



# ABSOLUTE AUCTION



**Thursday August 5, at 6:00pm**

**4 BR, 2.5 BA House & Lot, Plus Personal Property from the Mark Hail Estate  
Located at 712 Commodore Drive., Somerset, KY.**

**WE HAVE BEEN COMMISSIONED BY THE HEIRS OF THIS ESTATE TO SELL ON THE ABOVE TIME AND DATE THE FOLLOWING:**

**DIRECTIONS FROM SOMERSET, KY:** Take Jarvis Ave off E Mt Vernon (at Somerset Vision Center) and go approx 1 mile and turn right into Hillandale Subdivision. Go straight and Commodore bears right at the end, property is located on the immediate right. **WATCH FOR AUCTION SIGNS!**

This outstanding 2-story Cape Cod style home is situated on 2 lots and located in an excellent neighborhood being across the street from Hillandale Place. The first floor of the home features a large eat in kitchen with stainless appliances, granite countertops, and wooden floors, formal dining room, formal living room, large entry with wood floor; family room with fireplace and French doors leading to the screened in porch. The back has a large deck and a full 2 car garage. The second story features a large master suite with full bath and double closets, 3 more bedrooms, full bath, laundry, and large finished storage area over the garage. The east and south side of the lot is wooded.



**PERSONAL PROPERTY FROM THE MARK HAIL ESTATE TO BE SOLD:** ▶ 2005 MURRAY 12.5 HP 38" CUT ▶ 3 SETS OF GOLF CLUBS w/TITANIUM TURBO MAX-ORLIMAR TITANIUM ETC ▶ BUCKETS of GOLF BALLS MAPLE TABLE and 6 CHAIRS and HUTCH ▶ DINING ROOM TABLE & 4 ▶ MAROON RECLINER ▶ 2 ORANGE SWIVEL CHAIRS ▶ SOFA TABLE ▶ BRASS COAT RACK ▶ SOFA w/ RELCINERS on EACH END ▶ 2 END TABLES and COFFEE TABLE ▶ ENTERTAINMENT RACK ▶ 3 BAR STOOLS w/ BACK ▶ WOODEN OFFICE DESK w/EXTENSION ▶ AFGHANS ▶ ORANGE RECELINER 3 WOODEN BAR STOOLS ▶ A 6' ALUMINUM STEP LADDER ▶ LIGHT MAPLE TABLE AND 6 CHAIRS ▶ FLOOR MODEL TV ▶ CHILDRENS BIKES AND MOTOR CARS ▶ PUSH MOWERS ▶ WHEELBARROW ▶ GOLF CART ▶ OLD COINS, INCLUDING 1854 GOLD PIECE. ALL COINS ARE GRADED AND CERTIFIED. **PLUS MORE ITEMS TOO NUMEROUS TO LIST!**



**AUCTIONEERS NOTE\*\*** IF YOU HAVE BEEN LOOKING FOR A NICE LARGE HOME IN SOMERSET CITY LIMITS AND IN SOMERSET SCHOOL SYSTEM, BE SURE AND LOOK THIS PROPERTY OVER BEFORE AUCTION. ALSO COME CHECK OUT THIS PERSONAL PROPERTY THAT IS IN GOOD CONDITION! **COME PREPARED TO BID & BUY!**  
**TERMS\*\*** 15% DOWN ON REAL ESTATE DAY OF AUCTION. BUYERS MUST PAY BALANCE ON OR BEFORE 30 DAYS. POSSESSION ON OR BEFORE 30 DAYS. 2010 TAXES PAID BY PURCHASERS. BUYER TO ASSUME INSURANCE AT SIGNING OF PURCHASE CONTRACT. CASH, APPROVED CHECK BY AUCTION FIRM OR CREDIT CARD FOR PERSONAL PROPERTY. POSSESSION WITH PAYMENT OF ITEMS  
**\*\*NOTE\*\*** A 6% BUYERS PREMIUM WILL BE CHARGED ON ALL REAL ESTATE SOLD AND A 10% BUYERS PREMIUM WILL BE CHARGED ON PERSONAL PROPERTY SOLD TO DETERMINE THE FINAL SALES PRICE.  
**\*\*AUCTIONEERS/BROKER DISCLAIMER\*\***THE INFORMATION CONTAINED IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. NO GUARANTEE, EXPRESSED OR IMPLIED IS GIVEN OF THE INFORMATION CONTAINED IN THIS ADVERTISEMENT. NO LIABILITY FOR ITS ACCURACY, ERROR OR OMISSIONS IS ASSUMED BY THE OWNERS OR THEIR AGENTS. BUYERS SHALL RELY ON THEIR JUDGEMENT AND INSPECTION. PROPERTY SELLING "AS-IS-WHERE-IS" WITH NO WARRANTIES EITHER EXPRESSED OR IMPLIED AND WITH ALL FAULTS. ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL OR ORAL STATEMENTS.

**RICK BARKER - PRINCIPAL AUCTIONEER**

**SAMUEL RAY GODBY-Auctioneer GARY GODBY-Auctioneer JULIE HAMILTON- Auctioneer  
GARY EDWARDS-Auctioneer WILLARD BULLOCK- Auctioneer TONY SAYLOR- Apprentice Auctioneer  
PEGGY TUCKER, AMY TUCKER, CONNIE DENHAM, DEBBIE ROGERS Clerks/Cashiers**