

# Mortgagee Sale of Real Estate

# AUCTION

**THURSDAY, SEPTEMBER 15 AT 10 AM**

**223 HIGH STREET - NEWBURYPORT, MA**

**3,600+/- SQ FT LIVING SPACE**

**Two Story Antique Colonial**

## PROPERTY INFORMATION PACKET



John McInnis Auctioneers has been hired by Healey, Deshaies, Gagliardi & Woelfel, PC to offer this Ten room single family home at public foreclosure auction. Don't miss this prime opportunity to buy this beautiful home located on prestigious High Street.

**VIEWING:** Drive by recommended.

**Auction Day:** Registration to take place 1 hr prior to sale



[mcinnisauctions.com](http://mcinnisauctions.com)

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

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Massachusetts Historical Commission

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# Auctioneer's Disclaimer

## IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

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.

BUYER 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) AGREE THAT THE MORTGAGEE AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND REGARDING THE USE, CONDITION OR VALUE OF THE PROPERTY.*

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# JOHN MCINNIS AUCTIONEERS

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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's Sale of Real Estate Auction to be held on Thursday, September 15th at 10:00 a.m. John McInnis Auctioneers has been hired by Healey, Deshaies, Gagliardi & Woelfel, PC, Amesbury, MA, to offer this wonderful two story antique colonial at public foreclosure auction

To be eligible to bid, at the time of registration you must present a \$50,000.00 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 P. McInnis*

John McInnis Auctioneers

# Buyer Benefits

Desirable High Street Location

Two Story Antique Colonial

Situated on 2.85 +/- acres

Close to Major Highways, Shopping and Beaches

3,600+/- sq ft of living space

10 Rooms - 5 Bedrooms - 3 Baths

Built in 1867

Gas Forced Air Heat

Wood Flooring

Assessed Value 2016: \$1,181,800

Book 33938 Page 0275

*All information contained was derived from reliable sources believed correct, but is not guaranteed.*

*Buyer shall rely entirely on their own judgment and inspection.*

*Announcements from the Auction Block take precedence over any  
previously printed material or any other oral statements made.*

*John McInnis Auctioneers is acting exclusively on behalf of Mortgagee/Seller in this transaction.*

## 223 HIGH ST

**Location** 223 HIGH ST

**Mblu** 38/ 42/ / /

**Owner** FONS GAIL TRUSTEE

**Assessment** \$1,181,800

**PID** 2253

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$881,500	\$300,300	\$1,181,800

### Owner of Record

**Owner** FONS GAIL TRUSTEE  
**Co-Owner** MANCHESTER CAPITAL PRTRNS TRST #4  
**Address** C/O DR. DOUGLAS WINE  
223 HIGH ST  
NEWBURYPORT, MA 01950

**Sale Price** \$826,000  
**Certificate**  
**Book & Page** 33938/0275  
**Sale Date** 03/25/2015  
**Instrument** 1W

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FONS GAIL TRUSTEE	\$826,000		33938/0275	1W	03/25/2015
WINE DEBRA	\$0		30924/0422	1H	12/14/2011
WINE DOUGLAS A	\$375,000		11044/0516	00	12/06/1991
JUTRAS J N D C TRS	\$145,000		06857/0734	00	09/01/1981
HAMILTON VIRGINIA	\$0		P2766/ 65		

### Building Information

#### Building 1 : Section 1

**Year Built:** 1867  
**Living Area:** 3,655

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1

Land

Land Use

Use Code 1010  
Description SINGLE FAM  
Zone R2

Land Line Valuation

Size (Acres) 2.85  
Depth 0  
Assessed Value \$300,300

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			1120 S.F.	\$21,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$881,500	\$300,300	\$1,181,800

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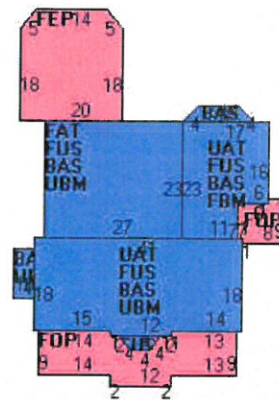
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos//\00\00>)

### Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,793	1,793
FUS	Upper Story, Finished	1,738	1,738
FAT	Attic	621	124
FBM	Basement, Finished	349	0
FEP	Porch, Enclosed	428	0
FOP	Porch, Open	437	0
UAT	Attic	1,099	0
UBM	Basement, Unfinished	1,411	0
		7,876	3,655

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Gail Fons, Trustee of the Manchester Capital Partners Trust #4 under Declaration of Trust dated March 24, 2015 and recorded with the Essex South District Registry of Deeds in Book 33938, Page 265, to Mark E. Wojcicki and Bradley M. Kutcher, Trustees of Elite Builders Realty Trust under Declaration of Trust dated December 18, 2013 as evidenced by Trustee's Certificate Pursuant to Massachusetts General Laws Chapter 184, §35 recorded with the Essex South District Registry of Deeds in Book 33025, Page 228, said mortgage being dated March 24, 2015 and recorded with the Essex South District Registry of Deeds in Book 33938, Page 282, as affected by Collateral Assignment of Note and Mortgage Documents from Elite Builders Realty Trust to Newburyport Five Cents Savings Bank dated March 24, 2015 and recorded in the Essex South District Registry of Deeds in Book 33938, Page 306, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10 o'clock A.M. on the 15<sup>th</sup> day of September, 2016 at 223 High Street, Newburyport, Essex County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain parcel of real estate situate in Newburyport, Essex County, Massachusetts, with the improvements thereon, shown as Lot 2B on a plan of land entitled "Definitive Plan of Land in Newburyport, Massachusetts, Owner, Jutras Family Trust, 225 High Street, Newburyport, Mass., December 3, 1981, scale 1 inch = 40 feet, Port Engineering Associates, Inc., 31 State St., Newburyport, Mass.", which plan is recorded at Essex South District Registry of Deeds in Plan Book 173, as Plan 94. Included with this conveyance is the fee in the way and cul-de-sac shown on the above-referenced plan.

