

John McInnis
AUCTIONEERS • APPRAISERS

AUCTION

Mortgagees Sale of Real Estate

To be Sold to the Highest Bidder

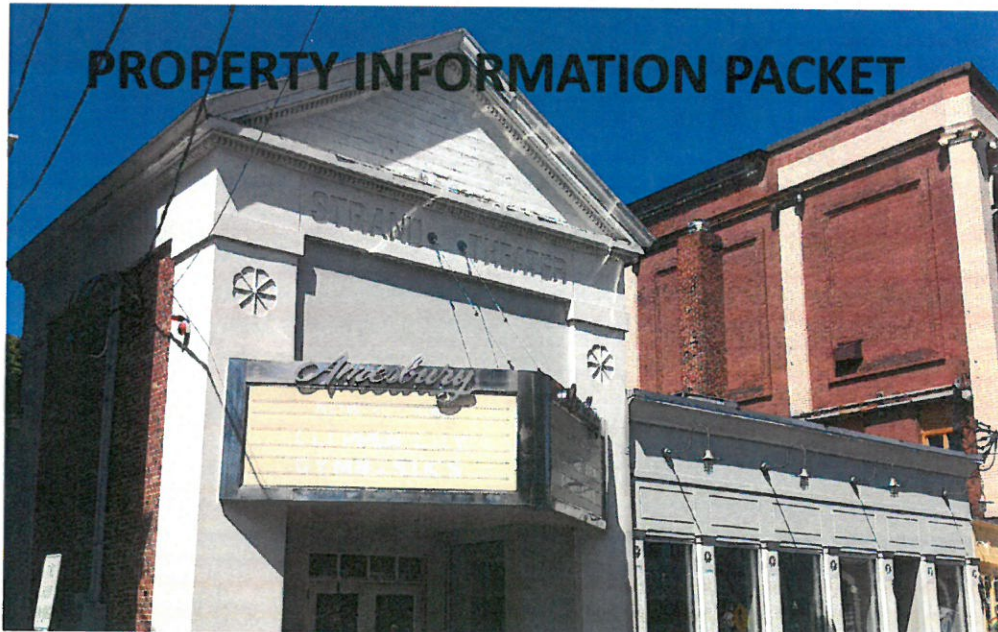
The former "Strand Theatre"

7,418 +/-SQ FT COMMERCIAL/RETAIL BUILDING

Located in the heart of Downtown Amesbury

115 MAIN ST – AMESBURY, MA

THURSDAY, SEPTEMBER 24th at 2 pm



REAL ESTATE PREVIEW BY APPOINTMENT

AUCTION DAY REGISTRATION ONE HOUR PRIOR TO SALE

MORE INFO: MCINNISAUCTIONS.COM - 800-822-1417 - MCINNISAUCTIONS@YAHOO.COM

MA LICENSE # 770

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MLC

REAL ESTATE ABSENTEE BID FORM



John McInnis
AUCTIONEERS • APPRAISERS



Dear Prospective Bidder,

Thank you for your inquiry and interest in our upcoming Mortgagee Real Estate Foreclosure Auction located at 115 Main Street, Amesbury, Massachusetts on Thursday, September 24th at 11 am when this commercial building will be sold on site at Public Auction.

John McInnis Auctioneers has been hired by the Mortgagee and their attorney, The Law Office of Mark Janos, PC, Newburyport, Ma to sell this property at auction.

To be eligible to bid, at the time of registration you must present a \$25,000.00 deposit in cash or certified US funds. Please make the check out to yourself, and if you are the high bidder you will sign the check over to the auctioneer. This deposit is non-refundable to the highest bidder.

The sale is not contingent upon your ability to acquire mortgage financing. We encourage you to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence.

This information packet has been assembled for your convenience. Our experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls.

We look forward to seeing you at the auction and good luck with your bids!

Sincerely,

John

John P. McInnis

AUCTIONEERS DISCLAIMER

IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT AND IS BEING MADE AVAILABLE FOR INFORMATION PURPOSES ONLY. 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.

THE AUCTIONEER HEREBY DISCLOSES HE/SHE ARE ACTING SOLELY AS AN AGENT FOR THE MORTGAGEE IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER AND AUCTIONEER MAKE NO WARRANTY OF ANY KIND REGARDING THE CONDITION OR VALUE OF THE REAL OR PERSONAL PROPERTY.

