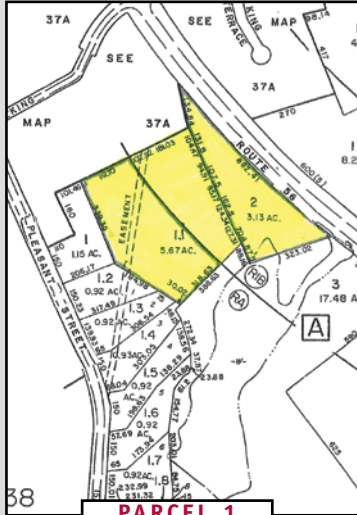
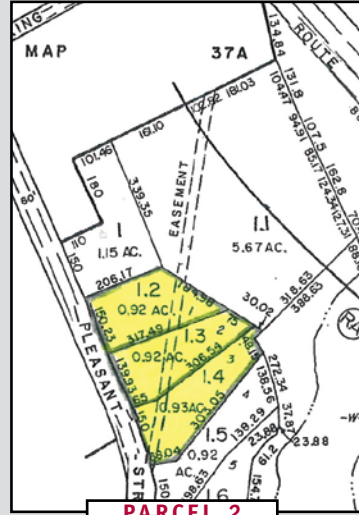


TUESDAY, OCTOBER 1ST AT 1:00 P.M. LEICESTER, MASSACHUSETTS



PARCEL 1



PARCEL 2

2% BROKER INCENTIVE OFFERED!!!

**SEND for BIDDERS INFORMATIONAL PACKAGE & DIRECTIONS
or Visit our Website at WWW.POSNIK.COM**

TERMS OF SALE: \$20,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

VACANT INDUSTRIAL LAND • PARCEL 1 •

- MIXED ZONE VACANT LAND • ±8¾ ACRES OF LAND •
- ZONED: RESIDENTIAL, INDUSTRIAL, BUSINESS (RIB) & RESIDENTIAL (RA) •
- HIGHEST & BEST USE: INDUSTRIAL DEVELOPMENT •
- ASSESSOR'S RECORDS: MAP 37, LOT 1.1 & 2 •
- UTILITIES AVAILABLE: WATER, SEWER, ELECTRICITY & TELEPHONE •
- ±882 FT. OF FRONTAGE ALONG ROUTE 56 •

(3) RESIDENTIAL BUILDING LOTS • PARCEL 2 •

LOT #1 – BELIEVED TO BE KNOWN AS 505 PLEASANT STREET

- ±1 ACRE OF LAND • ZONED: RESIDENTIAL •
- ASSESSORS MAP 37, LOT 1.2 •
- UTILITIES AVAILABLE: WATER, SEWER, ELECTRICITY •
- ±150 FT. OF FRONTAGE ALONG PLEASANT STREET •

LOT #2 – BELIEVED TO BE KNOWN AS 515 PLEASANT STREET

- ±1 ACRE OF LAND • ZONED: RESIDENTIAL •
- ASSESSORS MAP 37, LOT 1.3 •
- UTILITIES AVAILABLE: WATER, SEWER, ELECTRICITY •
- ±150 FT. OF FRONTAGE ALONG PLEASANT STREET •

LOT #3 – BELIEVED TO BE KNOWN AS 523 PLEASANT STREET

- ±1 ACRE OF LAND • ZONED: RESIDENTIAL •
- ASSESSORS MAP 37, LOT 1.4 •
- UTILITIES AVAILABLE: WATER, SEWER, ELECTRICITY •
- ±150 FT. OF FRONTAGE ALONG PLEASANT STREET •

★ TOGETHER WITH A LOT APPROX. 3,482 S/F DESIGNATED AS PARCEL "B" AS SHOWN ON A SURVEY RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS – PLAN BOOK 850, PLAN 60 ★

SALE PER ORDER OF MORTGAGEE

SAPIRSTEIN & SAPIRSTEIN, P.C. • 1350 MAIN STREET, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE

Aaron Posnik

AUCTIONEERS • APPRAISERS

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(610) 853-6655 (Fax) 853-6633

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• LEICESTER, MASSACHUSETTS •

PARCEL 1

• VALUABLE VACANT INDUSTRIAL LAND •

±8³/₄ ACRES OF LAND

W/ ±880 FT. OF FRONTAGE ALONG ROUTE 56

HUNTOON MEMORIAL HIGHWAY • (ROUTE 56)

PARCEL 2

(3)

RESIDENTIAL BUILDING LOTS

ALL (3) LOTS

±1 ACRE OF LAND

505, 515 & 523 PLEASANT STREET LEICESTER, MASS

TO BE SOLD IN ITS ENTIRETY ON THE PREMISES OF PARCEL 1

TUESDAY, OCTOBER 1ST STARTING AT 1:00 P.M.

SALE PER ORDER OF MORTGAGEE
SAPIRSTEIN & SAPIRSTEIN, P.C.
1350 MAIN STREET, SPRINGFIELD, MA
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