

Living Estate

NO BUYER'S PREMIUM!

# AUCTION



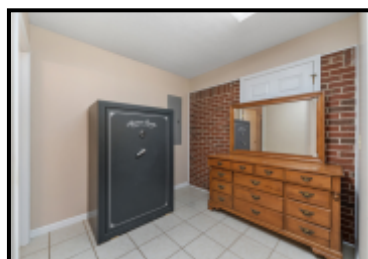
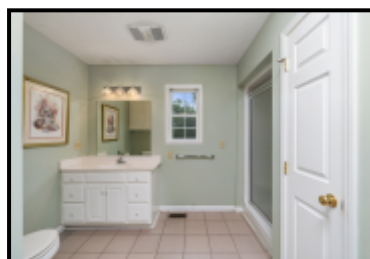
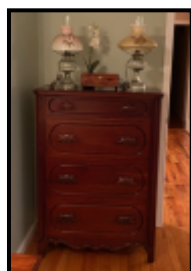
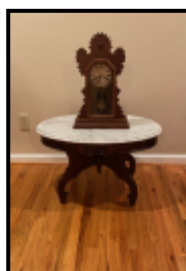
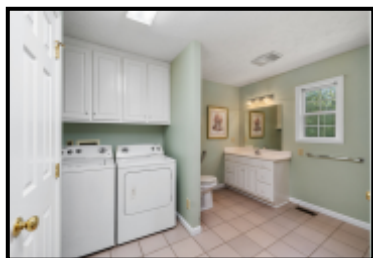
Saturday, October 15, 2022

Personal Property @ 10:00 A.M. & Real Estate @ 11:00 A.M.

Living Estate of Bobbie Jewel Ervin (Widow of the late Mr. Jimmy Ervin)

## Nice 5 Bedroom 3.5 Bath & 2 Full Kitchens 1 Car Carport and Detached 2 Car Garage

With a man cave and also has a 2 bay Utility shed Nice Personal Property  
Information and pictures on both sides.... Please turn over



**Personal Property:** Includes, but not limited to: Nice 4 piece Lillian Russell cherry bedroom suite, Cherry Dining Room drop leaf table w/6 chairs, beautiful cherry china hutch, 2 refrigerators (one Frigidaire stainless looks new), Flat top electric cook stove, dinette table with 6 chairs, sofa console, recliner, 2 antique rocking chairs, flat screen TV w/ stand, several nice old kerosene lamps (most are now electric), Marble top coffee and end table, china, old cedar chest, 2 old mantle clocks, magazine rack, electric iron, potato/onion bin, microwave, blender, canister set, blanket chest, 2 washer and dryers, bowl and pitcher set, desk, 2 bar stools, lamps, vases large dresser, 2 Burton Dye pictures, toaster, waffle iron, juicer, toaster, food processor, dishes glasses, cake plate with cover, bowls and several more items. All appliances except stainless refrigerator are Whirlpool. Go to [www.charlesatnjp.com](http://www.charlesatnjp.com) for more pictures.

**DON'T FORGET the date and time Saturday, October 15th @ 10:00 A.M. - Real Estate @ 11:00A.M.**

**Lead-Based Paint Waiver:** Any building built prior to 1978 may contain lead based paint. Prospective buyers may have this property inspected prior to sale date at their expense. Buyer to sign inspection waiver

**A 1% Broker participation fee will be given to broker that has registered his or her bid 48 hours prior to auction and is present at auction (No Exceptions)**

**Terms:** 15% down payment on real estate due day of auction balance with deed within 45 days. Personal property will be cash or check at auction **Possession:** with deed at closing **Taxes:** for 2022 will be prorated

**Auctioneers Notes:** This house is only on the market due to Mrs. Ervin no longer being able to live alone. We count it an honor to be asked to auction this very nice Real Estate and nice clean personal property. This house would be ideal for 2 families needing to be close to each other, good rental property or possibly medical offices. Make sure to look this good real estate over before the auction and be ready to bid and buy on auction day. This is a very nice and clean property and a very rare find.