ANNOUNCEMENTS FROM THE AUCTION BLOCK WILL TAKE PRECEDENCE OVER ANY PEREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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 **Diesel Realty LLC to Richard Fournier, Trustee of MASS Realty Trust u/d/t dated 9/18/1996**, dated December 18, 2015 and registered in the Land Court Section of the Essex South District Registry of Deeds as Document Number 568123 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 2:00 p.m. on the 24th day of September, 2020 at 115 Main Street, Amesbury, Essex County, Massachusetts**, all and singular the premises described in said mortgage,

To wit:

The land with the buildings thereon situated at 115-119 Main Street, Amesbury, Essex County, Massachusetts, and bounded and described as follows:

First Parcel:

Northeasterly: by the southwesterly line of a way six (6) feet wide, as shown on plan hereinafter mentioned, one hundred two and 91/100 (102.91) feet;

Southerly: by land now or formerly of the Newburyport Theatre Company sixty eight and 11/100 (68.11) feet;

Westerly: by land now or formerly of Congregational Church Society sixty two and 30/100 (62.30) feet; and

Northerly: by land now or formerly of Edward D. Hanley seven and 03/100 (7.03) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 18305-A, drawn by Morse, Dickinson & Goodwin, Engineers, dated October 1941, as modified and approved by the Court filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title 14045 in said Registry.

There is appurtenant to the above described land a right of way over the six (6) foot way shown on said plan, as granted by Jacob Silverberg, et al to Adolphus M. Burroughs, et al, Trustees, dated August 30, 1941 and duly recorded on December 31, 1941, to be exercised in common with others entitled thereto; and said land is also subject to and has the benefit of, so far as applicable, the provisions of a stipulation filed in Case 14053 on March 27, 1930, between Adolphus M. Burroughs, et al and George L. Briggs, et al, Trustees, a copy of which is included in Document 22881 filed in said Registry, applicable to the three (3) foot way shown on the plan aforesaid and its continuation southerly over the land registered in Case 14053 as shown on plan filed with Certificate of Title 8595.

Second Parcel:

Southeasterly: by the northwesterly line of Main Street sixty one and 55/100 (61.55) feet;

Southwesterly: by land now or formerly of Forest G. Kimball, the line running through the middle of a way seven and 80/100 (7.80) feet wide, one hundred thirty two and 32/100 (132.32) feet;

Westerly: by land now or formerly of the Congregational Church Society forty one and 65/100 (41.65) feet; and

Northerly: sixty eight and 11/100 (68.11) feet; and

Northeasterly: one hundred four and 98/100 (104.98) feet by land now or formerly of George L. Briggs, et al, Trustees.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 14053-A, drawn by S.L. Leftovith, Surveyor, dated February 14, 1930, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title 8595 in said Registry.

The southwesterly part of said last above described land is subject to and has the benefit of certain passageway rights as set forth in a stipulation between Newburyport Theatre Company and Forest G. Kimball, filed with the papers in this case on March 27, 1930, a copy of which is filed with Document 22881 in said Registry, which right has been modified by a release of easement from said Forest G. Kimball to said Newburyport Theatre Company, dated October 14, 1930, and filed as Document 23889 in said Registry.

The northeasterly part of said last above described land is subject to and has the benefit of certain passageway rights as set forth in a stipulation between the Newburyport Theatre Company and George L. Briggs, et al, Trustees, also filed with said Document 22881.

Meaning and intending to convey and hereby conveying the same premises conveyed to Diesel Realty LLC by deed of Richard A. Fournier, Trustee of the MASS Realty Trust dated December 18, 2015 and registered in the Land Court Section of the Essex South District Registry of Deeds as Document Number 568121.

Permitted Encumbrances: (1) Real estate taxes and assessments with respect to the Property which are not yet due and payable. (2) The encumbrances set forth and noted in the Certificate of Title No. 67968, Essex South District Registry of Deeds Land Court.

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 twenty-five thousand dollars (\$25,000.00) 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 Office of Mark L. Janos, PC, 6 Harris Street, Newburyport MA 01950 within thirty (30) days from the date of the 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 to be announced at the sale.

