

MORTGAGEE'S SALE OF REAL ESTATE BY

# A PUBLIC AUCTION

• EASTHAMPTON •

## 12 ROOM / 6 BEDROOM 2-STORY TWO FAMILY DUPLEX STYLE HOME WITH 3-CAR DETACHED GARAGE

26-28 Federal Street EASTHAMPTON, MASSACHUSETTS  
To be sold on the Premises

**THURSDAY, JULY 20<sup>TH</sup> at 11:00 A.M.**



### Features:

- 2-Story Two Family Duplex Style Home •  $\pm 1/4$  Acre of Land •
  - Total of (12) Rooms w/ (6) Bedrooms & (2) Baths •
  - Each Unit Contains: (6) Rooms w/ (3) Bedrooms & (1) Bath ( $\pm 1,288$  S/F) •
  - Gas FWA Heat • Separate Utilities • Full Basement • Finished Attic •
  - Vinyl Exterior • Slate Roof • Deck • Public Water & Sewer •
  - Zoned: R10 • Assessor's Map 135, Lot 127 •
- ★ 3-CAR DETACHED GARAGE ★

**Terms of Sale:** \$10,000.<sup>00</sup> 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

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
Established 1932

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

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