

**10:00  
AM**

# AUCTION

**10:00  
AM**

**SATURDAY SEPTEMBER 27, 2008**

## **HOUSE & LOT AND PERSONAL PROPERTY OF MERLIN FAGG DALTON MORRISTOWN, TENNESSEE**

**LOCATION:** 5712 Woods Drive, Alpha Heights #2, 2nd C/D of Hamblen County, TN

**DIRECTIONS:** From Hwy. 11-E in Alpha, turn onto Woods Drive at the SunTrust Bank branch, house on the right.

**DESCRIPTION:** Brick rancher on nice lot, convenient to schools, shopping and churches. Main level features 3 BR's, 1 1/2 BA's, formal living room, dining/den combo, nice kitchen, large carport and patio area. Downstairs features 1 BR, full bath, family room and drive-in-garage.

**TERMS:** Real Estate - 10% down sale day, balance on or before 30 days. Financing needs to be in place. Personal Property - Cash or good check sale day. Everything being sold "AS IS" and "WHERE IS". Please inspect to your complete satisfaction. No warranties either express or implied! There will be a 10% **BUYER'S PREMIUM** added to the final bid!

**POSSESSION:** Real Estate with deed. Personal property with paid receipt.

**UTILITIES:** Appalachian Electric - Alpha-Talbott Utility District.

**AUCTIONEER'S NOTE:** Here is your chance to buy a well kept ranch style home at public auction. Downstairs would be great for in-law quarters or your teenagers. Ideal location, close to Hwy. 11-E, Hwy. 160 and I-81. You will be missing out if you don't make plans now to attend this big auction.

**NOTE:** Please bring your lawn chairs and plan to spend the day as we have lots of household miscellaneous items, tools, equipment, furniture, glassware and collectibles. Parking, food, drinks and restroom facilities available.

**VIEWING:** To preview Real Estate, call our office for an appointment. Personal Property will be available for preview two (2) hours before sale time. Please note that sale time is **10:00 a.m.**



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Please check our WEBSITE AT

\*\*\*\*[www.masengillauction.com](http://www.masengillauction.com)\*\*\*\*

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#### AUCTIONEERS

Hix Masengill - #2389  
Gary C. Wills - #1075  
Betty Lowe - #4759

Firm License #17  
Real Estate Broker

Morristown (423) 586-6654  
Greenville (423) 639-7828  
Knoxville (865) 637-4155  
1-800-621-2144

**MASENGILL**  
  
**Auction Co.**

Announcements the day of the sale take precedence over all advertising.

Experience doesn't cost... it pays!

#### APPRENTICE AUCTIONEERS

John F. McCrary - #4014  
Stephen McCrary - #4007  
Rita Rice - #6038  
Chris Robinson - #6037  
Jeremy McLain - #6228

135 West First North St.  
P.O. Box 1235  
Morristown, TN 37816-1235

**PARTIAL LIST OF PERSONAL PROPERTY**

Cub Cadet Riding Mower  
 2 Craftsman Rolling Tool Carts  
 Craftsman Pressure Washer  
 Drill Press  
 Victor Cutting Torches

Titan (Heavy Duty) Commercial Pump (New)  
 Millermatic 250 Welding Power Source  
 Ladders - Hand Tools  
 Chain Saws - Bolt Cutter  
 Amber Iris Plate & Bowl

Bar Table & 4 Chairs  
 Kitchen Table/4 Chairs  
 RCA 50" TV - Pictures  
 Matching Sofa & Love Seat - Lamps  
 Cable Nelson Piano & Bench  
 Curio Cabinet

China Cabinet  
 5 pc. Bedroom Suite  
 Bookcase & Books  
 Gas Fireplace  
 Craftsman Air Compressor



Wing Back Chair  
 Coffee/End Tables  
 Frigidaire Refrigerator  
 Hot Point Refrigerator  
 Pressure Cookers  
 Flowered Pitcher (Algen)  
 Valmont China (Japan) Petite  
 China (Bavaria) Monika  
 Royal Crown Mustache Cup & Saucer  
 Paul Sebastian 1990 (Mother & Child)



Bowl & Pitcher  
 Cruets-Silverware  
 Food Processor  
 Ice Cream Churns  
 Whirlpool Washer & Dryer  
 Extension Cords  
 Elec. Hedge Trimmers  
 Misc. Tools/Garden Tools  
 Jet-A-Way Pressure Washer  
 Items for catering:  
 Cake Pan Assortment  
 Snack Trays & Cups  
 Compotes  
 Cut Glass  
 Hobnail Glass



Lennox China  
 Bella (China) Ceramica  
 Bubble Glass (Several Pieces)  
 Tea Cups & Saucers  
 Blue Jars  
 Miscellaneous Glasses



Trays (Several)  
 Flower Arrangements  
 Lace Tablecloth

Glassware (Collectibles)  
 Wood Rocker/Glider Rocker  
 Office Desk & Chair  
 Typewriter  
 Floor Safe  
 File Cabinet  
 Paymaster Check Writer  
 Console Table



Christmas Items  
 Easter Items



**BOX LOTS AND MANY MORE ITEMS TOO NUMEROUS TO MENTION!!!**

Under 42 U.S.C. 4852(c) the prospective purchaser of a single family residence built before 1978 has a minimum of ten days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based hazards. The date of the first appearance of this auction advertisement begins this time period and the purchaser will be required to waive the opportunity to conduct any further tests.