

PUBLIC AUCTION

LIVE ONSITE AND LIVE WEBCAST BIDDING

- ±1,500 SEAT**
- **±52,000 S/F BANQUET FACILITY** •
- **BANQUET ROOMS • BALLROOMS • BRIDAL ROOMS •**
• **LOUNGES • BARS • KITCHENS •**
- **±10 ACRES LAND** •
- **RESTAURANT, KITCHEN, BAR & BANQUET FURNISHINGS & EQUIPMENT** •
- **ALL ALCOHOLIC BEVERAGE LICENSE** •

176 SHOEMAKER LANE LLC & OMS HOSPITALITY GROUP, INC

D/B/A

CHEZ
Josef

**176 SHOEMAKER LANE
AGAWAM, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

THURSDAY, MAY 4TH AT 11:00 A.M. (ET)

INSPECTIONS: SATURDAY, APRIL 22ND & APRIL 29TH – 10:00 A.M. TO 3:00 P.M.

& WEDNESDAY, MAY 3RD – 10:00 A.M. TO 4:00 P.M.

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



Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC
AUCTION

TO BE SOLD ON THE PREMISES ONLY

- ±1,500 SEAT**
- **±52,000 S/F BANQUET FACILITY** •
- **±10 ACRES LAND** •

LAND:

- (2) Parcels • Total of ±9¾ Acres •
- Assessor's ID's: H4-1-3 (±6.88 Acres), H4-2-9 (±3 Acres) •
- Municipal Water, Sewer, Electric & Gas •
- Paved Parking for ±450 Vehicles •
- ±320' Frontage on Shoemaker Lane •
- ±642' Frontage on Industrial Lane •
- Paved Circle Driveway • Zoned: Industrial B •

IMPROVEMENTS: (± 1,525 PERSON CAPACITY)

- (2) Ballrooms •
- ±51,900 S/F of Building Area •
- Gas Forced Air Heat & AC •
- (2) Sets of Men's & Women's Restrooms •
- (4) Kitchens • (2) Bridal Rooms •
- 100% Sprinklered •
- Steel & Masonry Construction •
- ±10'-18' Ceiling Heights •
- Concrete & Block Foundation •
- Concrete Block, Brick & Stucco Exterior •
- Rubber Membrane Roof •
- Recessed Fluorescent Lighting •
- Carpeted, Vinyl & Hardwood Flooring •

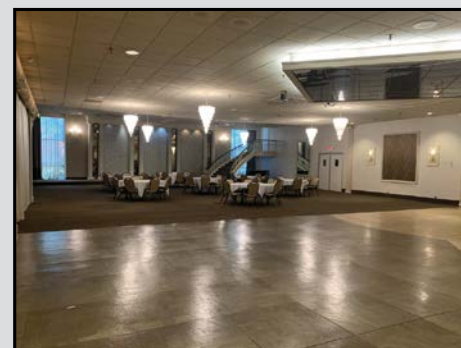
TIVOLI BALLROOM:

- ±275 Seat Capacity • Dance Floor •
- Bar • Coat Check Room •
- Men's & Women's Restrooms •

GRAND BALLROOM:

- ±1,150 Seat Capacity • (2) Dance Floors •
- (4) Bars • Coat Check Room •
- Men's & Women's Restrooms •

★ **Grand Ballroom Can Be Divided Into (2) Ballrooms** ★

**SALE PER ORDER OF MORTGAGEE****THOMAS J. HAMEL, ESQ.**OF THE FIRM OF **COURTNEY, LEE & HAMEL, PC**
31 WENDELL AVENUE, PITTSFIELD, MA**ATTORNEY FOR MORTGAGEE**
TO BE SOLD ON THE PREMISES ONLY**TERMS AND ORDER OF SALE**REAL ESTATE: (TO BE OFFERED FOR SALE ONSITE ONLY)
\$50,000.00 DEPOSIT CASH OR CERTIFIED CHECK.

5% BUYERS PREMIUM APPLIES.

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

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, APRIL 22ND & APRIL 29TH - 10:00 A.M. TO 3:00 P.M.

& WEDNESDAY, MAY 3RD - 10:00 A.M. TO 4:00 P.M.

& MORNING OF SALE - 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST

Aaron Posnik**AUCTIONEERS • APPRAISERS****1% BROKER INCENTIVE OFFERED!!!**

THURSDAY, MAY 4TH AT 11:00 A.M. (ET)

SECURED PARTY SALE OF PERSONAL PROPERTY BY PUBLIC AUCTION

LIVE ONSITE AND LIVE WEBCAST BIDDING

• RESTAURANT, KITCHEN, BAR & BANQUET FURNISHINGS & EQUIPMENT • • ALL ALCOHOLIC BEVERAGE LICENSE •

WALK-IN BOXES

- (8) Bally Walk-In Coolers w/ Blowers & Compressors •
- (2) Bally Walk-in Freezers w/ Blowers & Compressors •

