

MORTGAGEE'S SALE OF REAL ESTATE BY

A PUBLIC AUCTION

• RUSSELL •

10 ROOM / 5 BEDROOM 2-STORY TWO FAMILY HOME

118 Main Street RUSSELL, MASSACHUSETTS

To be sold on the Premises

WEDNESDAY, MAY 10TH at 11:00 A.M.



Features:

- 2 Story Two Family Style Home • $\pm 17,052$ S/F of Land •
- Total of (10) Rooms w/ (5) Bedrooms & (2) Baths •
- **Unit #1:** (6) Rooms w/ (3) Bedrooms & (1) Bath ($\pm 1,552$ S/F) •
- **Unit #2:** (4) Rooms w/ (2) Bedrooms & (1) Bath (± 982 S/F) •
- Oil Hot Water Baseboard Heat • Partial Basement •
- Wood & Vinyl Flooring • Open Porch • Separate Utilities •
- Public Water & Sewer • Zoned: Residential •
- Assessor's Parcel #: 15-6-6 •

Terms of Sale:

\$5,000.⁰⁰ Deposit Cash or Certified Funds.
Deposit to be increased to 10% of
Purchase Price within 5 Business Days.
5% Buyer's Premium Applies.
Other Terms to be Announced at Time of Sale.

Sale Per Order of Mortgagee
Attorney Joseph J. Lange
Of the Firm of Lyon & Fitzpatrick, LLP
14 Bobala Road, Holyoke, MA
Attorney for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
Established 1932

Corporate Office
31 Capital Drive
West Springfield, MA 01089
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

Branch Office
P.O. Box 247
Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633
PA Auc. Lic. #AY000241L

• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •