

AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

207 Lynnfield Street – Lynn, MA



THURSDAY, MAY 5TH - 11 AM
Commercial Property – R1 District

PREVIEW:
AUCTION DAY: 1 HR PRIOR TO SALE

JOHN McINNIS AUCTIONEERS

76 Main Street ~ Amesbury, MA

800-822-1417 ♦ mcinnisauctions.com

MA Lic# 770



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**IMPORTANT INFORMATION FOR
PROSPECTIVE BIDDERS**

Auctioneer's Disclaimer

**THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE
CORRECT. HOWEVER, THE MORTGAGEE OF THIS PROPERTY AND JOHN
MCINNIS AUCTIONEERS MAKE NO WARRANTIES OR GUARANTEES AS TO THE
ACCURACY OF THIS INFORMATION.**

**BUYERS SHALL RELY ENTIRELY ON THEIR OWN INFORMATION, JUDGEMENT
AND INSPECTION OF THE PROPERTY AND RECORDS. THIS PROPERTY IS TO
BE SOLD ON AN AS IS, WHERE IS BASIS, WITH ALL FAULTS**

**THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS AN AGENT FOR THE
MORTGAGEE IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE
PURCHASER(S) AGREES THAT THE MORTGAGEE AND AUCTIONEER MAKE NO WARRANTIES OF
ANY KIND REGARDING THE USE, CONDITION OR VALUE OF THE PROPERTY.**

JOHN MCINNIS AUCTIONEERS

Estates ♦ Auctions ♦ Real Estate ♦ Appraisals

76 Main Street - Amesbury, Massachusetts 01913
Phone 978.388.0400 - - Fax 978.388.8863

Dear Prospective Bidder,

Thank you for your inquiry on our upcoming Mortgagee Sale of Real Estate Auction to be held on Thursday, May 5th at 11 a.m. John McInnis Auctioneers has been hired by C.J. Realty Trust and their attorney, Alexander and Femino, Beverly, Massachusetts to offer this 676 +/- square foot building at public auction.

To be eligible to bid, at the time of registration you must present a \$5,000.00 deposit in a bank or certified check.

This property information packet has been assembled for your convenience.

Our staff is readily available to assist you with any questions you may have regarding the property or the auction process.

Thank you again for your interest in this property and we look forward to seeing you on the day of the auction. Registration will take place one hour prior to the auction.

Additional terms to be announced at the time of sale.

Sincerely,

John

John P. McInnis



MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of a Power of Sale contained in a certain mortgage given by **CHARLES S. CRAYTON, JR.** as **TRUSTEE** of **MARTIAL ARTS REALTY TRUST** to **JOHN D. GALARIS**, as **TRUSTEE** of **C. J. REALTY TRUST** dated April 9, 2013, and recorded with the Essex South District Registry of Deeds in Book 32369, Page 299, and **SEAN D. GALARIS** has been appointed Successor Trustee of the C.J. Realty Trust by instrument recorded at said Registry Book 32890, Page 329 of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for purpose of foreclosing same, will be sold at public auction upon the premises at 207 Lynnfield Street, Lynn, Essex County, Massachusetts, on December 17, 2015 at 10:00 o'clock in the forenoon, the premises described in said mortgage deed, namely:

The land in Lynn, Essex County, Massachusetts, with the buildings thereon, bounded and described as follows:

SOUTHWEST: by Lynnfield Street, forty and 50/100 feet;
SOUTHEAST: by Lot 1, as shown on plan hereinafter mentioned, thirty-three feet;
NORTHEAST: by Lot 3, as shown on plan hereinafter mentioned, forty feet;
NORTHWEST: by Lot 3, as shown on plan hereinafter mentioned, thirty-three feet.

Being Lot Two (2) as shown on Plan of Land drawn by John W. Parsons, Surveyor, dated August 3, 1959, recorded with Essex South District Registry of Deeds in Plan Book 93, Plan 29.

Together with an exclusive Right of Way five (5) feet in width over adjacent property of Grantors known as Lots 1-B and 3-B on revised plan of land dated November 8, 1960 and recorded with said Deeds Registry in Book 4721, Page 1, as Plan# 719 of 1960, extending the length of said Lot Two (2) approximately forty (40) feet, for the purpose of ingress and egress from the premises hereinabove described as Lot Two (2).

So much of the above-described land as lies within the limits of Mazza Road is subject to the sewer easement shown on said Plan and also subject to the rights granted to the Lynn Gas and Electric Company and New England Telephone and Telegraph Company by instrument dated November 13, 1959 and recorded with Essex South Registry of Deeds at Book 4622, Pages 93 and 94.

Said premises are to be sold subject to any and all outstanding taxes, tax titles, municipal and other public taxes, assessments and liens, if any. Also subject to and with the benefit of easements, restrictions, covenants and stipulations of record prior to the subject mortgage if any there be so far as the same are now in force and applicable.

Terms of Sale: \$5,000.00 to be paid by bank treasurer's or cashier's check, certified check or cash by the purchaser at the time and place of the sale and the balance to be paid in thirty (30) days from the date of sale at the office of Alexander & Femino, One School Street, Beverly, MA 01915. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

Other terms to be announced at the time and place of the sale.