Richard A. Fournier, Trustee
MASS Realty Trust u/d/t dated September 18, 1996
Present holder of said mortgage
By his Attorney,
Law Office of Mark L. Janos, PC
6 Harris Street
Newburyport MA 01950

MEMORANDUM OF SALE

115 Main Street, Amesbury, MA (hereinafter "the Property")

This Memorandum of Sale is made this 24th day of September, 2020, by and among **Richard A. Fournier**, Trustee of the MASS Realty Trust u/d/t dated 9/18/1996 with an address of 5 East Main Street, Merrimac MA 01860 (the "Mortgagee"), **John McInnis Auctioneers**, of Amesbury, MA (the "Auctioneer") and _____ (the "Buyer").

Subject to and in accordance with the terms and conditions set forth in that certain Notice of Sale attached hereto as Exhibit A and incorporated herein by reference, and as supplemented by further terms set forth below, the Buyer hereby agrees to purchase the Property more fully described in said Exhibit A.

The Property shall be conveyed by the usual mortgagee's deed under the statutory power of sale. The Property shall be conveyed subject to any outstanding tenancies and/or leases, the rights of parties in possession, any tax titles, municipal taxes and assessments, any outstanding water or sewer bills or liens, and the provisions of applicable state and local law, including building codes, zoning ordinances and M.G.L. Chapter 21E. Where applicable, the Property shall be conveyed subject to unpaid condominium fees pursuant to Massachusetts General Laws Chapter 183A, as amended.

The bid price for which the Property has been sold to the Buyer is \$ _____, of which **\$25,000.00** has been paid this day in accordance with the terms of the mortgagee's notice of sale. The sale shall not be deemed completed until the Buyer has made his or her deposit and has signed this Memorandum of Sale. The balance of the purchase price shall be paid at the Law Office of Mark L. Janos PC, 6 Harris Street, Newburyport, MA by certified or bank check on or before 11:00 am on the thirtieth day following the sale, provided that such day is one on which the Registry of Deeds is open for business, and if not, then on the next day on which said Registry is open for business. Time is of the essence of this agreement. The Buyer shall pay all recording costs, including, but not limited to, all recording fees and excise stamps.

In the event the Mortgagee cannot convey title to the Property as stipulated, the deposit, and if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease, and the Buyer shall have no recourse against the Mortgagee, or its employees, agents and representatives, whether at law or in equity.

The Buyer acknowledges that from and after this date he or she shall have the sole risk of loss, and the Mortgagee shall have no responsibility for maintaining insurance on the premises. If the Property is damaged by fire or other casualty prior to the closing, Buyer shall accept a deed to the Property and an assignment of so much of the insurance proceeds as has not been used in the

restoration of the Property prior to the Closing, to the extent any such proceeds may be available to the Mortgagee, Buyer paying therefor the full balance of the bid price.

The Property shall be conveyed in "as is" condition. The Buyer acknowledges that Buyer has not been influenced to enter this transaction by, nor has it relied upon, any warranties or representations of the Mortgagee or the Auctioneer not set forth or incorporated in this Memorandum. No personal property of any nature is included in this conveyance except as expressly set forth herein. If, as of this date, there is any tenant or occupant in residence, the Buyer, if he or she wishes to evict such tenant or occupant, must do so at his or her own expense.

The Buyer shall assume responsibility for and costs relating to compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, and lead paint regulations, all as applicable. Mortgagee makes no warranties or representations regarding the Property's current compliance with any state or local regulations or laws.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit the amount of the required deposit with the Law Office of Mark L. Janos PC within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

I, the undersigned Buyer, acknowledge that I have been given a copy of this Memorandum of Sale.

Witness our hands and seals this 24th day of September, 2020.

Buyer:

Mortgagee: Richard A. Fournier,
Trustee of the MASS Realty Trust
By: His Attorney, Mark L. Janos

Auctioneer: John McInnis Auctioneers
By: John McInnis

5
K

568121 (89006+) Bch: 322225
Southern Essex District Registry
12/18/2015 04:07 PM DEED Pg: 1/6

Southern Essex District ROD
Date: 12/18/2015 04:07 PM
ID: 322225 Doc# 568121
Fee: \$1,687.20 Cons: \$378,000.00

DEED

I, Richard A. Fournier, Trustee of the MASS Realty Trust, u/d/t dated September 18, 1996 and recorded in the Essex South District Registry of Deeds on October 28, 1996 at Book 13815, Page 155, a certified copy of which is Registered herewith, of Merrimac, Essex County, Massachusetts,

