

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

- (1) PARCEL • (2) BUILDINGS •
- ±4 ACRES

(35) UNIT HOTEL

- FURNISHINGS • FIXTURES • EQUIPMENT •

"CLOSE PROXIMITY TO DOWNTOWN & WILLIAMS COLLEGE"

SHARASWATI, INC.

D/B/A HOWARD JOHNSON INN

213 MAIN STREET (RTE. 2) WILLIAMSTOWN, MASSACHUSETTS

TO BE SOLD ON THE PREMISES IN ITS ENTIRETY

THURSDAY, AUGUST 6TH AT 1:00 P.M. (ET)

MORTGAGEE'S SALE OF REAL ESTATE



LAND:

- ±4.20 Acres (±182,952 S/F) •
- ±140 Ft. Frontage on Main Street •
- One Curb Cut •
- Paved Parking for ±23 Vehicles •
- Public Water & Sewer •
- Parcel # 112.0-0058-0000 •
- Legal Description: 1577-678 •
- Zoned: Planned Business & General Residence •

IMPROVEMENTS:

- (35) King, Queen & Double Rooms •
- (2) Employee Rooms •
- ±13,023 S/F of Gross Building Area •
- Breakfast & Business Area •
- ±8 Ft. Ceiling Heights •
- Outdoor Swimming Pool •
- Individual Heating/Cooling Units •
- Laundry Room • Concrete Slab Foundation •
- Wood Framed • Vinyl & Brick Exterior •
- Carpet/Laminate Flooring •

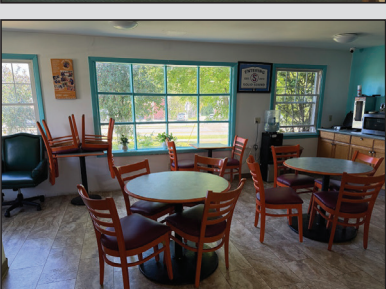
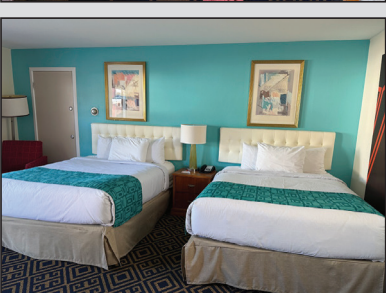
ANNEX BUILDING:

- 2 Story Apartment Building •
- (14) King, Queen & Double Rooms •
- Individual AC/Heating Units •
- 100% Wet Sprinklered •



MORTGAGEE'S SALE OF REAL ESTATE & SECURED PARTY SALE OF PERSONAL PROPERTY TO BE SOLD IN IT'S ENTIRETY

SECURED PARTY SALE OF PERSONAL PROPERTY



HOTEL FURNITURE

- (36) Rooms:
 - Doubles, Queens & Kings
- Fully Furnished with:
 - Beds • Dressers • Nightstands •
 - Desks • Armchairs • Ottomans •
 - Flat Screen TV's • Tables •
 - Floor & Table Lamps • Mirrors •
 - Refrigerators • Coffeemakers •
 - Microwave Ovens • Ironing Boards •
 - Framed Pictures • Luggage Racks •
 - Drapes • Etc. • Etc. •
- ★ Air Conditioning/Heating Units ★

LOBBY & OFFICE EQUIPMENT

- Sofa • Loveseat • Desks • Tables •
- Key Machine • Phone System • PC's •
- Surveillance System, w/ (15) Cameras •
- All-In-One Machine • Printers • Etc. •

LAUNDRY EQUIPMENT

- GE Profile Front Load Washing Machine •
- Speed Queen Commercial Washing Machine •
- (2) GE Senior Dryers •
- Gd. Qty Bedspreads • Blankets • Sheets •
- Pillows • Pillowcases • Towels •
- Bathmats • Linens • Etc. •

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 OF SALE
REAL & PERSONAL PROPERTY (ENTIRETY): \$50,000.00 INITIAL DEPOSIT CASH,
CERTIFIED OR BANK CHECK
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN (5) BUSINESS DAYS
6% BUYERS PREMIUM APPLIES
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE
INSPECTIONS: SATURDAY, AUGUST 1ST - 10:00 A.M. TO 2:00 P.M.
& MORNING OF SALE - 9:00 A.M. TO 1:00 P.M.

FOOD & BEVERAGE EQUIPMENT

- Glass Door Beverage Coolers •
- Bunn & Curtis Coffee Brewers •
- Juice Machine • Waffle Makers •
- Cookie Oven • Microwave Oven •
- Cereal & Syrup Dispensers • Toasters •
- Pastry Display Case • Chest Freezer • Etc. •
- ★ Dining Room Tables & Chairs ★

★ Hoshizaki Ice Machine ★

SUPPORT EQUIPMENT

- ★ (12) New Seasons AC/Heating Units, Boxed ★
- Refrigerators • TV's • Microwaves •
- Nordic Treadmills • Scooter •
- Housekeeping Carts • Maintenance Equipment •

Outdoor & Swimming Pool Furnishings:

- Rocking Chairs • Wood Benches • Planter Boxes •
- Picnic & Patio Tables • Chaise Lounges • Chairs •
- Etc. • Etc. •



Aaron Posnik

AUCTIONEERS • APPRAISERS

1% BROKER INCENTIVE OFFERED

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

• (1) PARCEL • (2) BUILDINGS •
±4 ACRES

(35) UNIT HOTEL

• FURNISHINGS • FIXTURES • EQUIPMENT •
"CLOSE PROXIMITY TO DOWNTOWN & WILLIAMS COLLEGE"

SHARASWATI, INC.

D/B/A HOWARD JOHNSON INN

213 MAIN STREET (RTE. 2) WILLIAMSTOWN, MASSACHUSETTS

TO BE SOLD ON THE PREMISES IN ITS ENTIRETY

THURSDAY, AUGUST 6TH AT 1:00 P.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 OF SALE

REAL & PERSONAL PROPERTY (ENTIRETY):

\$50,000.00 INITIAL DEPOSIT CASH, CERTIFIED OR BANK CHECK
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN (5) BUSINESS DAYS
6% BUYERS PREMIUM APPLIES

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, AUGUST 1ST - 10:00 A.M. TO 2:00 P.M.
& MORNING OF SALE - 9:00 A.M. TO 1:00 P.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

RETURN SERVICE REQUESTED

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

1% BROKER INCENTIVE OFFERED

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.
P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

THURSDAY, AUGUST 6TH AT 1:00 P.M. (ET)

213 MAIN STREET (RTE. 2) WILLIAMSTOWN, MASSACHUSETTS



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

PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

• (1) PARCEL • (2) BUILDINGS •
±4 ACRES

(35) UNIT HOTEL

• FURNISHINGS • FIXTURES • EQUIPMENT •
"CLOSE PROXIMITY TO DOWNTOWN & WILLIAMS COLLEGE"

SHARASWATI, INC.

D/B/A HOWARD JOHNSON INN

213 MAIN STREET (RTE. 2) WILLIAMSTOWN, MASSACHUSETTS

TO BE SOLD ON THE PREMISES IN ITS ENTIRETY

THURSDAY, AUGUST 6TH AT 1:00 P.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 OF SALE

REAL & PERSONAL PROPERTY (ENTIRETY): \$50,000.00 INITIAL DEPOSIT CASH, CERTIFIED OR BANK CHECK
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN (5) BUSINESS DAYS
6% BUYERS PREMIUM APPLIES

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, AUGUST 1ST - 10:00 A.M. TO 2:00 P.M. & MORNING OF SALE - 9:00 A.M. TO 1:00 P.M.