

4-BEDROOM VINYL SIDING HOUSE & 2.37 ACRES (Selling in 2 Tracts)

ANTIQUES & COLLECTIBLES • GLASSWARE • FURNITURE • PERSONAL PROPERTY

DIRECTIONS: From Tompkinsville, take Hwy 100 to the Cap Harlan Rd, turn right and go 0.3 miles, turn right on Forest Hills Dr. and proceed to the sale site. Signs posted.

AUCTION

**SATURDAY,
NOVEMBER 7, 2015**

10:00 A.M.



DESCRIPTION OF REAL ESTATE: TRACT #1 — This tract has 1.84 acres of land. Sitting on this lot is a beautiful 2-story vinyl-siding house that has a living room/dining room combination, a kitchen with breakfast area, a nice family room w/gas fireplace, office, utility room w/ full bath, mud room, and a half bath on the first floor. On the second floor there are 4 bedrooms, 2 full baths, and lots of closet space. This home also has a full unfinished basement with lots of storage space, a half bath and has central heat and air. There is a large patio at the rear of the home and entire lot is well landscaped with a large asphalt driveway. Also, on the property is a 20'x15' vinyl-siding storage building that has a concrete floor.

TRACT #2 — This is a beautiful wooded 0.53 acre tract of land that would make a great building site for your dream home.

TAXES: The 2015 city and county property taxes will be prorated as of the date of closing.



VEHICLE: 2004 BMW 5251 with 68,985 miles.

ANTIQUES & COLLECTIBLES: (2) Chest of drawers; cedar chest; square table; round table; sm. drop-leaf table; cherry dresser; ladder-back chair; large & small crocks; McCoy yellow pitcher; McCoy green planter; set of Johnson Bros. china; 15-pc. "Made in Italy" pottery; pink covered compote; pink Jeannette Junior Dinner Set in original box; large collection of Fostoria including 20 stemmed ice tea glasses, 12 stemmed juice glasses, 18 sherbet glasses, butter dish, small & large creamer & sugar bowl, square preserve stand, vase, round cake stand, pitcher, serving tray, 2 small preserve stands, several relish/condiment dishes, turtle, handled tray, footed bowls, small compote, dessert plates, and other items; cast iron skillets, muffin pan, bean pot; pictures; and other items.



FURNITURE — GLASSWARE — SILVER — PERSONAL PROPERTY: Cherry dining table w/8 chairs; buffet; sideboard; Set of Lenox Solitaire china; set of Lenox Christmas china; Chateau Rose by Alvin sterling silver, (14) 4-pc. place settings & 5 serving pieces; Floral Queen Silverplate by Oneida, (12) 5-pc. place settings & 8 serving pieces; Silver coffee & tea set including large tray, coffee pot, tea pot, cream & sugar & other pieces; large silver double chafing dish; sofa; 2 couches; loveseat; 3-pc. bedroom suite; lots of occasional chairs; 4 wing back chairs; end tables; settee; kitchen table & 6 chairs; Maytag refrigerator; upright freezer; GE washer; Maytag dryer; king size bed; dresser; chair & matching footstool; writing desk & chair; bed & night stand; dresser w/mirror; 2 chairs; floral chairs; all kinds and sizes of tables; hall tree; metal & glass tables; bed frame; 2 night stands; wood bed; foyer table; large mirror; 4 drawer chest; Sharp flat screen TV w/DVD player; 32" Seiki flat screen TV; RCA flat screen TV w/DVD player; Small Seiki TV; wooden trunk; (2) 2-drawer chests; iron & wood utility stand; rugs; chairs; 3 card tables & chairs; several step stools, various sizes; crystal pitchers; lots of unique crystal pieces; Chelsia House trays; Bronze statue; (12) 5-pc. place settings Blue & White dishes; Pottery Barn Summer Stripe set of dishes; lots of prints, oil paintings, & pictures; lots & lots of flower pots (various sizes); several French Crocks w/lids; Cuisinart toaster oven; Bunn coffee pot; Ninja slow cooker; T-fal Actifry; pressure cooker; cookware; TV trays; pitchers; lots of decorative pieces; large number of clear dessert plates & bowls; several pitchers & creamers; vinegar & oil bottles; lg. bowl; DuBois Design bowl; lots & lots of glasses; cake plated & cake stands; silver picture frames; rooster glasses; clock; Scrabble Game Boards; crystal lamps; lots & lots of lamps of various sizes; several full-length mirrors; Super Wave oven; stoneware; all kinds of vases; Tupperware; can opener; toaster; pedestal fan; brass pieces; lots of decorative wooden boxes; display cases; misers & blenders;