For consideration paid and in full consideration of Three Hundred Seventy Thousand and 00/100 (\$370,000.00) Dollars

Grant to Diesel Realty, LLC, a Massachusetts Limited Liability Company, of 481 Hilldale Avenue, Haverhill Essex County, Massachusetts 01832

With Quitclaim Covenants

The land with the buildings thereon situated at 115-119 Main Street, Amesbury, Essex County, Massachusetts, and bounded and described as follows:

FIRST PARCEL:

NORTHEASTERLY: by the southwesterly line of a way six (6) feet wide, as shown on plan hereinafter mentioned, one hundred two and 91/100 (102.91) feet;

SOUTHERLY: by land now or formerly of the Newburyport Theatre Company sixty eight and 11/100 (68.11) feet;

WESTERLY: by land now or formerly of Congregational Church Society sixty two and 30/100 (62.30) feet; and

NORTHERLY: by land now or formerly of Edward D. Hanley seven and 03/100 (7.03) feet.

Address of Premises: 115 Main Street, Amesbury, MA 01913

All of said boundaries are determined by the Court to be located as shown upon plan numbered 18305-A, drawn by Morse, Dickinson & Goodwin, Engineers, dated October 1941, as modified and approved by the Court filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title 14045 in said Registry.

There is appurtenant to the above described land a right of way over the six (6) foot way shown on said plan, as granted by Jacob Silverberg, et al to Adolphus M. Burroughs, et al, Trustees, dated August 30, 1941 and duly recorded on December 31, 1941, to be exercised in common with others entitled thereto; and said land is also subject to and has the benefit of, so far as applicable, the provisions of a stipulation filed in Case 14053 on March 27, 1930, between Adolphus M. Burroughs, et al and George L. Briggs, et al, Trustees, a copy of which is included in Document 22881 filed in said Registry, applicable to the three (3) foot way shown on the plan aforesaid and its continuation southerly over the land registered in Case 14053 as shown on plan filed with Certificate of Title 8595.

SECOND PARCEL:

SOUTHEASTERLY: by the northwesterly line of Main Street sixty one and 55/100 (61.55) feet;

SOUTHWESTERLY: by land now or formerly of Forest G. Kimball, the line running through the middle of a way seven and 80/100 (7.80) feet wide, one hundred thirty two and 32/100 (132.32) feet;

WESTERLY: by land now or formerly of the Congregational Church Society forty one and 65/100 (41.65) feet; and

NORTHERLY: sixty eight and 11/100 (68.11) feet; and

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The northeasterly part of said last above described land is subject to and has the benefit of certain passageway rights as set forth in a stipulation between the Newburyport Theatre Company and George L. Briggs, et al, Trustees, also filed with said Document 22881.


Meaning and intending to convey and hereby conveying the same premises conveyed to Richard A. Fournier, Trustee of the MASS Realty Trust by deed of Alfred J. Fournier and Lorraine T. Fournier, Trustees of the Fournier Living Trust dated December 3, 1999, and registered with the Essex South District Registry of Deeds Land Court as Document No. 329535, Certificate of Title No. 67968.

Homestead rights do not apply.

[The remainder of this page is intentionally left blank.]

Witness my hand and seal this 17th day of December, 2015.

MASS Realty Trust



By: Richard A. Fournier
Its: Trustee

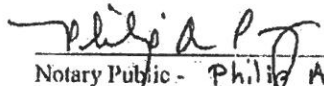
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 17th day of December, 2015, before me, the undersigned notary public, personally appeared Richard A. Fournier, Trustee of the MASS Realty Trust, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



PHILIP A. PARRY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
JUNE 23, 2017


