

TERMS: REAL ESTATE: A Non-Refundable 15% deposit to be made to Golden Rule-Wilson Real Estate & Auction #2, LLC Escrow within 48 hours of auction close via cashier's check, personal check, wire transfer; and balance due with deed on or before 30 days from auction date. No contingencies—**IF YOU CAN'T CLOSE, DON'T BID.** A ten percent buyer's premium will be added to the final bid to determine the final sales price. Taxes will be pro-rated at closing. Property to be transferred with a good insurable General Warranty Deed; however, purchaser is responsible for own title search prior to closing if desired.

PERSONAL PROPERTY: Accepted methods of payment are cash, cashier's check, personal/business check (Must have I.D), Visa, MasterCard or Discover with a 3% onsite processing fee (minimum processing fee of \$3). Personal and business checks will be verified for sufficient funds before items are removed from the auction site. All purchases that have not been paid by Friday, September 13th, at 6 P.M. EDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3).

If you are the winning bidder, auction company reserves the right to charge the credit card used at registration, plus any fees. **All property is sold in "AS IS" and "WHERE IS" condition. ALL SALES ARE FINAL! SEE FULL TERMS & CONDITIONS UPON REGISTRATION.**

BUYER'S PREMIUM: 10% Buyer's Premium applies on all real estate and personal property.

SALES TAX: Sales Tax DOES NOT apply to the house. KY Sales Tax (6%) applies only to personal property and those without resale exemption certificates.

**SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE
@ www.GoldenRuleAuction.com**

AUCTIONEER'S NOTES: This would make a great property for income producing property with room for expansion! Get online and get bidding at your price!

NOTE: Purchaser will be required to sign a lead-based paint waiver as required on any house built prior to 1978.



NO MINIMUMS! NO RESERVES! EVERYTHING SELLS REGARDLESS OF PRICE!

ONLINE ONLY ABSOLUTE AUCTION!

ENDING TUESDAY, SEPT. 10TH, AT APPROX. 7 P.M. EDT FAST TIME

AFFORDABLE HOUSE OR GREAT RENTAL PROPERTY!



Affordable 2 to 3 Bedroom Vinyl Sided House on 1.98 Acres, m/l, with 19 ft. x 60 ft. Detached Garage/Shop. Also, Some Personal Property.

AUCTION HELD FOR TODD BLANKENSHIP AND REGINA BLANKENSHIP

HOW TO BID: BID ONLINE NOW BY CLICKING THE ONLINE BIDDING LINK AT

www.GoldenRuleAuction.com

You can manually bid each time or conveniently use the Maximum Bid feature & let the computer automatically bid for you in increments just over the next highest bidder or until it reaches your max bid.

PLEASE FOLLOW THE PROMPTS TO REGISTER BY CLICKING THE ONLINE BIDDING LINK & OBTAINING A USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

LOCATION: Just minutes from town off Hwy 49 at **1552 Bryant Ridge Rd, Liberty, KY (Casey County).**

DIRECTIONS: From Liberty, KY take Hwy. 49 North approx 1 mile, then left onto Bryant Ridge Hill Rd., then left at the top of hill and proceed to property less than a mile on the right. **Auction Banners Posted.**

Two Locations to Better Serve You!

GOLDEN RULE - WILSON

Real Estate & Auction #1, LLC

1004 Jamestown Street
Columbia, Kentucky 42728

270-384-1111 • 1-800-854-9992

Christopher B. Wilson - Broker & Auctioneer
CFO - Tia White

Sales Associates - Melissa Fudge, Elaine Rowlett
Kathy Nisley, Elbert Barlow, Logan Soudsky, Paula Caldwell
Sales Associate & Auctioneer - Arty Robertson, Danny Mosser
Associate Broker - Veronica Mosser
App. Auctioneer - Danny Fudge, Todd Robertson
Executive Assistant - Doreen Popplewell



www.GoldenRuleAuction.com

Experience Could Pay Dividends

Your "Network" Real Estate Company

GOLDEN RULE - WILSON

Real Estate & Auction #2, LLC

21 East Steve Wariner Dr. • Suite A
Russell Springs, KY 42642

270-866-6600 • 1-800-410-5155

Christopher B. Wilson - Broker & Auctioneer
Sales Associate & CFO - Pam Emerson

Sales Assoc. & App. Auctioneer - Troy Colley
Sales Associates - Larry Emerson, John David Hale, GaiVon Antle
Auctioneer - Alex Popplewell
Executive Assistant - Robin St. Pierre

All announcements made day of sale take precedence over any previous advertisement.

Specializing In Estate Auctions



Golden Rule-Wilson Real Estate & Auction #2, LLC.
21 East Steve Wariner Dr, Suite A
Russell Springs, KY 42642

OPEN HOUSE: SATURDAY, SEPTEMBER 7TH FROM 11 A.M. TO 1:00 P.M EDT (FAST TIME)



NICE, LEVEL LAND WITH LONG BLACKTOP ROAD FRONTAGE

LOT #1: House has **1,410 sq. ft. +/-** with 2 bedrooms and optional 3rd bedroom or den, 1 bath with tub & shower, large eat-in kitchen w/ dishwasher, plus large utility room. House has **central heat & air**, slab foundation, vinyl flooring in kitchen/utility/bath, some laminate wood flooring and some carpeting. Main part of house has metal roof. **Detached garage/shop measures 19 ft. x 60 ft.** with 1 enclosed 12.5 ft. x 19 ft. bay & 4 open bays. Property also has older storage shed with storm cellar.