The above described Lot 2B comprises approximately 2.85 acres more or less, as shown on such plan.

The above-described premises are conveyed subject to and together with the benefit of the following:

1. Restrictions set forth in deed dated August 26, 1981, and recorded with said Registry of Deeds in Book 6857, Page 726, in so far as they are still in effect and applicable.
2. Rights reserved in a deed dated December 8, 1982, and recorded in said Registry of Deeds in Book 7012, Page 734.
3. Rights reserved in a deed dated August 17, 1983, and recorded in said Registry of Deeds in Book 7190, Page 301.
4. Easement granted to Stephen P. Holmes, et al, dated May 9, 1986, and recorded in said Registry of Deeds in Book 8258, Page 358.

5. All matters shown on a plan recorded in said Registry of Deeds in Plan Book 173, Plan 71.

Being the same premises conveyed to the mortgagor by deed of Debra Esteves f/k/a Debra Wine dated March 9, 2015 and recorded with said Registry of Deeds in Book 33938, Page 275.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of fifty thousand dollars (\$50,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Healey, Deshaies, Gagliardi & Woelfel, PC, 24 Market Street, Amesbury, Massachusetts 01913 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Mark E. Wojcicki and Bradley M. Kutcher,  
Trustees of Elite Builders Realty Trust, and  
Newburyport Five Cents Savings Bank  
By their Attorney,  
Paul J. Gagliardi, Esquire  
Healey, Deshaies, Gagliardi & Woelfel, PC  
24 Market Street  
Amesbury, Massachusetts 01913

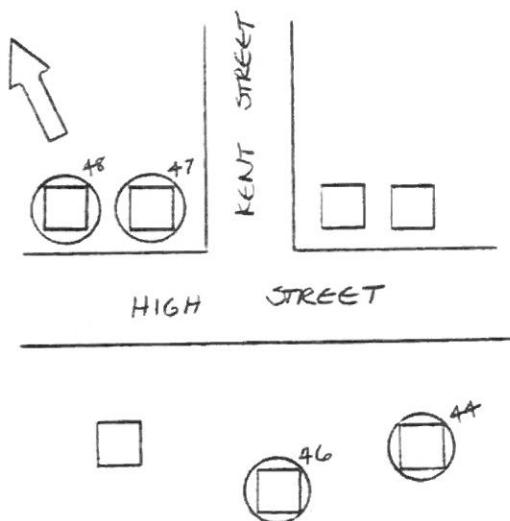
FORM B - BUILDING

Area	Form no.
A	46

MASSACHUSETTS HISTORICAL COMMISSION  
294 Washington Street, Boston, MA 02108



Location in relation to  
cross streets and other buildings  
or geographical features.  
Indicate north.



Recorded by Mary Jane Stirgwort  
Organization Office of Community Development  
Date 8-11-80

Newburyport

Address 223 High Street

Historic Name Goodwin-Hamilton House

Original Residence

Present Residence

Ownership: ☒ Private individual  
Private organization \_\_\_\_\_

Public \_\_\_\_\_

Original owner William W. Goodwin

DESCRIPTION:

Date c. 1865

Source Currier, "History of Nbpt."

Style Victorian Gothic

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings \_\_\_\_\_

Major alterations (with dates) \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage 3.90 acres

Setting on Newburyport's main

thoroughfare noted for its excellent

examples of domestic architecture

dating from the Colonial period through  
the early 20th century.

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This house is significant in that it is one of very few Victorian Gothic buildings in the City of Newburyport. The house is probably a vernacular interpretation of the High Victorian Gothic style. The pointed arch is, of course, a Gothic feature. In the High Victorian Gothic the details such as porch rails are heavier and lack the feeling of delicacy seen in the Early Gothic Revival. The external woodwork of the later revival is solid rather than gingerbread ornament. This is seen in both the roof gables and in the simple window frames of the building. The roof lines in this house are varied with

(cont.)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

At the turn of the nineteenth century this lot of land was part of a larger parcel owned by William Hoyt. In 1813 the land was conveyed to Thomas Cary who willed it to Howard College for the benefit of young men studying for the Christian ministry. The land was sold to Ephraim W. Allen, proprietor and publisher of the Newburyport Herald in 1831 who then sold it to Charles W. Storey and Thomas W. Burnham.

The land was partitioned after Storey's death and in 1862 this lot assigned to Thomas Burnham, was sold to William W. Goodwin. Goodwin built the house presently standing on the site. The house has had very few owners. In 1913 it passed to Mary E. Goodwin upon the death of her husband.

In 1920 the house was sold to Eudora C. Hamilton, the wife of Robert D. Hamilton. Mrs. Hamilton lived in the house until her death in the spring of 1980. In her will the house was left to the City of Newburyport. Whether or not the City will accept the bequest has yet to be decided.

#### BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980  
J. J. Currier, History of Newburyport, 1764-1905, vols. I and II, reprint, Newburyport 1977.  
1851 Plan of Newburyport, Mass. H. McIntire  
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.  
1871 City Directory

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newburyport	Form No: 46
Property Name: Goodwin-Hamilton Hse. 223 High Street	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE (CONTINUED)

several gables. This too is a feature of the style. The porch rails exhibit the contrast in scale typical of the Victorian Gothic. Here there are large and small versions of similar pointed arch motifs.

Staple to Inventory form at bottom