Notary Public - Philip A. Parry
My Commission Expires: 6-23-17

Document: 563121

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS
RECEIVED FOR REGISTRATION

On: 12/18/2015 04:07 PM

CREATED CERT: 89086 BOOK: 524
CANCELLED CERT: 87968 BOOK: 336

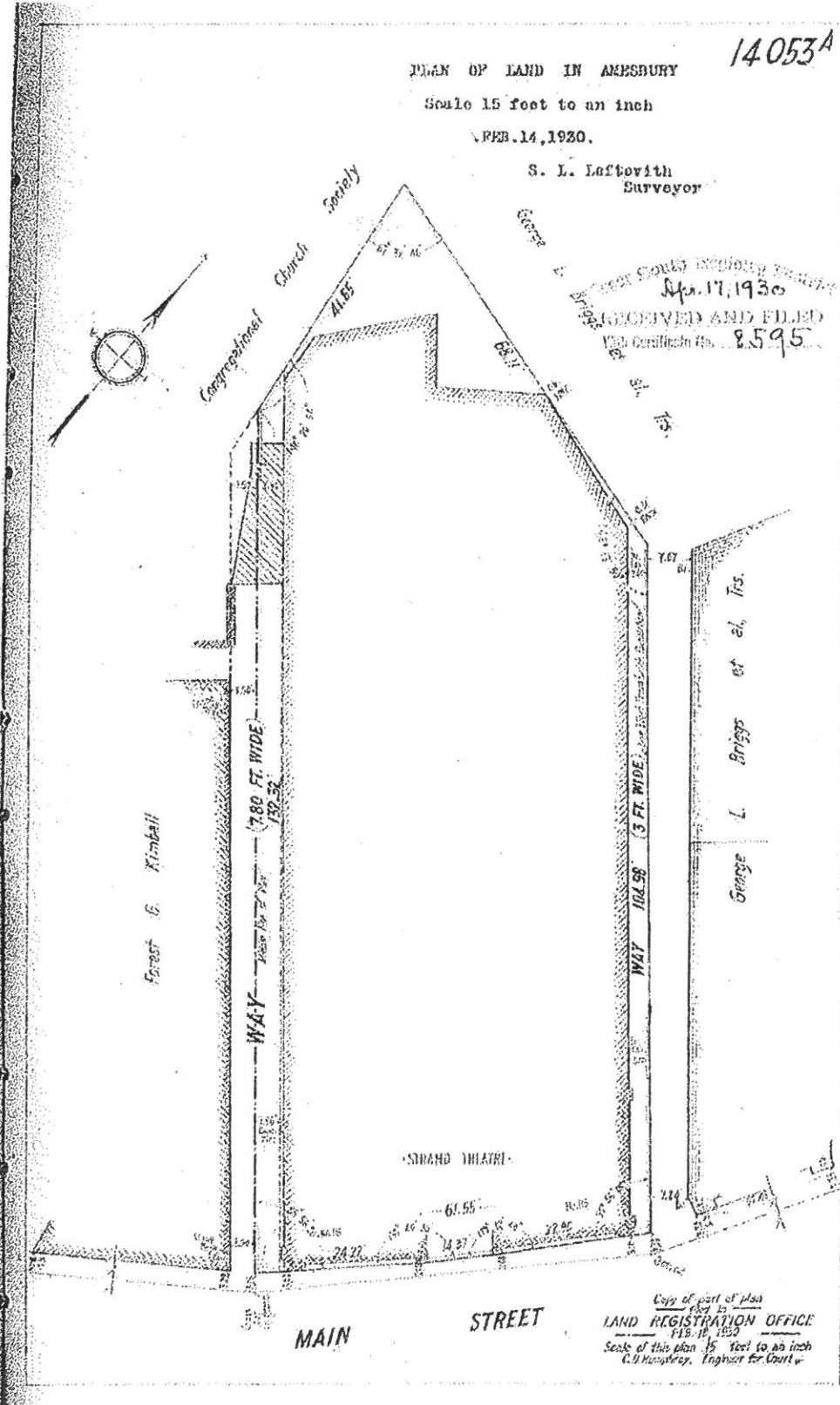
14053A

PLAN OF LAND IN AMESBURY

Scale 15 feet to an inch

FEB. 14, 1920.

S. L. Leftorith
Surveyor



RECEIVED AND FILED
 Apr. 17, 1930
 Map Certificate No. 8595

Copy of part of plan
 filed in
 LAND REGISTRATION OFFICE
 FEB. 18, 1920
 Scale of this plan 15 feet to an inch
 C. H. Huxley, Engineer for Court

