

CONDOMINIUM LIEN FORECLOSURE

SALE of REAL ESTATE

AUCTION

WEDNESDAY, MAY 15 at 10:00 am

347 PAWTUCKET BLVD #2 B3 - LOWELL, MA

Two Bedroom Condo with 897 +/- sq ft Living Space

Easy access to Routes 3, 495 and 93

and Tax Free NH Shopping

PROPERTY INFORMATION PACKET



Our firm has been hired by the Mortgagee and their Attorney Chris Deorocki, Amesbury, MA to sell this property at public foreclosure auction.

VIEWING: Drive by recommended.

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

John McInnis LLC
AUCTIONEERS • APPRAISERS

mcinnisauctions.com

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

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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 LLC
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.*

JOHN MCINNIS AUCTIONEERS LLC

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 Condominium Sale of Real Estate Foreclosure Auction to be held on Wednesday, May 15th at 10:00 am.

John McInnis Auctioneers LLC has been hired by the Mortgagee and their attorney Chris Deorocki, Amesbury, MA to sell this home at public foreclosure 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.

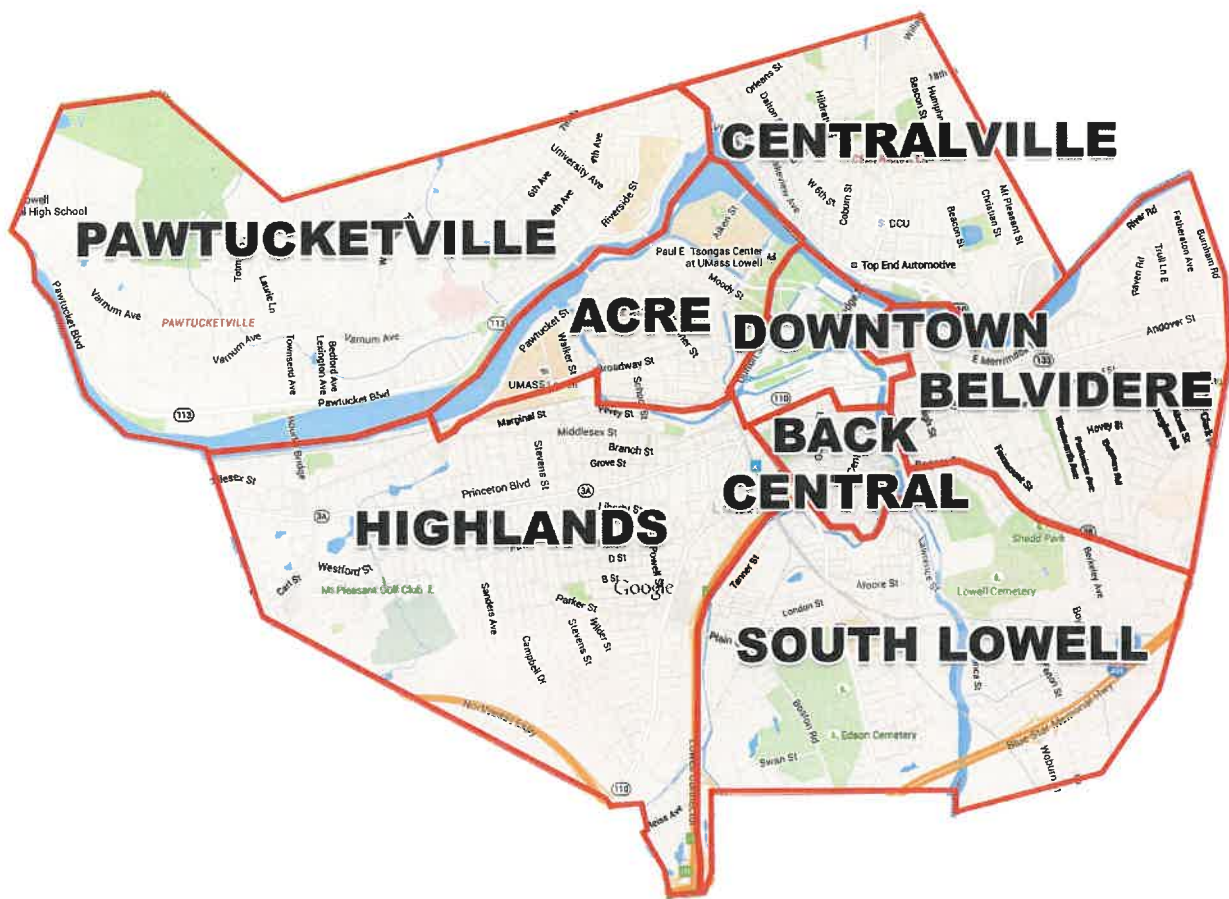
Sincerely,

John P. McInnis

John McInnis Auctioneers LLC
Ma License No 770

PAWTUCKETVILLE

Pawtucketville is a historic residential community on the banks of the Merrimack River. Known for its outdoor amenities and picturesque settings near Pawtucket Falls, with a location within commuting distance of downtown Boston and tax free shopping in New Hampshire.



*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.*

347 PAWTUCKET BLVD #2 B3

Location 347 PAWTUCKET BLVD #2 B3

Mblu 70/ 4540/ 347/ 2/

Parcel ID C16775

Owner CARTER SUSAN M

PBN

Assessment \$207,900

Appraisal \$207,900

Internal ID 44385

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$207,900	\$0	\$207,900
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$207,900	\$0	\$207,900

Owner of Record

Owner CARTER SUSAN M

Sale Price \$54,000

Co-Owner

Certificate

Address 347 PAWTUCKET BLVD UNIT 2 B3
LOWELL, MA 01854

Book & Page 25453/0264

Sale Date 11/18/2011

Instrument 1S

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARTER SUSAN M	\$54,000		25453/0264	1S	11/18/2011
FEDERAL HOME LOAN MORTGAGE CORPORATION	\$56,000		24973/0149	1L	05/17/2011
MUROKI HANNAH	\$1		24973/0147	1L	05/17/2011
MUROKI HANNAH	\$1		24973/0144	1R	05/17/2011
MUROKI HANNAH	\$134,900		18692/0078	00	05/02/2005