STAINLESS STEEL KITCHEN

- (4) Manitowoc Ice Machines #600 & 1200 •
- (4) Bev-Air & True 1 & 2D Reach-In Beverage Coolers •
- (3) Traulsen, Kelvinator & Herrick Refrigerators •
- (3) Coldelite Soft Serve Machines • Ice Cream Freezers •
- ★ Hobart 80 Qt. Dough Mixer, 3 Ph., Mod. L800 ★
- ★ Hobart Cutter Mixer, 3 Ph., Mod. VCM-40 ★
- (7) Blodgett & Vulcan Dual Convection Ovens, Gas •
- Charbroilers • Stoves • Steamers • Friolators •
- Soup Kettles • Warming Cabinets • Baking Oven •
- (5) Proof Boxes • Microwaves • Hatco Elec. Warmers •
- ★ (2) Hobart & Vulcan Flow-Thru Dishwashers ★
- (4) S.S. Exhaust Hoods, 8', 14', 18' & 20' w/ Ansul Systems •
- Food & Bun Warmers • Coffee Tables • Service Stations •
- (15) S.S. Prep Tables • (60) Alum. Tray Racks •
- (15) Sect.'s Metro Shelving • (400) Dish & Glass Racks •
- Utility Carts • Bar & Kitchen Sinks • Ice Bins •
- (60) Folding Tray Stands • Wire Shelving • Etc. • Etc. •

SMALLWARES

- (3) Berkel & Globe Slicers • Old Tyme Waffle Maker •
- (2) Grindmaster Coffee Grinders • Coffee Makers • Percolators •
- (4) Curtis 3-Spigit Coffee Urns • Bar Blender • T Basters •
- Thermal Drink Dispensers • French Fry Press •
- Chafing Dishes • (150) Cambro & S.S. Serving Trays •
- (500) Sheet Pans, 18"x26" • Roasting & Oval Sheet Pans •
- S.S. Pan Inserts & Plate Covers • Butane Stoves •
- Gd. Qty. Dishware • Glassware • Utensils • Pitchers •
- Salad & Mixing Bowls • Tongs • Lobster Crackers •
- Wicker Baskets • Etc. • Etc. •

LAUNDRY EQUIPMENT

- (2) Wascomat Front Load Washing Machines, #EXSM230C •
- Huebsch Drystad 75 Front Load Dryer, #75CGR •
- Simplex Flatwork Finisher 10' Linen Press, 3 Ph. •
- Fabric Linen & Tub Carts • Gd. Qty. Linen Tablecloths & Napkins •
- Jiffy Port. Steamer • Etc. • Etc. •

OFFICE MACHINES & FURNISHINGS

- (2) Canon Pixma Color Copiers • (2) Epson Color Copiers •
- Surveillance System • All-In-One Machines • Calculators •
- Destroy It Shredder • (2) Meilink 1D Comb. Safes •
- Sentry Floor Safe • Sofas • Chairs • Desks •
- Credenzas • File Cabinets • Framed Pictures • Etc. • Etc. •

BANQUET & RESTAURANT FURNISHINGS

- (175) 5' & 6' Dia. Wood Banquet Tables • (60) Wood Folding Tables •
- (10) 7' & 8' Serpentine Tables •
- (20) Ass't Granite & Formica Top Tables •
- (450) Uph. Stack Chairs • (150) Samsonite Folding Chairs •
- (50) Ass't Arm Chairs • (9) 5-Pc. Wrought Iron Patio Sets •
- ★ (2) Grinnell & Chickering Baby Grand Pianos ★
- Stage Right Folding Stage Platforms • Parque Dance Floor •
- Room Dividers • Podiums • Stanchions • Planters • Etc. • Etc. •
- (30) Ass't Chandeliers • Wall Sconces • Strobe & Spot Lights •
- Port. Coat & Hat Racks • (2) 6' Port. Wagon Buffet Displays • Etc. •

SUPPORT EQUIPMENT

- Minuteman Walk-Behind Floor Scrubber •
- Carpet Extractors • (3) Advance Vacuum Cleaners •
- NSS Buffing Machine • Husky Port. Pressure Washer •
- 4' Lift Truck, 500# Cap. • Lincoln 225 Amp AC/DC Welder •
- Speedaire Port. Air Compressor • Sump Pumps • Air Ionizer •
- Turbo Air Mover • Delta Bench Grinder • Makita Cut-Off Saw •
- (2) Chainsaws • Hand Tools • Toolboxes • Lockers •
- Werner Fiberglass Step & Ext. Ladders • Maintenance Supplies •
- Sound Systems, Amps & Speakers • Etc. •



ALL ALCOHOLIC BEVERAGE LICENSE TOGETHER WITH THE GOODWILL ATTRIBUTABLE THERETO - SOLD SUBJECT TO TRANSFER AND APPROVAL BY THE A.B.C.C. AND THE CITY OF AGAWAM, MASSACHUSETTS LICENSING COMMISSION.



SALE PER ORDER OF SECURED PARTY

THOMAS J. HAMEL, ESQ.

OF THE FIRM OF COURTNEY, LEE & HAMEL, PC
31 WENDELL AVENUE, PITTSFIELD, MA
ATTORNEY FOR SECURED PARTY

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

TERMS AND ORDER OF SALE

PERSONAL PROPERTY: (TO BE OFFERED FOR SALE ONSITE AND ONLINE)

1. (ENTIRETY): \$20,000.00 DEPOSIT CASH OR CERTIFIED CHECK.

