Owingsville, KY 40360  
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**Bobby Rogers** - Principal Auctioneer  
**Rick Rogers** - Apprentice  
**Vernon Stamper** - Apprentice

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