

PUBLIC AUCTION

• SPRINGFIELD, MASSACHUSETTS •

- (30) RESIDENTIAL CONDOMINIUM UNITS •
 - (1) COMMERCIAL OFFICE UNIT • (1) STORAGE UNIT •
 - (14) INTERIOR ATTACHED GARAGES •
 - (9) OUTSIDE DETACHED GARAGES •
- "KNOWN AS SUMNER PLACE AT FOREST PARK"*

34 Sumner Avenue SPRINGFIELD, MASSACHUSETTS

★ TO BE SOLD IN ITS ENTIRETY AND INDIVIDUALLY AT THE PREMISES ★

THURSDAY, OCTOBER 26TH AT 11:00 AM

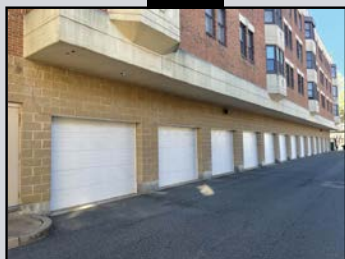
★ CONDOMINIUM UNITS RANGE IN SIZE FROM ±590 S/F TO ±925 S/F ★



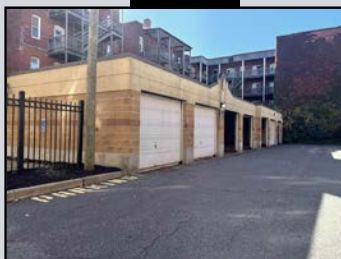
LOBBY



ENTRANCE



INTERIOR GARAGES



OUTSIDE GARAGES

UNIT NUMBERS

(30) CONDOMINIUM UNITS:

- 201, 208, 209, 211, 215, 301, 302, 303, 304, 305, 308, 309, 310, 311, 312, 314, 315, 316, 401, 402, 407, 408, 409, 410, 411, 412, 413, 414, 415 & 417 •

(14) ATTACHED GARAGES:

- PB1, PB2, PB3, PB5, PB7, PB12, PB13, PB14, PB15, PB16, PB17, PB19, PB20 & PB21 •

(9) DETACHED GARAGES:

- GA1, GA2, GA3, GA5, GA6, GA7, GA8, GA9 & GA10 •

(1) RETAIL & (1) STORAGE UNIT:

FEATURES:

BUILDING:

- Four Story Brick Condominium Building •
- ±1¼ Acres of Land (±53,325 S/F) •
- ±122' Frontage on Sumner Avenue • (2) Curb Cuts on Sumner Avenue •
- Public Water & Sewer • Slab Foundation • Flat Roof •
- Passenger Elevator • (4) Common Stairwells •
- Sprinklered (Retail & Storage Spaces, Mechanical Rooms) •
- Central Fire Alarm • Smoke Detectors • Pull Stations •
- Common Amenities: Laundry Room, Storage Rooms, Main Lobby & All Surface Parking Spaces •

CONDOMINIUM UNITS:

- Units range in size from ±590 to ±925 S/F •
- (30) One & Two Bedroom Units, (22) Two Bedroom Units & (8) One Bedroom Units •
- (1) Commercial/Office Unit (±2,710 S/F) •
- (1) Storage Unit (±1,498 S/F) •
- Each Unit: Gas-Fired HVAC Units • Central Air Conditioning •
- Sheetrock Walls • Units Individually Metered •
- Carpeted, Vinyl & Ceramic Tile Flooring •

INTERIOR GARAGES (ATTACHED):

- (14) One Car Garages • Ranging in Size from ±236 S/F to ±247 S/F •

OUTSIDE GARAGES (DETACHED):

- (9) One Car Garages • Ranging in Size from ±260 S/F to ±268 S/F •

TERMS OF SALE:

Entirety: \$75,000.⁰⁰ Initial Deposit by Certified or Bank Check.
Individual: \$10,000.⁰⁰ Initial Deposit Per Unit, by Certified or Bank Check.
 Deposits to be increased to 10% of Purchase Price Within 5 Business Days.

5% Buyer's Premium Applies Per Unit.
 Other Terms To Be Announced At Time Of Sale.

Sale Per Order Of Mortgagee

Attorney John W. Davis
 Of The Firm Of Halloran & Sage LLP
 1380 Main Street, Springfield, Ma
 Attorney For Mortgagee

1% BROKER INCENTIVE OFFERED!!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

• **SPRINGFIELD, MASSACHUSETTS** •

**(30) RESIDENTIAL
CONDOMINIUM UNITS**

• **RETAIL & STORAGE UNITS** •
• **(23) ATTACHED & DETACHED GARAGES** •
"KNOWN AS SUMNER PLACE AT FOREST PARK"

**34 SUMNER AVENUE
SPRINGFIELD, MASSACHUSETTS**

To Be Sold In Its Entirety And Individually At The Premises
THURSDAY, OCTOBER 26TH AT 11:00 A.M.

Sale Per Order Of Mortgagee
Attorney John W. Davis
Of The Firm Of Halloran & Sage LLP
1380 Main Street, Springfield, Ma
Attorney For Mortgagee

TERMS OF SALE:

ENTIRETY: \$75,000.00 INITIAL DEPOSIT BY CERTIFIED OR BANK CHECK.
INDIVIDUAL: \$10,000.00 INITIAL DEPOSIT PER UNIT, BY CERTIFIED OR BANK CHECK.
DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
5% BUYER'S PREMIUM APPLIES PER UNIT.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS • APPRAISERS



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

Visit our Website @ 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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West Springfield, MA 01089

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

THURSDAY, OCTOBER 26TH AT 11:00 A.M.
34 SUMNER AVENUE SPRINGFIELD, MASSACHUSETTS



TERMS OF SALE:

ENTIRETY: \$75,000.00 INITIAL DEPOSIT BY CERTIFIED OR BANK CHECK.
INDIVIDUAL: \$10,000.00 INITIAL DEPOSIT PER UNIT, BY CERTIFIED OR BANK CHECK.
DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
5% BUYER'S PREMIUM APPLIES PER UNIT.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**1% BROKER'S
INCENTIVE OFFERED!!!**

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