Building Information

Building 1 : Section 1

Year Built: 1969
Living Area: 897
Replacement Cost: \$269,951
Building Percent Good: 77
Replacement Cost Less Depreciation: \$207,900

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1 Story
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	Unit/AC
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Fir Pm	
Num Park	00
Pct Low Ceiling	

Building Photo



(<https://images.vgsi.com/photos/lowellmaPhotos/A01106112126.jpg>)

Building Layout

BAS
(897 sf)

([ParcelSketch.ashx?pid=44385&bid=45116](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	897	897
		897	897

Unit Locn	
Grade	Average
Stories:	1
Residential Units:	324
Exterior Wall 1:	Brick Veneer
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	R172
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1020
Description	Condo Garden
Zone	SMF
Neighborhood	CON
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0
Frontage	0
Depth	0
Assessed Value	\$0
Appraised Value	\$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$183,200	\$0	\$183,200
2022	\$170,000	\$0	\$170,000
2021	\$151,900	\$0	\$151,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$183,200	\$0	\$183,200
2022	\$170,000	\$0	\$170,000
2021	\$151,900	\$0	\$151,900

SALE OF REAL ESTATE UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Lowell District Court (Docket No. 2311 CV 0208) in favor of the Camelot Court Condominium No. 2 by its Board against Susan M. Carter establishing a lien pursuant to M.G.L. c. 183A, Section 6 on the real estate known as Unit No. 2 in building No. 3, the address of which is 347 Pawtucket Boulevard, Lowell, Massachusetts, 01854, of the Camelot Court Condominium No. 2 for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 10:00 o'clock A.M. on the 15th day of May, 2024 at Unit No. 2 in building No. 3, 347 Pawtucket Boulevard, Lowell, Massachusetts, 01854. The premises to be sold are more particularly described as follows:

Description: The following described premises in Camelot Court Condominium No. 2, in Lowell, Massachusetts (Middlesex County) a condominium established pursuant to Massachusetts General Laws, Ch. 183A, by a Master Deed dated May 1, 1980, recorded on May 2, 1980, with Middlesex North District Registry Of Deeds, Book 2419, Page 53, and as amended of record, hereinafter collectively called "Master Deed" to wit:

Unit No. 2 in Building No. 3 the address of which is: 347 Pawtucket Boulevard, Lowell, Massachusetts 01854.

