

# PUBLIC AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

## • REAL ESTATE • • COMMERCIAL BUILDING • LAND • 548 SOUTH STREET HOLYOKE, MASSACHUSETTS TO BE SOLD ON THE PREMISES THURSDAY, AUGUST 8<sup>TH</sup> AT 11:00 A.M.



### LAND:

- ± ¼ Acre of Land • ±60' Frontage on South Street •
- Single Curb Cut • Paved Parking for ±10 Vehicles •
- Public Water & Sewer • Zoned: BG – Business General •

### IMPROVEMENTS:

- Single Story Restaurant/Commercial Building •
- ±2,880 S/F of Area • Brick Exterior •
- Commercial Kitchen • Dining Area • Bar • Gaming Area •
- (2) Lavatories • Hardwood Floors • Full Basement •
- Gas Steam Heat • 200 amp Electric Service •
- Attached Rear Storage Area w/ Loading Dock •

### SALE PER ORDER OF MORTGAGEE

GREGORY M. SCHMIDT, ESQ.

OF THE FIRM OF DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.

1414 MAIN STREET, SPRINGFIELD, MA  
ATTORNEY FOR MORTGAGEE

### TERMS OF SALE

**REAL ESTATE:** \$15,000.00 INITIAL DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK  
5% BUYERS PREMIUM APPLIES

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**INSPECTIONS:** MORNING OF SALE – 8:30 A.M. TO 11:00 A.M. & UPON REQUEST

SECURED PARTY SALE OF PERSONAL PROPERTY

## • SPORTS BAR & PIZZA SHOP • RESTAURANT & KITCHEN EQUIPMENT 548 SOUTH STREET HOLYOKE, MASSACHUSETTS TO BE SOLD ON THE PREMISES THURSDAY, AUGUST 8<sup>TH</sup> AT 11:00 A.M.



### SALE PER ORDER OF SECURED PARTY

GREGORY M. SCHMIDT, ESQ.

OF THE FIRM OF DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.

1414 MAIN STREET, SPRINGFIELD, MA  
ATTORNEY FOR SECURED PARTY

### S.S. KITCHEN EQUIPMENT

- Randell 10' Sandwich Prep Unit • True 8' Sandwich Prep Unit TPP-93 •
- (2) Bakers Pride 7' – 1D Pizza Ovens, Mod. Y800 •
- (2) Pitco Gas Fryers • 24" Elec. Griddle • 6B Gas Stove w/ Oven •
- True 80" Reach-In Refrigerator, T72 • True 54" Reach-In Refrigerator, T49 •
- True 27" Port. Freezer, T23F • Delfield 24" Refrigerator •
- ★ (2) Captive Aire 5' & 7½' S.S. Exhaust Hoods w/ Fire Safety Systems ★
- ★ Hobart 80 Qt. Dough Mixer, Mod. M-802 ★
- ★ Taylor 2-Head Port. Ice Cream Machine, Mod. 342-D27 ★
- True Triple Glass Door Beverage Cooler & Scotsman Ice Machine •
- Master-Bilt Glass Door Beverage Cooler • 9' S.S. 3-Comp. Sink •
- Hobart Meat Slicer, Mod. 1712E • Pots, Pans, Trays, Utensils, Glassware, Etc. • Etc. •

### SPORTS BAR FURNISHINGS

- (17) Ass't Sharp, Samsung, Toshiba & Vizio Flat Screen TV's, 32" – 55" •
- (4) 4-Seater Pine & Uph. Booths w/ Pine Tables •
- Formica Top Tables • (30) Bar Stools • 4' Wood Church Pew •
- (80) Ass't Arm, Side & Stack Chairs • Neon Signs •
- Ass't Sports Collectibles & Wall Décor Items • Etc. •
- ★ Logic P.O.S. System w/ Monitors & Cash Drawers ★

★ ±300 Ass't Bottles Beer ★

### MISCELLANEOUS EQUIPMENT

- Maytag Bravos Washer & Dryer • Charm Glow Gas Grill • Raymond Hyd. Pallet Jack •
- Ryobi 15" Vertical Band Saw • Ass't Hand Tools • Toolboxes • Light Stand •
- 24' Ext. Ladder • Sofas, Armoire, Chest, Etc. • Etc. •

### TERMS OF SALE

**PERSONAL PROPERTY:** 25% DEPOSIT CASH OR CERTIFIED CHECK

10% BUYERS PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**INSPECTION:** MORNING OF SALE – 8:30 A.M. TO 11:00 A.M.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

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- SPORTS BAR & PIZZA SHOP**
- COMMERCIAL BUILDING • LAND •
- RESTAURANT & KITCHEN EQUIPMENT •
- FURNISHINGS • MISCELLANEOUS EQUIPMENT •

**CARL'S PIZZA, INC.**

**D/B/A TNT PIZZA**

**548 SOUTH STREET HOLYOKE, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES

**THURSDAY, AUGUST 8<sup>TH</sup> AT 11:00 A.M.**

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

GREGORY M. SCHMIDT, ESQ.  
OF THE FIRM OF DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.  
1414 MAIN STREET, SPRINGFIELD, MA  
ATTORNEY FOR MORTGAGEE & SECURED PARTY

## ORDER & TERMS OF SALE

**REAL ESTATE:** \$15,000.00 INITIAL DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK

5% BUYERS PREMIUM APPLIES

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**PERSONAL PROPERTY:** 25% DEPOSIT CASH OR CERTIFIED CHECK

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OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

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REAL ESTATE – UPON REQUEST

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



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

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

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

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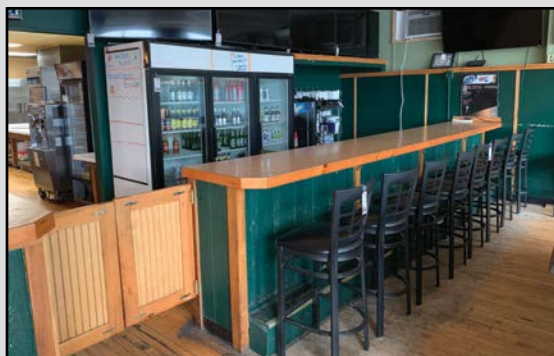
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Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

**THURSDAY, AUGUST 8<sup>TH</sup> AT 11:00 A.M.**  
**548 SOUTH STREET HOLYOKE, MASSACHUSETTS**

- REAL ESTATE • SPORTS BAR & PIZZA SHOP •



**INSPECTIONS:** MORNING OF SALE – 8:30 A.M. TO 11:00 A.M. & **REAL ESTATE** – UPON REQUEST

## TERMS & CONDITIONS:

**EVERYTHING SOLD "AS IS/WHERE IS"**

## TERMS OF SALE:

**REAL ESTATE:** \$15,000.00 INITIAL DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK. 5% BUYERS PREMIUM APPLIES. DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**PERSONAL PROPERTY:** 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER. 10% BUYERS PREMIUM APPLIES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # \_\_\_\_\_ UP TO THE AMOUNT OF \$ \_\_\_\_\_ FOR PURCHASES MADE AT THE TNT PIZZA AUCTION TO BE HELD ON THURSDAY, AUGUST 8TH. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## SALES TAX:

MASSACHUSETTS SALES TAX LAWS APPLY. DEALERS BRING COPY OF EXEMPT CERTIFICATE.

## BID LIVE BY PHONE:

CALL US BY **TUESDAY, AUGUST 6<sup>TH</sup>** TO SET UP THE DETAILS.

## BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER, UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

## IMPORTANT NOTICE:

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVAIL THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.

**Aaron Posnik**

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