PICK UP LOCATION: 1552 Bryant Ridge Rd., Liberty, KY 42539

PICK UP DATE: Friday, Sept. 13th from 3-5 P.M. EDT

Golden Rule – Wilson, absolutely DOES NOT provide shipping, items to be picked up on location. Removal of items, moving, packaging, loading, transporting, etc. are the sole responsibility of the purchaser. ALL PURCHASED ITEMS MUST BE REMOVED BY THE DEADLINE STATED ABOVE.

DYNAMIC SOFT CLOSE: Golden Rule – Wilson's online auctions also have an auto extend feature. If a bid is placed in the final 3 minutes of an auction, the close of the auction will be automatically extended 3 minutes from the time the bid was placed.

Example: if an auction scheduled to close at 7:00 receives a bid at 6:59, the close time will automatically extend 7:02. The auto extend feature remains active until no further bids are received within a 3 minute time frame.

SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com

- | | | | | | |
|------|---|----|---|----|---|
| Lot# | Description | 26 | Artificial 6 1/2ft. Christmas Tree - Evergreen Mountain Tree | 42 | Scriptures on it Psalm 122:1 Group Lot of Sports Cards - Football, Baseball, Basketball - Included are Shaquille O'Neal Rookie Card & Others |
| 2 | GE Stove | 27 | Glass Cake Stand | 43 | Disney Princess Charm Bracelet & Necklace w/Disney Winnie-The-Pooh Charm |
| 3 | Emerson 900-Watt Microwave | 28 | (3) Small Coolers | 44 | Black & Decker Car Vac |
| 4 | Vintage Wooden Hutch - Distinctive Furniture Made by Stanley | 29 | Large Group Lot of Older Cell Phones & Some Chargers - also a Kodak 8.1 Mega Pixel Camera | 45 | Charbroil Quick Set Grill w/ Propane Tank (like new) |
| 5 | Oak Dining Table w/4 Matching Chairs | 30 | Metal Stanley Thermos | 46 | Child's Plastic Playhouse - needs to be assembled |
| 6 | Sofa - Does include the Decorative Throw Pillows | 31 | Small Group Lot of Tools - Wrenches, Pliers, Flashlight, Tape Measures, Stud Finder and Other Items | 47 | Plastic Fruit of the Loom Cooler & 2 1/2 Gallon Gas Can |
| 7 | Sofa | 32 | Group Lot of Kitchen Items - Coffee Cups, Bowls, Utensils, Beverage Dispenser & Others | 48 | Aluminum Step Ladder |
| 8 | 3 pc. Set - Coffee Table w/Partial Glass Top & Matching End Tables | 33 | Rival Crockpot | 49 | True-Value Lawn Spreader |
| 9 | Panasonic VCR | 34 | (3) Baking Dishes - 8x8 Pyrex, 8x8 Glass Baking Dish & 13x9 Pyrex Baking Dish | 50 | Campbell Hausfeld 100 max psi Air Compressor |
| 10 | GPX DVD Player | 35 | Group Lot of Baking Pans - including Muffin Pans | 51 | Large Group Lot of Tools - Everything Shown on Top of Tool Bench - included are some Craftsman Wrenches, Ratchets, Sockets, Hammers & Other Misc. Items |
| 11 | Entertainment Center opening for the T.V. Measures 28"W | 36 | Oil Lamp | 52 | Group Lot - Rakes, Shovels, Axes, Grubbing Hoes, Levels & Other Misc. Handheld Tools |
| 12 | (2) T.V. 32" Sylvania & White Westinghouse T.V./VCR Combo 13" Screen - (T.V. are NOT flat screens) | 37 | Decorative Lot - Basket Wall Hanging, Chef's Clock & (2) Candle Holders | 53 | White Westinghouse Frost Refrigerator |
| 13 | 3 pc. Set - Framed Print, (2) Wall Candle Holders | 38 | Small Electric Heater | | |
| 14 | 5 pc. Set - (3) Framed Matching Prints also included are (2) Wall Hangings | 39 | Bissell Quick Steamer & Electrolux Carpet Beautifier | | |
| 15 | Group Lot of Decorations - Framed Hummingbird Print, Hummingbird Wall Hangings, Small Shelf & (2) Ceramic Home Interior Birds | 40 | Desk (not solid wood) | | |
| 16 | Small Shelf on Rollers | 41 | Decorative Throw Rug w/ | | |
| 17 | Decorative Lamp With Shade | | | | |
| 18 | Exercise Bike - GEO Mass Advantage Made by Road Master | | | | |
| 19 | Under Cabinet Mount CD/Radio Made by GPX | | | | |
| 20 | Small Phillips CD/Clock Radio w/ Speakers | | | | |
| 21 | Decorative Rug that says HER (does have a few stains) | | | | |
| 22 | Dumbbell Weights - (2) 5lbs, (2) 1 1/2lbs, (1) 2lbs | | | | |
| 23 | Brass Framed Shelf w/Glass Shelves - Measures | | | | |
| 24 | Wooden Crib | | | | |
| 25 | Dresser w/Mirror - Including the Mirror it Measures approx. | | | | |

