

TIMOTHY HELVEY



ESTATE AUCTION



FRIDAY EVENING AUGUST 23rd at 6:00 PM
109 Marshall Avenue - CYNTHIANA KY

To settle the Estate of Timothy Helvey, Shawn Ritchey has been commissioned to sell at **AUCTION** the following described real estate:



-] 962± sq. ft.
-] 2 bedrooms
-] 1 full bath
-] Eat in kitchen
-] Living Room
-] Dining Room
-] City sewer & water services

-] 16x21 metal shop
-] Two-8x10 storage buildings
-] Off street parking
-] KU electric
-] Metal roof
-] Enclosed back porch

Attention Investors, Flippers and Landlords!
Don't miss this opportunity!

PREVIEW:
TUESDAY August 20th from 5:00-7:00PM and on sale day from **5:00PM** until sale time



Any inspection for lead base paint or wood destroying organisms must be done prior to auction date and at the expense of the purchaser. **TERMS:** 10% down non-refundable auction day with balance due on or before October 7, 2024. Any financing required must be pre-arranged prior to auction date. **NO EXCEPTIONS. NO BUYERS PREMIUM!!**

For up to date info please visit these websites:

www.switzerassoc.com & www.auctionzip.com

Announcements auction day take precedence over written material.

SWITZER & ASSOCIATES

Shawn Ritchey, CAI Principal Broker & Auctioneer
859-234-2911 — 859 588-0261

Greg Mulberry, Associate Auctioneer

111 S. Walnut St. Synthiana, KY 41031