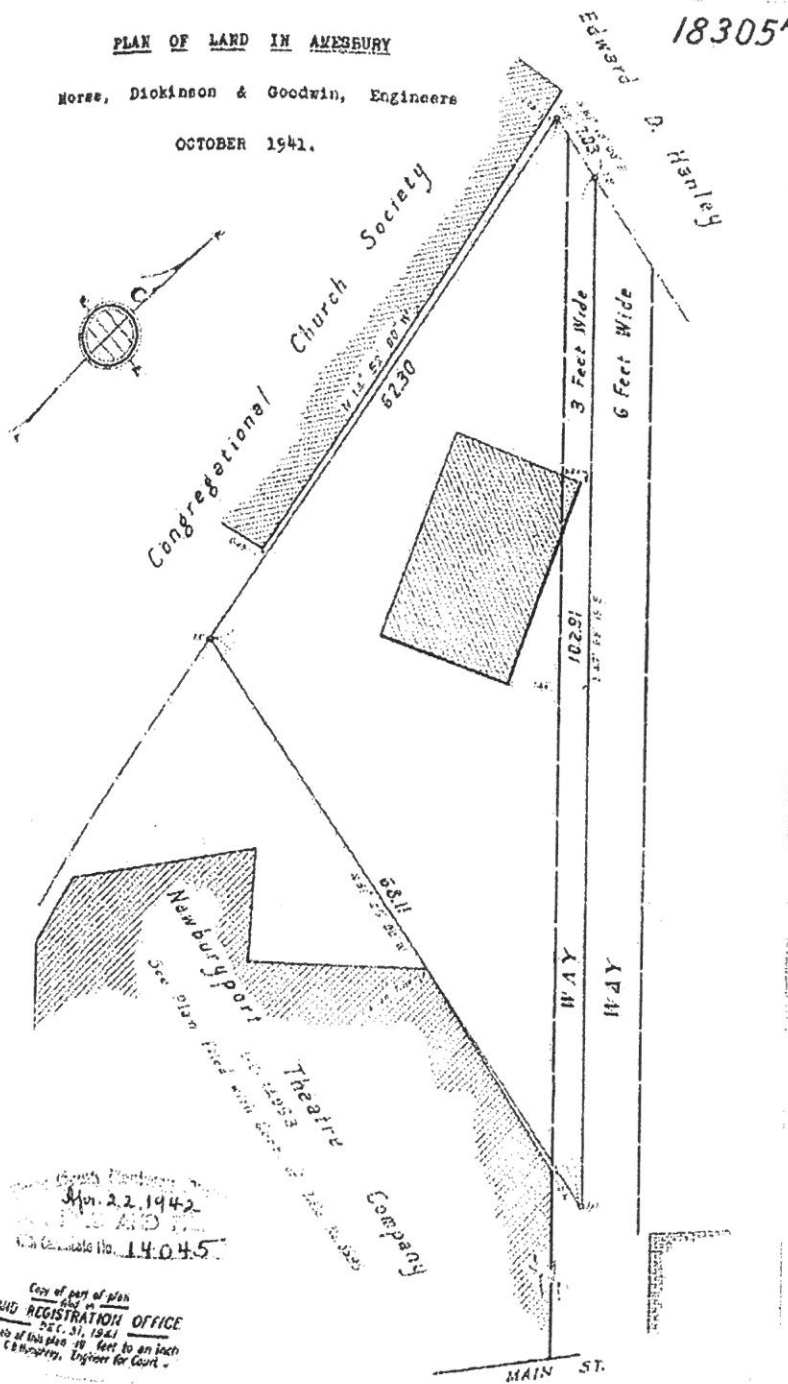
56-7-22

PLAN OF LAND IN AXEBURY

Horse, Dickinson & Goodwin, Engineers

OCTOBER 1941.

18305A



City of Axebury
 Registered
 April 22, 1942
 AND
 Certificate No. 14045

Copy of part of plan
 AND REGISTRATION OFFICE
 OCT. 31, 1941
 Copy of this plan 10 feet to an inch
 C.B. Hensley, Engineer for Court.