The building in which the unit is located as shown on the Site Plan of said Camelot Court Condominium No. 2, which said plan was filed contemporaneously with the aforesaid Master Deed with Middlesex North District Registry of Deeds (See Plan Book 131, Plan No. 45); said unit is also shown on the Floor Plans of said Camelot Court Condominium No. 2, recorded with said Deeds (see Plan Book 131, Plan Nos. 46, 47, 48, 49, 50 and 51).

Said Unit is to be conveyed, as built, as is, together with:

- (1) An undivided 0.670 percent interest in the Common Areas and Facilities of the property attributable to said Unit and as shown in Appendix B of said Master Deed and as may be amended of record.
- (2) Exclusive rights to use of certain Limited Common Areas, subject, however, to obligations as to maintenance and repair of same all as more particularly set forth in Section 2. (d) of said Master Deed.
- (3) A non-exclusive easement for structural support and for the continuance of all encroachments by the Unit on any other Units or Common Area in Camelot Court Condominium No. 2, all as more particularly set forth in Section 2. (h) of said Master Deed.
- (4) An easement in common with owners of other Units to use any part or parts of the Common Area, which are located in any of the other Units or elsewhere on or in Camelot Court Condominium No. 2, including, but not by way of limitation, same as are described in Section 2. (e) of said Master Deed.

This conveyance of this unit is subject to:

- (1) A non-exclusive easement in favor of other Units and Common Areas in Camelot Court Condominium No. 2 for structural support and for the continuance of all encroachments of such

other Units and Common Area in the Unit, all as more particularly provided in Section 2.(h) of the Master Deed.

- (2) Exclusive rights in favor of the owners of any Units to use portions of Camelot Court Condominium No. 2, which are designated as Limited Common Area as provided in said Master Deed.
- (3) The provisions of the Master Deed, By-Laws and Condominium Rules, including Appendices thereto recorded with Middlesex North District Registry of Deeds, Book 2419, Page 53, and the Site Plans and Floor Plans for Camelot Court Condominium No. 2 recorded contemporaneously with and as part of said Master Deed (see Plan Book 131, Plan Nos. 46, 47, 48, 49, 50 and 51) ;

And as the same may be amended, from time to time, by instrument or instruments executed pursuant to the provisions of said Master Deed and/or said Massachusetts General Laws, Chapter 183A and recorded with said Middlesex North District Registry of Deeds, all of which, including amendments thereto, if any, shall constitute covenants running with the land which shall be binding upon any and all persons having at any time any interest or estate in the said Unit herein conveyed, their heirs, successors and assigns, their servants and visitors as though all of such provisions, amendments, and instruments were recited and stipulated herein.

- (4) All the restriction on the use of said Unit as are more particularly set forth in other provisions of the aforesaid Master Deed including, but not limited to, Section 2. (g) thereof.

There is excepted from the Unit any Common Area lying therein, all as provided in said Master Deed, and the within conveyed premises are subject to and have the benefit of, insofar as the same may be now in force and applicable, easements as may exist for utilities serving the entire premises submitted by said Master Deed.

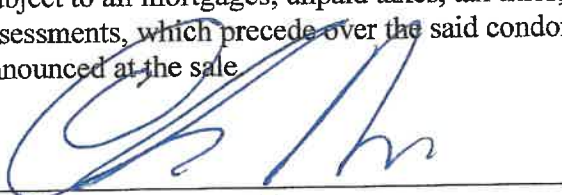
Meaning and intending to convey and hereby conveying the same premises conveyed by Deed of Federal Home Loan Mortgage Corporation to Susan M. Carter dated November 10, 2011 and recorded with the Middlesex North Registry of Deeds in Book 25453, Page 284.

Terms of sale:

1. A non-refundable deposit in cash or certified check or bank check for a minimum of \$5,000 is to be paid by the successful bidder at the time of auction.
2. The successful bidder shall be required to execute a Memorandum of Sale.
3. The balance of the purchase price is to be paid within thirty (30) days of the auction.
4. The closing shall take place within thirty (30) days of the auction at such location as the judgment creditor or its attorney shall designate.
5. The successful bidder shall be responsible for payment of all recording fees, taxes, municipal liens, water and sewer assessments, and/or transfer stamps at the time of closing.
6. An Auctioneer's Release Deed will be issued to purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to and with the benefit of all restrictions, easements, improvements, outstanding tax title, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to any such encumbrance or lien is made in the Deed.
7. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and/or occupants, if any.

