

PUBLIC AUCTION

TRUSTEE'S SALE OF REAL ESTATE

- **INDUSTRIAL REAL ESTATE** •
- **4 STORY WAREHOUSE BUILDING • ±1½ ACRES LAND •**
- 87 WEST LEE STREET HAGERSTOWN, MARYLAND**

TO BE SOLD ON THE PREMISES

WEDNESDAY, AUGUST 12TH AT 11:00 A.M.



LAND:

- ±1½ Acres • Legal Description: Books 1496 & 2811, Pages 965 & 657 •
- (2) Entrances (West Lee & Sycamore Streets) • Paved Parking •
- Frontage on West Lee & Sycamore Streets •
- Zoned: (IR) Industrial Restricted • Assessor's Map 312, Parcel 2002 •

IMPROVEMENTS:

- 4 Story Industrial Warehouse Building • ±28,884 S/F of Building Area •
- Electric Baseboard & HVAC Systems •

FIRST FLOOR:

- Showrooms • Offices • Shop • Warehouse • (2) Restrooms •

SECOND FLOOR:

- Offices • Conference Room • Kitchen • Shop • Warehouse •
- (2) Restrooms •

THIRD & FOURTH FLOOR: Storage Areas •

- (2) Elevators • Loading Dock • Multiple Overhead Doors •
- Laminate & Carpeted Floors • Public Water & Sewer •

SINGLE STORY WAREHOUSE BUILDING:

- ±4,200 S/F of Building Area • Metal Exterior • Concrete Foundation •

1% BROKER INCENTIVE OFFERED!!!

SALE PER ORDER OF TRUSTEE

HARRIS W. EISENSTEIN, ESQ.

OF THE FIRM OF ROSENBERG MARTIN GREENBERG, LLP
25 SOUTH CHARLES STREET, BALTIMORE, MD

TERMS OF SALE

REAL ESTATE: \$20,000.00 INITIAL DEPOSIT CASH,
BANK, CASHIER'S OR CERTIFIED CHECK
6% BUYERS PREMIUM APPLIES

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 2 BUSINESS DAYS.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SATURDAY, AUGUST 8TH - 10:00 A.M. TO 2:00 P.M.,
TUESDAY, AUGUST 11TH - 10:00 A.M. TO 4:00 P.M.
& MORNING OF SALE - 8:30 A.M. TO 11:00 A.M.

SECURED PARTY SALE OF PERSONAL PROPERTY

- **BUILDING SUPPLY COMPANY** •
- **DOORS • WINDOWS • BUILDING MATERIALS** •



MASTER ALUMINUM PRODUCTS, INC. D/B/A
MASTER SUPPLY COMPANY

**87 WEST LEE STREET
HAGERSTOWN, MARYLAND**

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

WEDNESDAY, AUGUST 12TH AT 11:00 A.M.

INVENTORY

- (30) Wayne Dayton Doors • French, Sliding & Screen Doors • BF Rich Ext Windows • Window Frames • Screens •
- Gutters & Downspouts • Gd. Qty. Vinyl Siding • Shutters • Housewrap • Railings • Step Rail • Pole Mounts •
- Gable Ext Vents • Ass't Hardware • Ass't Display & Samples • Etc. • Etc. •

★ Blue Ridge 6'x6' Spa w/ (8) Jets ★

SALE PER ORDER OF SECURED PARTY
HARRIS W. EISENSTEIN, ESQ.

OF THE FIRM OF ROSENBERG MARTIN GREENBERG, LLP
25 SOUTH CHARLES STREET, BALTIMORE, MD
ATTORNEY FOR SECURED PARTY

TERMS OF SALE

PERSONAL PROPERTY: 25% DEPOSIT CASH, WIRE TRANSFER OR CERTIFIED CHECK
15% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES.
18% BUYERS PREMIUM APPLIES ON ALL ONLINE PURCHASES.

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Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

- INDUSTRIAL REAL ESTATE •
- 4 STORY WAREHOUSE BUILDING •
- ±1½ ACRES LAND •
- BUILDING SUPPLY FACILITY •
- DOORS • WINDOWS • BUILDING MATERIALS •

MASTER ALUMINUM PRODUCTS, INC. D/B/A



MASTER SUPPLY COMPANY

87 WEST LEE STREET
HAGERSTOWN, MARYLAND

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

WEDNESDAY, AUGUST 12TH AT 11:00 A.M.

SALE PER ORDER OF TRUSTEE AND SECURED PARTY
HARRIS W. EISENSTEIN, ESQ.

OF THE FIRM OF ROSENBERG MARTIN GREENBERG, LLP
25 SOUTH CHARLES STREET, BALTIMORE, MD
ATTORNEY FOR TRUSTEE AND SECURED PARTY

ORDER & TERMS OF SALE

REAL ESTATE: \$20,000.00 INITIAL DEPOSIT CASH, BANK, CASHIER'S OR CERTIFIED CHECK
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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)

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(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.
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West Springfield, MA 01089

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**LIVE ONSITE & LIVE INTERNET
BIDDING AVAILABLE**

Aaron Posnik & Co., Inc.

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

WEDNESDAY, AUGUST 12TH AT 11:00 A.M. 87 WEST LEE STREET HAGERSTOWN, MARYLAND



BID FROM THE COMFORT OF YOUR OFFICE!!!

If you can't personally attend the auction sale, you don't have to miss out on the bidding.

You can bid on the equipment in the following ways:

- **LIVE PHONE BID:** Call us by **MONDAY, AUGUST 10TH** to set up the details*
- **INTERNET BID:** Visit posnik.com or bidspotter.com to register online.*
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form.

Fill it out, fax it back and we'll bid on your lot for you.*

* We must receive a 25% deposit of all proxy and phone bids before the auction to secure your bid.

To Bid Online Visit
www.posnik.com or www.bidspotter.com

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TERMS & CONDITIONS:
EVERYTHING SOLD "AS IS/WHERE IS"

TERMS OF SALE:

REAL ESTATE: \$20,000.00 INITIAL DEPOSIT CASH, BANK, CASHIER'S OR CERTIFIED CHECK. 6% BUYERS PREMIUM APPLIES. DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 2 BUSINESS DAYS. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

PERSONAL PROPERTY: 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER. 15% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES. 18% BUYERS PREMIUM APPLIES ON ALL ONLINE PURCHASES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # _____ UP TO THE AMOUNT OF \$ _____ FOR PURCHASES MADE AT MASTER ALUMINUM PRODUCTS, INC. d/b/a THE MASTER SUPPLY COMPANY AUCTION TO BE HELD ON WEDNESDAY, AUGUST 12TH. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

SALES TAX:

MARYLAND SALES TAX LAWS APPLY. DEALERS BRING COPY OF EXEMPT CERTIFICATE.

BID LIVE BY PHONE:

CALL US BY **MONDAY, AUGUST 10TH** TO SET UP THE DETAILS.

BID LIVE BY INTERNET:

VISIT OUR WEBSITE AT POSNIK.COM OR BIDSPOTTER.COM FOR INSTRUCTIONS ON BIDDING ONLINE.

BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER. UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

IMPORTANT NOTICE:

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVOID THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.