Sean D. Galaris, Successor Trustee
C. J. Realty Trust
By its attorney,

Leonard F. Femino, Esquire
Alexander & Femino
One School Street
Beverly, MA 01915
(978) 921-1990

Dated: November 6, 2015

Unofficial Property Record Card - Lynn, MA

General Property Data

Parcel ID 060-082-003	Account Number R1
Prior Parcel ID 082-003-001	Property Location 207 LYNNFIELD ST
Property Owner MARTIAL ARTS REALTY TRUST	Property Use STORE
CRAYTON CHARLES JR	Most Recent Sale Date 2/9/2007
Mailing Address 207 LYNNFIELD ST	Legal Reference 26553-585
City LYNN	Grantor CRAYTON ,CHARLES S JR
Mailing State MA Zip 01904	Sale Price 0
ParcelZoning R1	Land Area 0.030 acres

Current Property Assessment

Card 1 Value	Building Value 27,400	Xtra Features Value 0	Land Value 91,900	Total Value 119,300
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Building Description

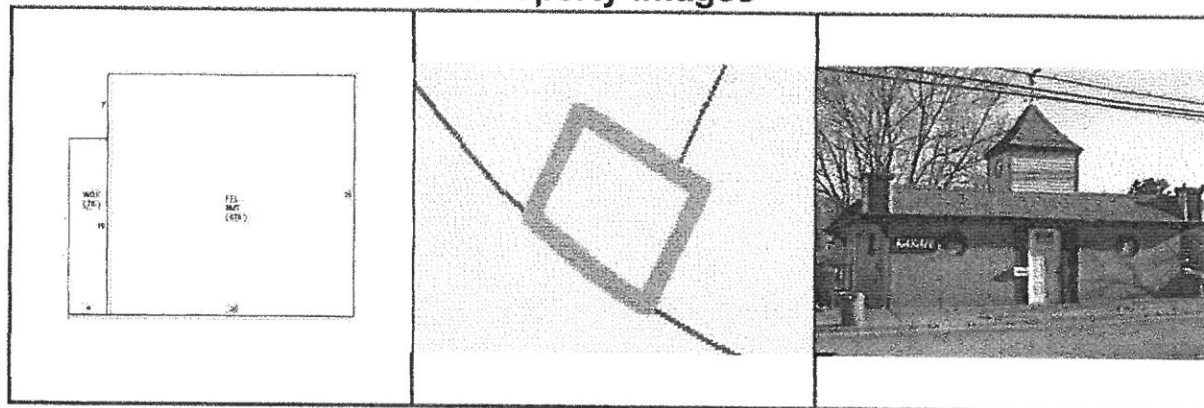
Building Style STORE	Foundation Type CONCRETE	Flooring Type SOFTWOOD
# of Living Units 2	Frame Type WOOD	Basement Floor N/A
Year Built 1925	Roof Structure FLAT	Heating Type FORCED H/A
Building Grade POOR	Roof Cover TAR+GRAVEL	Heating Fuel OIL
Building Condition Fair	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 676	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 0.030 acres of land mainly classified as STORE with a(n) STORE style building, built about 1925, having VINYL exterior and TAR+GRAVEL roof cover, with 2 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

John McInnis

AUCTIONEERS • APPRAISERS

AN INVITATION TO ALL LICENSED REAL ESTATE BROKERS AND SALESPERSONS

Mortgagee's Sale of Real Estate
207 Lynnfield Street - Lynn, Massachusetts
Auction Date: Thursday, May 5 at 11 a.m.



COMMERCIAL PROPERTY - R1 DISTRICT **676 +/- SQ FT BUILDING**

At this auction John McInnis Auctioneers will offer a ONE PERCENT (1%) commission to any Licensed Broker or Salesperson who has procured a Buyer through his or her own efforts.

****Remember you must pre-register, (48 HOURS prior to the sale) your bidder and complete a Broker's Participation Form to be eligible for the commission. The registration form is included in the Property Information Packet on our website.**

Please visit our website at www.mcinnisauctions.com for further details.

PREVIEW: Drive by recommended. Registration one hour prior to sale

76 Main Street ♦ Amesbury, Massachusetts 01913 ♦ (978)-388-0400 ♦ mcinnisauctions@yahoo.com



BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: _____
Agency: _____
Address: _____
Telephone Number: _____

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, _____
License Number _____ (attach copy of Real Estate
License),

Wish to register my client: _____ Terms of Sale: \$5,000.00 in cash or certified check
Name: _____
Address: _____
Telephone Number: _____

For the upcoming auction of the following property: 207 Lynnfield Street, Lynn, MA
with an opening bid amount of \$ _____.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property. I agree that only the first registration of prospective client will be accepted and honored.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A **ONE PERCENT (1.0%) commission** of the hammer price will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

Witness

Broker/Salesperson Date

Witness

Broker/Salesperson Date



MORTGAGEES SALE OF REAL ESATE

AUCTION

COMMERCIAL PROPERTY-R1 DISTRICT

676 +/- SQ FT BUILDING

THURSDAY, MAY 5TH AT 11 A.M.

207 LYNNFIELD STREET – LYNN, MASS

CALL 800-822-1417



BROKER PARTICIPATION INVITED!

Attention Investors and Small Business Owners

- **Condo Alternative Cheaper than rent**
 - **Currently Commercial Studio**
 - **Zoned Residential**
- **Located at the entrance to Lynn Woods**
 - **Built in 1925**

For complete terms, information and bidder's prospectus

mcinnisauctions.com

Previews: Drive by only

Auction Day Registration: one hour prior to sale

MA LIC# 770