

MORTGAGEE'S SALE OF REAL ESTATE BY

# A PUBLIC AUCTION

• LUDLOW •

## 6 ROOM / 3 BEDROOM 1 ½ STORY CAPE STYLE HOME

*"CLOSE PROXIMITY TO SHOPPING, SCHOOLS & PARKS"*

125 Simonds Street LUDLOW, MASSACHUSETTS

To be sold on the Premises

**THURSDAY, AUGUST 23<sup>RD</sup> at 1:00 P.M.**



### Features:

- 1 ½ Story Cape Style Home • ± 1/3 Acre of Land •
- Total of (6) Rooms w/ (3) Bedrooms & (2 ½) Baths •
- ±2,450 S/F of Gross Living Area • Central Air Conditioning •
- Fireplace • Lawn Sprinkler System • Covered Front Entry •
- Rear Deck/ Patio • Vinyl Siding • Fenced In-Ground Pool •
- ★ Two Car Attached Garage ★

#### Terms of Sale:

\$5,000.<sup>00</sup> Deposit Cash or Certified Funds.  
Deposit to be Increased 10% of the Purchase  
Price within Five Business Days of the Auction  
5% Buyer's Premium Applies.  
Other Terms to be Announced at Time of Sale.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
Established 1932

Sale Per Order of Mortgagee  
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