115 MAIN ST

Location 115 MAIN ST

Mblu 53 / 224 / 1

Acct# I&E

Owner DIESEL REALTY, LLC

Assessment \$585,600

PID 243

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$374,100	\$211,500	\$585,600

Owner of Record

Owner DIESEL REALTY, LLC

Sale Price \$370,000

Co-Owner

Certificate

Address 11 MARBLERIDGE RD
NORTH ANDOVER, MA 01845

Book & Page 568121

Sale Date 12/18/2015

Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIESEL REALTY, LLC	\$370,000		568121	10	12/18/2015
FOURNIER RICHARD A	\$1		DOC329535	1A	05/02/1997
FOURNIER ALFRED &	\$1		DOC28/8344	1F	08/12/1993
FOURNIER ALFRED	\$170,000		DOC19/0908	00	10/19/1983
JARDIS GREG T	\$1		DOC16/5479	00	05/08/1978

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 7,418
Replacement Cost: \$391,272
Building Percent Good: 87
Replacement Cost
Less Depreciation: \$340,400

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Ind/Comm
Grade	Average

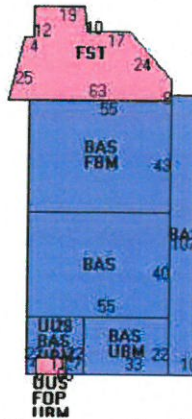
Stories:	2
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Stucco on Wood
Roof Structure	Gable/Hip
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Retail < 10,000 SF
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	322C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	28

Building Photo



(<http://images.vgsi.com/photos/AmesburyMAPhotos/A0001174/86.jpg>)

Building Layout



(http://images.vgsi.com/photos/AmesburyMAPhotos/Sketches/243_238.jp)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	6,779	6,779	
FST	Utility, Finished	1,597	639	
FBM	Basement, Finished	2,365	0	
FOP	Porch, Open, Finished	66	0	
UBM	Basement, Unfinished	1,210	0	
UUS	Upper Story, Unfinished	484	0	
		12,501	7,418	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS WET	12501 S.F.	\$32,600	1

Land

Land Use

Use Code 3250
Description Retail < 10,000 SF
Zone CB
Neighborhood 0100

Land Line Valuation

Size (Acres) 0.24
Frontage 120
Depth 360
Assessed Value \$211,500

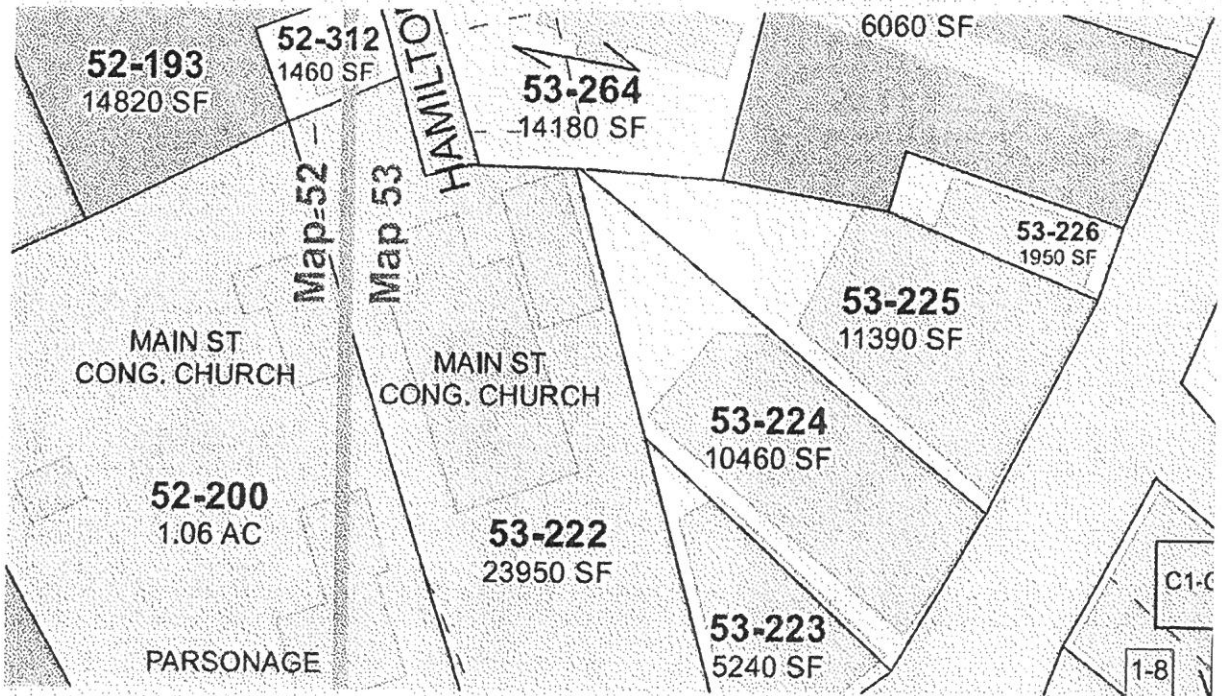
Alt Land Appr No
Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SGN1	SIGN 1 SIDE			50 SF+HT	\$1,100	1

