

# A PUBLIC AUCTION

• AMHERST & NORTHAMPTON, MASSACHUSETTS •  
★ INVESTMENT OPPORTUNITY ★

**(2) AUCTIONS / (2) LOCATIONS**  
• SINGLE FAMILY FARMHOUSE STYLE HOME •  
• 12 UNIT VICTORIAN ROWHOUSE BUILDING •  
“CLOSE PROXIMITY TO ALL AMENITIES”

11 South Whitney Street AMHERST, MASSACHUSETTS  
& 1-23 Eastern Avenue NORTHAMPTON, MASSACHUSETTS

To be Sold Individually on Each Premises

**WEDNESDAY, MARCH 26<sup>TH</sup> STARTING AT 11:00 A.M.**

**11 South Whitney Street, Amherst, Mass. at 11:00 A.M.**



- (2) Story Farmhouse Style Home •
- ±7,500 S/F of Land •
- Total of (10) Rooms w/ (4) Bedrooms & (2) Baths •
- ±1,512 S/F of Living Area • Full Finished Basement •
- Oil – FWA Heat • Fireplace • Hardwood Floors •
- Enclosed Porch • Public Water & Sewer •
- Assessor’s Map ID: 14B/138 •

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

**1-23 Eastern Avenue, Northampton, Mass. at 1:00 P.M.**



- (12) Unit Victorian Rowhouse Building •
- ±1/3 Acre of Land • (4) Parking Spaces •
- ±25,532 S/F of Total Livable Area •
- Gas Heat • Vinyl & Wood Floors • Full Basement •
- New Roof (2013) • Public Water & Sewer •
- Building Consists of:
- (6) Four Bedroom w/ One Bath Units •
- (1) Three Bedroom w/ One Bath Unit •
- (5) Two Bedroom w/ One Bath Units •

**Terms of Sale:** \$25,000.<sup>00</sup> Initial Deposit by 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.

**1% BROKER INCENTIVE OFFERED!!**

**Aaron Posnik**  
AUCTIONEERS • APPRAISERS

Sale Per Order of Mortgagee  
Attorney Jerry B. Plumb, Jr.  
Of the Firm of O’Connell & Plumb, P.C.  
75 Market Place, Springfield, MA  
Attorney for Mortgagee

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

Aaron Posnik & Co., Inc.  
Established 1932

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