

# PUBLIC AUCTION

KNOWN AS



**115 ELM STREET HATFIELD, MASSACHUSETTS**



**Main Entrance**



**Completed Units 1 & 2**



**Framed Units 15A & B**



**CAPPED FOUNDATIONS**

**INTERIOR ROAD**

**2% BROKER INCENTIVE OFFERED!!!**

**Send for BIDDER'S INFORMATIONAL PACKAGE Or Visit our Website at [WWW.POSNIK.COM](http://WWW.POSNIK.COM)**

**INSPECTIONS: Saturday, May 1<sup>ST</sup> - 10:00 A.M. to 2:00 P.M. & Morning of Sale - 8:30 A.M. to 11:00 A.M.**

**★ CLOSE PROXIMITY TO INTERSTATE 91, ROUTE 5, AREA SHOPS, SERVICES AND NORTHAMPTON, MASS. ★**

**HATFIELD VILLAGE**

**• LOCATION • LOCATION • LOCATION •**

**LAND: ±9½ ACRES • ±583 FT. FRONTAGE ALONG SOUTH SIDE OF ELM STREET •  
ZONED: RURAL RESIDENTIAL WITH SPECIAL PERMIT FOR 44 UNIT  
OVER 55/AGE RESTRICTED HOUSING DEVELOPMENT •**

**IMPROVEMENTS:**

- ★ (2) COMPLETED ONE STORY GARDEN STYLE (5) ROOM CONDO UNITS (BUILT 2008)  
W/ 1130 SQ. FT. OF LIVING SPACE INCLUDING:
  - (2) BEDROOMS • (2) FULL BATHS • OPEN LIVING ROOM/DINING ROOM W/ CATHEDRAL CEILING •
  - KITCHEN FULLY APPLIANCED • HEATED & COOLED SUNROOM – OPENS TO 10' X 12' REAR PATIO •
  - FULL BASEMENT • ATTACHED GARAGE • CENTRAL AIR & VAC. SYS. • GAS FORCED AIR HEAT •
  - PAVED DRIVEWAY • CITY SEWER & WATER •
- ★ (2) FRAMED ONE STORY GARDEN STYLE (5) ROOM CONDO UNITS (BUILT 2008) •
- ★ (3) FOUNDATIONS POURED & CAPPED FOR 6 UNITS •
  - INFRASTRUCTURE IN PLACE FOR THE REMAINING 40 UNITS •
  - 48 FT. WIDE PAVED ENTRANCE DRIVEWAY • PAVED CIRCULAR INTERIOR ROAD •

VISIT OUR WEBSITE AT [WWW.POSNIK.COM](http://WWW.POSNIK.COM)

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



MORTGAGEE'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

• HATFIELD, MASSACHUSETTS •

OVER 55/AGE RESTRICTED 44 UNIT  
CONDOMINIUM DEVELOPMENT

• ±9½ ACRES OF LAND •

KNOWN AS



• (2) COMPLETED GARDEN STYLE UNITS • (2) FRAMED UNITS •  
★ SPECIAL PERMIT FOR 44 UNIT  
OVER 55/AGE RESTRICTED HOUSING DEVELOPMENT ★

115 ELM STREET HATFIELD, MASSACHUSETTS

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

**TUESDAY, MAY 11<sup>TH</sup> AT 11:00 A.M.**

SALE PER ORDER OF MORTGAGEE  
C. BARRY WAITE, ESQ.

OF THE FIRM OF RESNIC, BEAUREGARD, WAITE AND DRISCOLL, P.C.  
330 WHITNEY STREET, HOLYOKE, MA  
ATTORNEYS FOR MORTGAGEE

**TERMS OF SALE:** \$75,000.00 DEPOSIT CASH OR BY CERTIFIED OR BANK CHECK  
DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 10 BUSINESS DAYS.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Visit our Website @ [www.posnik.com](http://www.posnik.com)  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
83 State Street  
Springfield, MA 01103

RETURN SERVICE REQUESTED

Presorted  
First Class Mail  
U.S. POSTAGE  
PAID  
Permit No. 12  
Springfield, MA

**LIVE ONSITE & LIVE INTERNET  
BIDDING AVAILABLE**

MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

**TUESDAY, MAY 11<sup>TH</sup> AT 11:00 A.M.**  
**HATFIELD, MASSACHUSETTS**

SALE PER ORDER OF MORTGAGEE  
C. BARRY WAITE, ESQ.

OF THE FIRM OF RESNIC, BEAUREGARD, WAITE AND DRISCOLL, P.C.  
330 WHITNEY STREET, HOLYOKE, MA  
ATTORNEYS FOR MORTGAGEE

**TERMS OF SALE:** \$75,000.00 DEPOSIT CASH OR BY CERTIFIED OR BANK CHECK  
DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 10 BUSINESS DAYS.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**INSPECTION:** SATURDAY, MAY 1<sup>ST</sup> – 10:00 A.M. TO 2:00 P.M.  
& MORNING OF SALE – 8:30 A.M TO 11:00 A.M.

**BID FROM THE COMFORT OF YOUR OFFICE OR HOME!!!**

If you can't personally attend the auction sale, you don't have to miss out on the bidding. You can bid on the property in the following way:

• **INTERNET BID:** Visit [www.posnik.com](http://www.posnik.com) or [bidspotter.com](http://bidspotter.com) to register online.\*

\*We must received the \$75,000.00 deposit by certified or bank check or wire transfer before the auction to secure your bid. No credit cards.

**To Bid Online:** Visit [www.posnik.com](http://www.posnik.com) or [www.bidspotter.com](http://www.bidspotter.com)

Webcasts Powered by



UNITS 1 & 2



UNITS 15A & B

VISIT OUR WEBSITE AT [WWW.POSNIK.COM](http://WWW.POSNIK.COM)

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

MORTGAGEE'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

• HATFIELD, MASSACHUSETTS •

OVER 55/AGE RESTRICTED 44 UNIT  
CONDOMINIUM DEVELOPMENT

• ±9½ ACRES OF LAND •

KNOWN AS



INCLUDING

• (2) COMPLETED GARDEN STYLE UNITS • (2) FRAMED UNITS •  
★ SPECIAL PERMIT FOR 44 UNIT OVER 55/AGE RESTRICTED HOUSING DEVELOPMENT ★

115 ELM STREET

HATFIELD, MASSACHUSETTS

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

**TUESDAY, MAY 11<sup>TH</sup> AT 11:00 A.M.**