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Assessors Map



REAL ESTATE ABSENTEE BID FORM

I, _____ (Name)

Of, _____ (Address),

Wish to submit the following as my high bid on the following Real Estate:

Situated in the City/Town of: Hampton

Street Address: 115 Main Street

County: Essex

State of: Massachusetts

Amount of Bid: \$

I understand that John McInnis Auctioneers will be auctioning this property on: **September 24, 2020**. If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee bid is purely an accommodation on the part of John McInnis Auctioneers and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the within property, if this absentee bid is the highest bid therefore, then my deposit in the amount of \$_____ which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorneys fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property. If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

_____.

DATE: _____, 2020

Witness

Signature

Print Name

General Laws, Chapter 60, Section 23 as Amended.
 Municipal Lien Certificate
 City of Amesbury
 The Commonwealth of Massachusetts

115 Main St.

July 24, 2020
 MARK JANOS
 6 HARRIS St
 NEWBURYPORT MA 01950

Certificate # 10760

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on July 17, 2020 are listed below.

Name of person assessed: **REALTY DIESEL**
 Location of property: **115 MAIN St**
 Class Code: **3250-COMMERC.**
 Land Area: **10,460.00 Square Feet**
 Map/Lot: **0053-0224** **Book 568121** **Page**

Land Value: **\$211,500**
 Improv./Building Value: **\$374,100**
 Exemption:
 Assessed Value: **\$585,600**

Tax Period	2021	2020	2019
Tax Rate	Rate Not Set	\$17.18/\$1,000.00	\$18.37/\$1,000.00
Tax			
1st quarter	\$2,515.16	\$2,575.02	\$1,882.86
2nd quarter	\$2,515.15	\$2,575.01	\$1,882.86
3rd quarter		\$2,455.29	\$2,245.80
4th quarter		\$2,455.29	\$2,245.80
Betterment/Asses.			
Utility Liens			
Total Billed	\$5,030.31	\$10,060.61	\$8,257.32
Payments			
Abate./Exempt./Lien			\$8,257.32
Charges & Fees		5.00	
Interest due to 7/24/20		\$857.40	
Adjustments	\$0.00	\$0.00	\$0.00
Balance Due	\$5,030.31	\$10,923.01	\$0.00
Int. Per Diem	\$0.00	\$3.86	\$0.00

Note* The City of Amesbury is on a quarterly billing system for real estate taxes. New owner information may not appear on the FY2021 REAL ESTATE BILLS. Please advise the new owner to contact the Tax Collector BEFORE EACH DATE to obtain a copy of the real estate bill. PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

Apportioned betterments not yet due: \$0.00

I have no knowledge of any other lien outstanding.

For information on water and/or sewer accounts, please call Pennichuck at 1-800-553-5191. If property ownership is being transferred, call at least 5 days before closing.

Tax Title Amount:
 Deferred Taxes: \$0.00

Donna Cornoni

Collector of Taxes for the City of Amesbury

MORTGAGEE'S SALE OF REAL ESTATE AUCTION

The former "Strand Theatre"
COMMERCIAL/RETAIL BUILDING
7,418 +/- SQ FT

Located in the heart of Downtown – 115 Main St – Amesbury, MA



Thursday, September 24th at 2 pm

TO BE SOLD TO THE HIGHEST BIDDER!

Viewing: By appointment please call 978-388-0400
Auction Day Registration: 1 hr prior to sale

John McInnis Auctioneers has been hired by The Law Office of Mark Janos, PC,
Newburyport, Mass to sell this building at public foreclosure auction.

Don't miss this prime opportunity to buy this retail building located in the heart of downtown Amesbury.

Conduct your business in the heart of downtown Amesbury, easy access with two entrances directly on Main Street and large glass front for great visibility. Large open space with many original details. Wonderful space for Restaurant or Retail Establishment. Roof mounted HVAC system - 5 Lavatories - Wet Sprinkler and Hard Wired System - Street and Public Parking - Easy access to 95 and 495. Minutes to the seacoast - 45 minutes North of Boston. Space has been renovated in 2005.

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