8. This sale is subject to any senior liens or encumbrances, including but not limited to outstanding municipal taxes, if any. No representation is or shall be made by the Seller as to if any such taxes are outstanding or the amount outstanding, if any. Prospective Bidders should determine the status of outstanding municipal taxes, if any.
9. The successful bidders shall be required to pay common area fees, charges, special assessments, or other operating costs of the Condominium from the date the Memorandum of Sale is executed.
10. No representation is or shall be made by the Seller as to any mortgages, liens, or encumbrances of record.
11. No representation is or shall be made by the Seller as to the condition of the Unit or the Condominium. The Unit shall be purchased "as is."
12. The Unit shall be purchased subject to any and all benefits and restrictions as may be imposed by the Master Deed, Declaration of Trust, By-Laws, Rules and Regulations, and or M.G.L. c. 183A.

Subject to all mortgages, unpaid taxes, tax titles, governmental liens, and municipal liens and assessments, which precede over the said condominium lien above described, if any. Other terms to be announced at the sale.



Christopher D. Deorocki
Attorney for Camelot Court Condominium No. 2
Law Office of Christopher D. Deorocki
21 Water Street
Amesbury, MA 01913
(978) 388-7430



Bk: 38429 Pg: 185 Page: 1 of 4
Recorded: 04/16/2024 11:55 AM

SALE OF REAL ESTATE UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Lowell District Court (Docket No. 2311 CV 0208) in favor of the Camelot Court Condominium No. 2 by its Board against Susan M. Carter establishing a lien pursuant to M.G.L. c. 183A, Section 6 on the real estate known as Unit No. 2 in building No. 3, the address of which is 347 Pawtucket Boulevard, Lowell, Massachusetts, 01854, of the Camelot Court Condominium No. 2 for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 10:00 o'clock A.M. on the 15th day of May, 2024 at Unit No. 2 in building No. 3, 347 Pawtucket Boulevard, Lowell, Massachusetts, 01854. The premises to be sold are more particularly described as follows:

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Unit No. 2 in Building No. 3 the address of which is: 347 Pawtucket Boulevard, Lowell, Massachusetts 01854.

The building in which the unit is located as shown on the Site Plan of said Camelot Court Condominium No. 2, which said plan was filed contemporaneously with the aforesaid Master Deed with Middlesex North District Registry of Deeds (See Plan Book 131, Plan No. 45); said unit is also shown on the Floor Plans of said Camelot Court Condominium No. 2, recorded with said Deeds (see Plan Book 131, Plan Nos. 46, 47, 48, 49, 50 and 51).

Said Unit is to be conveyed, as built, as is, together with:

Deed Book 25453 Page 264

Unit No. 2, Building No. 3, 347 Pawtucket Boulevard, Lowell, MA

- (1) An undivided 0.670 percent interest in the Common Areas and Facilities of the property attributable to said Unit and as shown in Appendix B of said Master Deed and as may be amended of record.
- (2) Exclusive rights to use of certain Limited Common Areas, subject, however, to obligations as to maintenance and repair of same all as more particularly set forth in Section 2. (d) of said Master Deed.
- (3) A non-exclusive easement for structural support and for the continuance of all encroachments by the Unit on any other Units or Common Area in Camelot Court Condominium No. 2, all as more particularly set forth in Section 2. (h) of said Master Deed.
- (4) An easement in common with owners of other Units to use any part or parts of the Common Area, which are located in any of the other Units or elsewhere on or in Camelot Court Condominium No. 2, including, but not by way of limitation, same as are described in Section 2. (e) of said Master Deed.

This conveyance of this unit is subject to:

- (1) A non-exclusive easement in favor of other Units and Common Areas in Camelot Court Condominium No. 2 for structural support and for the continuance of all encroachments of such other Units and Common Area in the Unit, all as more particularly provided in Section 2.(h) of the Master Deed.
- (2) Exclusive rights in favor of the owners of any Units to use portions of Camelot Court Condominium No. 2, which are designated as Limited Common Area as provided in said Master Deed.
- (3) The provisions of the Master Deed, By-Laws and Condominium Rules, including Appendices thereto recorded with Middlesex North District Registry of Deeds, Book 2419, Page 53, and the Site Plans and Floor Plans for Camelot Court Condominium No. 2 recorded contemporaneously with and as part of said Master Deed (see Plan Book 131, Plan Nos. 46, 47, 48, 49, 50 and 51) ;

And as the same may be amended, from time to time, by instrument or instruments executed pursuant to the provisions of said Master Deed and/or said Massachusetts General Laws, Chapter 183A and recorded with said Middlesex North District Registry of Deeds, all of which, including amendments thereto, if any, shall constitute covenants running with the land which shall be binding upon any and all persons having at any time any interest or estate in the said Unit herein conveyed, their heirs, successors and assigns, their servants and visitors as though all of such

provisions, amendments, and instruments were recited and stipulated herein.

