

PUBLIC AUCTION

Saturday

April 7, 2018 - 10:00 AM

310 North N Street

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by The Living Estate of Syliva Rhea to offer at Public Auction her Real Property and Personal Property located at 310 North N Street in Duncan, Oklahoma.

Real Property Consists of: a 3 Bedroom Brick/Frame Home (Approximately 1,452 Square Feet) with a Living Room, Dining Area, Kitchen with Dinette and 1 3/4 Bath.

Additional Improvements: Includes an Attached 2 Car Garage with Washer and Dryer Hookup, Storm Shelter and Workshop with Overhead Door (8'). The Home has a new roof installed June 2015. All Situated on a Nice 100'x195' Lot (.45 Acres) in a Good Neighborhood.

Household Furnishings: Including Bedroom Suites, Sofa, Glassware and Collectibles, Washer and Dryer, Shop Tools and Lawn and Garden Tools.

Terms of Sale: 10% Earnest Money on the day of Sale. Balance due at Closing upon delivery of Title and Deed. Personal Property - Cash, Personal or Company Check accepted. Positive I.D. required. Buyers must provide Auction Company a copy of Sales Tax Permit to avoid Sales Tax.

Preview of Real Property and Personal Property will be held Friday afternoon, April 6, 2018 from 1:00 pm to 6:00 pm. Announcements made day of sale supersede all other advertisements.

Auctioneer's Note: Mrs. Rhea is relocating to Kansas City, Missouri to be closer to her family. The Home with Improvements will be offered at 10:00 a.m. Sharp! The Real Property will be offered "As-Is-Where-Is". The Seller reserves the right to accept or reject the final bid. Stephens County Abstract Company will serve as the Closing Agent on the Real Property.

Gary Criswell Auction Service & Real Estate, Inc.

(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)

580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248