mixing bowls; kitchen utensils; Pyrex pieces; Corningware; baskets; Crisa marbles; walking canes; ceramic roosters, lions, etc; 3-pc. set of luggage; Kirby vacuum; computer 2 office chairs; Executive chair; office desk; printer, calculator, paper shredder; bed, bath, & kitchen linens; BBQ grill; fountain; garden pottery & statues; ceramic & stone flower pots; metal art; black wrought iron patio furniture (5 tables, 10 chairs, 2 lounge chairs, settee, 2 plant stands); metal chairs; kitchen table; totes; odd chairs & tables; little red wagon; 2 hand sprayers; water hose & reel; trash can; Holland grill; wheel chair & walker; metal step ladder; hand garden tools; Whirlpool dehumidifier; gallon jars; Christmas tree & decorations; book shelf; and many other items.

SALE ORDER: We will begin the sale promptly at 10:00 a.m. with the selling of personal property until 11:00 a.m. at which time we will sell the real estate. We will first sell Tract #1, followed by the selling of Tract #2, and we will then combine the two tracts upon request with the best sale adopted. After the sale of the real estate, we will resume selling the personal property.

TERMS OF SALE:

Real Estate — There will be a 15% non-refundable down payment on the day of the sale with the balance due on or before December 7, 2015. Full possession will be given with the deed. This property is selling "As Is, Where Is" both surface and sub-surface.

Personal Property — Cash or approved check is required on the day of the sale with proper I.D. All buyers must register with a driver's license and obtain a buyer's number in order to bid at this auction. There will be a 6% Ky. sales tax added to all items unless you are a dealer and present a Ky. Sales Tax Exemption form. All items will be selling "As Is" with no warranties expressed or implied. All bidders should satisfy themselves as to the description and quality of each item prior to bidding.



AGENT'S NOTE: We at Proffitt Real Estate Agency, Inc. are honored to have been chosen to sell at public auction the Billie Sue Ray Estate. This auction features a beautiful two-story vinyl siding home and 2.37 acres nestled in one of the nicest subdivisions in Monroe County. If you have been looking to buy a home, then you do not want to miss this opportunity to purchase one that has been well maintained. This auction also features a nice variety of beautiful antiques, collectibles, glassware, furniture, and personal property. So, be sure to mark your calendars and come on out and be with us on Saturday, November 7 at 10:00 a.m. for another fun day at our auction.

Any announcements made day of sale take precedence over all other advertisements. All information contained in our advertisement has been obtained from sources deemed reliable. Sellers and/or Proffitt Real Estate Agency, Inc cannot and do not guarantee its accuracy. Proffitt Real Estate Agency, Inc., their employees, and sellers are not responsible for any accidents.

BILLIE SUE RAY ESTATE - OWNERS

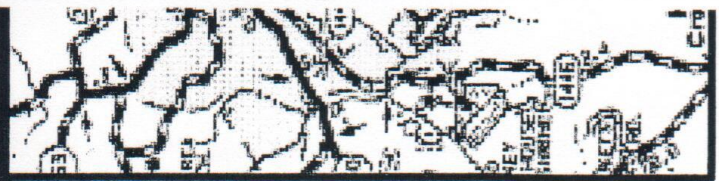
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**"Profit
with Proffitt"**



TRACT #1 IS SUBJECT TO THE CUL DE SAC OF FOREST HILLS DRIVE

FOREST HILLS DRIVE 40' RIW

N 68°52'54" W
99.88'

LOT #17
D.B. 84 PG. 219
EDGE OF
BLACKTOP
DRIVE

TRACT #2
0.53
ACRES ±

N 21°03'54" E 229.21'

LOT #18
D.B. 84 PG. 219

LOT #19
D.B. 67 PG. 747
2 STORY RESIDENCE

TRACT #1
1.84 ACRES ±

DEED BOOK 86 PAGE 361

N 68°42'07" W 349.62'

BETSY RUSH
DEED BOOK 85 PAGE 885
FLAT BOOK 4 PAGE 84

50' RADIUS
EDGE OF
BLACKTOP

S 68°45'47" E 150.03'

DEED BOOK 67 PAGE 223

S 21°12'24" W 180.07'

EXISTING IRON PIN
AT A CORNER POST

EXISTING IRON PIN

SET IRON PIN

IRON PIN
#3013

SUBJECT TO ANY
SEMENTS

ALL CORNERS
SPECIFIED

2" X 1/8"
PLASTIC
PIPE

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DEED

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BILL

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