- (4) All the restriction on the use of said Unit as are more particularly set forth in other provisions of the aforesaid Master Deed including, but not limited to, Section 2. (g) thereof.

There is excepted from the Unit any Common Area lying therein, all as provided in said Master Deed, and the within conveyed premises are subject to and have the benefit of, insofar as the same may be now in force and applicable, easements as may exist for utilities serving the entire premises submitted by said Master Deed.

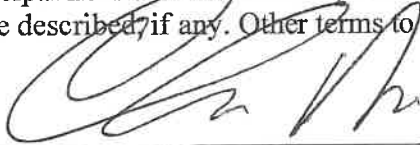
Meaning and intending to convey and hereby conveying the same premises conveyed by Deed of Federal Home Loan Mortgage Corporation to Susan M. Carter dated November 10, 2011 and recorded with the Middlesex North Registry of Deeds in Book 25453, Page 284.

Terms of sale:

1. A non-refundable deposit in cash or certified check or bank check for a minimum of \$5,000 is to be paid by the successful bidder at the time of auction.
2. The successful bidder shall be required to execute a Memorandum of Sale.
3. The balance of the purchase price is to be paid within thirty (30) days of the auction.
4. The closing shall take place within thirty (30) days of the auction at such location as the judgment creditor or its attorney shall designate.
5. The successful bidder shall be responsible for payment of all recording fees, taxes, municipal liens, water and sewer assessments, and/or transfer stamps at the time of closing.
6. An Auctioneer's Release Deed will be issued to purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to and with the benefit of all restrictions, easements, improvements, outstanding tax title, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to any such encumbrance or lien is made in the Deed.
7. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and/or occupants, if any.
8. This sale is subject to any senior liens or encumbrances, including but not limited to outstanding municipal taxes, if any. No representation is or shall be made by the Seller as to if any such taxes are outstanding or the amount outstanding, if any. Prospective Bidders should determine the status of outstanding municipal taxes, if any.

9. The successful bidders shall be required to pay common area fees, charges, special assessments, or other operating costs of the Condominium from the date the Memorandum of Sale is executed.
10. No representation is or shall be made by the Seller as to any mortgages, liens, or encumbrances of record.
11. No representation is or shall be made by the Seller as to the condition of the Unit or the Condominium. The Unit shall be purchased "as is."
12. The Unit shall be purchased subject to any and all benefits and restrictions as may be imposed by the Master Deed, Declaration of Trust, By-Laws, Rules and Regulations, and or M.G.L. c. 183A.

Subject to all mortgages, unpaid taxes, tax titles, governmental liens, and municipal liens and assessments, which precede over the said condominium lien above described, if any. Other terms to be announced at the sale.



Christopher D. Deorocki
Attorney for Camelot Court Condominium No. 2
Law Office of Christopher D. Deorocki
21 Water Street
Amesbury, MA 01913
(978) 388-7430

MEMORANDUM OF SALE OF REAL PROPERTY AT AUCTION

Date: _____, 2024

Lowell, Massachusetts

I hereby acknowledge to have this day purchased at sale at Public Auction of _____, Auctioneer, for the sum of _____ (\$ _____)