2. (INDIVIDUAL LOTS): 25% DEPOSIT CASH OR CERTIFIED CHECK.

3. ALL ALCOHOLIC BEVERAGE LICENSE: \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.

15% BUYERS PREMIUM APPLIES ON ALL ONSITE BIDDERS

18% BUYER'S PREMIUM APPLIES ON ALL ONLINE BIDDERS

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, APRIL 22ND & APRIL 29TH - 10:00 A.M. TO 3:00 P.M.

& WEDNESDAY, MAY 3RD - 10:00 A.M. TO 4:00 P.M.

& MORNING OF SALE - 8:30 A.M. TO 11:00 A.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE
& SECURED PARTY SALE OF PERSONAL PROPERTY BY

PUBLIC AUCTION

LIVE ONSITE AND LIVE WEBCAST BIDDING

- ±1,500 SEAT
- ±52,000 S/F BANQUET FACILITY •
- BANQUET ROOMS • BALLROOMS • BRIDAL ROOMS •
- LOUNGES • BARS • KITCHENS •
- ±10 ACRES LAND •
- RESTAURANT, KITCHEN, BAR & BANQUET FURNISHINGS & EQUIPMENT •
- ALL ALCOHOLIC BEVERAGE LICENSE •

176 SHOEMAKER LANE LLC & OMS HOSPITALITY GROUP, INC

D/B/A *Chez Josef* 176 SHOEMAKER LANE
AGAWAM, MASSACHUSETTS

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING
THURSDAY, MAY 4TH AT 11:00 A.M. (ET)

SALE PER ORDER OF MORTGAGEE & SECURED PARTY

THOMAS J. HAMEL, ESQ.
OF THE FIRM OF COURTNEY, LEE & HAMEL, PC, 31 WENDELL AVENUE, PITTSFIELD, MA
ATTORNEY FOR MORTGAGEE & SECURED PARTY

TERMS AND ORDER OF SALE
REAL ESTATE: (TO BE OFFERED FOR SALE ONSITE ONLY)
\$50,000.00 DEPOSIT CASH OR CERTIFIED CHECK.
5% BUYERS PREMIUM APPLIES.

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

PERSONAL PROPERTY: (TO BE OFFERED FOR SALE ONSITE AND ONLINE.)

1. (ENTIRETY): \$20,000.00 DEPOSIT CASH OR CERTIFIED CHECK.
2. (INDIVIDUAL LOTS): 25% DEPOSIT CASH OR CERTIFIED CHECK.
3. (ALL ALCOHOLIC BEVERAGE LICENSE): \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.

15% BUYERS PREMIUM APPLIES ON ALL ONSITE BIDDERS
18% BUYER'S PREMIUM APPLIES ON ALL ONLINE BIDDERS

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, APRIL 22ND & APRIL 29TH – 10:00 A.M. TO 3:00 P.M.
& WEDNESDAY, MAY 3RD – 10:00 A.M. TO 4:00 P.M.
& MORNING OF SALE – 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

Visit our Website @ www.posnik.com
Toll Free 1-877-POSNIK-1 (767-6451)

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

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

Aaron Posnik & Co., Inc.
31 Capital Drive
West Springfield, MA 01089

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

RETURN SERVICE REQUESTED

LIVE ONSITE & LIVE INTERNET BIDDING AVAILABLE

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

THURSDAY, MAY 4TH AT 11:00 A.M. (ET)

176 SHOEMAKER LANE AGAWAM, MASSACHUSETTS



- ±1,500 SEAT
- ±52,000 S/F BANQUET FACILITY •
- BANQUET ROOMS • BALLROOMS • BRIDAL ROOMS •
- LOUNGES • BARS • KITCHENS •
- ±10 ACRES LAND •
- RESTAURANT, KITCHEN, BAR & BANQUET FURNISHINGS & EQUIPMENT •
- ALL ALCOHOLIC BEVERAGE LICENSE •

176 SHOEMAKER LANE LLC & OMS HOSPITALITY GROUP, INC
D/B/A *Chez Josef* 176 SHOEMAKER LANE
AGAWAM, MASSACHUSETTS

BID FROM THE COMFORT OF YOUR OFFICE!!!

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

- **LIVE PHONE BID:** Call us by TUESDAY, MAY 2ND to set up the details*
- **INTERNET BID:** Visit posnik.com or bidspotter.com to register online.*
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form. Fill it out, fax it back and we'll bid on your lot for you.*

* We must receive a 25% deposit of all proxy and phone bids before the auction to secure your bid. No credit cards.

To Bid Online Visit
www.posnik.com or
www.bidspotter.com

Webcasts Powered by
BidSpotter

INSPECTIONS: SATURDAY, APRIL 22ND & APRIL 29TH – 10:00 A.M. TO 3:00 P.M.
& WEDNESDAY, MAY 3RD – 10:00 A.M. TO 4:00 P.M.
& MORNING OF SALE – 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
31 Capital Drive • West Springfield, MA 01089
(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