



Auction

**Saturday
August 29, 2009
10:00 a.m.**

**101 North 21st Street
Duncan, Oklahoma**

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned to offer at Public Auction the Real Property of the Estate of Johnny V. Hennan and a 2004 Trail Cruiser Travel Trailer (like new - One Owner).

Real Property consists of a nice 2 Bedroom Home (approximately 956 square feet) with a Living Room, Kitchen with Breakfast Area, and a Full Bath.

Additional Improvements include Vinyl Siding on Home and new Vinyl Windows. The Home has a 1 Car attached Garage (11'5"x23'4") with Washer and Dryer Hook-Up. The interior of the Home has been freshly painted and has new Carpet and Laminate Floor Covering and a remodeled bathroom. All situated on a nice Corner Lot (58'x112') with fully fenced side and back yard and with 2 Carports and a 8'x8' Wooden Storage Building. Sale of Home includes Washer/Dryer, Refrigerator, Stove and Dishwasher.

The Travel Trailer is a 26' Ultra Lite with a Queen Size Bed, 2 Bunk Beds, Kitchen and Bath. Features include a 17' Awning and two 20-Gallon Propane Tanks. Travel Trailer also includes Sway Bar and "RvQue" BBQ Grill.

The Real Property will be offered at Public Auction at 10:00 a.m. Sharp!

Terms of Sale: 10% Earnest Money on Real Property 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, August 28, 2009, from 1:00 p.m. to 6:00 p.m. Announcements made day of sale supersede all other advertisements. Please plan to attend this Auction.

Auctioneer's Note: This is a very nice home "move in ready" in a good neighborhood. Please see to appreciate. The Travel Trailer is very nice with a number of features. The Real Property will be offered "As-Is-Where-Is." The Estate of Johnny V. Hennan reserves the right to accept or reject final bid. Stephens County Abstract Company will serve as Closing Agent on the Real Estate.

Gary Criswell Auction Service & Real Estate, Inc.

"Specializing in Real Estate & Estate Auctions"

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