that certain condominium unit, designated Unit No. 2 in Building No. 3, 347 Pawtucket Boulevard, Lowell, Massachusetts, 01854 in Middlesex County, now or formerly of Susan M. Carter, and described in the Auctioneer's Notice of Sale hereto attached, to be conveyed by a good and sufficient Auctioneer's Release Deed, subject to restrictions, orders of conditions, easements, improvements, outstanding tax titles, municipal or other public taxes or assessments, federal or state tax liens, other liens or claims in the nature of liens and existing encumbrances of record which have priority over the lien being foreclosed upon, if there be any, including but not limited to, those encumbrances and liens specifically set forth in the printed notice of sale; outstanding water bills, water liens and water taxes, if any; violations, if any, of the state sanitary code or any other Federal, state or local statute. public health rule, or regulation as may be in force and effect; and rights of persons under the soldiers' and sailors' civil Relief Act of 1940; and further subject to any tenant or tenancies, if there be any, and all other matters provided for in M.G.L. c 183A, §6, and M.G.L.c. 254, §§ 5 and 5A. I further acknowledge that I am purchasing the Unit "as is". I agree to comply with the terms of sale as stated by the Auctioneer and hereto annexed having paid Five Thousand Dollars (\$5,000.00) as a non-refundable deposit, being agreeable to the terms of sale. A copy of the form of deed to be delivered is also hereto annexed.

The sum of _____ Dollars (\$ _____) in cash or certified check or bank check has been paid into the hands of the Auctioneer at the time and place of sale to bind the sale to be forfeited to the use of the Seller in case the Purchaser shall fail to comply with the residue of the terms of sale, but a forfeiture of said sum shall not release the Purchaser of his liability under the contract. The balance of the purchase money is to be paid in cash or certified check or bank check in accordance with the terms of the sale.

An Auctioneer's Release Deed is to be delivered to Purchaser at the time and place of settlement, to wit: the office of Attorney Christopher D. Deorocki, 21 Water Street, Amesbury, Massachusetts. It shall be the Purchaser's sole and exclusive duty to record any and all documents that may need to be recorded under common practice or by such standards of the Massachusetts Conveyancers Association or other applicable title standards. Said Auctioneer's Release Deed is to be delivered on _____ day of _____ 2024 at _____ am/pm.

No personal property of any nature is included in this contract of sale. Rents, interest, water rates and condominium common fees are to be settled on the date of delivery of the deed.

Prior to and at the time of this sale the following liens and encumbrances are known to exist with regard to this condominium unit:

A Judgment Lien By virtue of a Judgment and Order of the Lowell District Court (Docket No. 2311 CV 0208) in favor of the Camelot Court Condominium No. 2 by its Board against Susan M. Carter establishing a lien pursuant to M.G.L. c. 183A, Section 6.

B. The Master Deed, Declaration of Trust, By-Laws and Rules and Regulations.

C. Municipal taxes, including sewer charges.

D. All other recorded liens, if any.

I have read the above and agree to be bound by it and other terms of sale as well as the additional terms which are attached to this Memorandum.

PURCHASER: _____

The above sale is hereby confirmed.

AUCTIONEER: _____

John McInnis LLC

AUCTIONEERS • APPRAISERS

AN INVITATION TO ALL LICENSED REAL ESTATE BROKERS AND SALESPERSONS

CONDOMINIUM LIEN FORECLOSURE
SALE OF REAL ESTATE

AUCTION

**347 PAWTUCKET BLVD #2 B3 – LOWELL, MA
WEDNESDAY, MAY 15 at 10 am**

Our firm has been hired by the Mortgagee and their
Attorney Chris Deorocki, Amesbury, MA to sell
this property at public foreclosure auction

*John McInnis Auctioneers LLC 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.*



*For complete terms, please call our gallery for further details
at 978-388-0400 or email us at mcinnisauctions@yahoo.com*

www.mcinnisauctions.com

76 Main St - Amesbury, MA 01913 – Ma Lic#770

John McInnis LLC

AUCTIONEERS • APPRAISERS

76 Main Street – Amesbury, MA 01913
978-388-0400 – mcinnisauctions@yahoo.com

BUYER'S BROKER REGISTRATON FORM

AUCTION ADDRESS: 347 PAWTUCKET BLVD #2 B3 – LOWELL, MA 01854

AUCTION DATE: WEDNESDAY, MAY 15, 2024 at 10:00 am

BUYER BROKER FEE: 1%

Broker/Salesperson: _____

License No: _____

(attach copy of Real Estate License): _____ State of Issue: _____ Expiration: _____

Company Name: _____

Address: _____

Telephone Number: _____

Fed ID Number: _____

Client Name: _____

Address: _____

Telephone Number: _____

Property Address: _____

Opening Bid Amount: _____

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 a 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.

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

Accepted John McInnis Auctioneers

Client Date