

**- Property Information Packet -**

# Mortgagee's Sale of Real Estate **AUCTION**

Thursday, December 2nd at 11 a.m.

**11 -13 BIRCHMEADOW RD - MERRIMAC, MA**

**67.5+/- ACRES PARTIALLY RESTRICTED AGRICULTURAL LAND**

**WITH COLONIAL STYLE HOME**



John McInnis Auctioneers LLC has been hired by The Provident Bank and their Attorney Connolly and Connolly, Newburyport, MA to offer this property at public foreclosure auction.

**TO BE SOLD TO THE HIGHEST BIDDER!**

**DRIVE BY RECOMMENDED  
REGISTRATION TO TAKE PLACE AUCTION DAY ONE HOUR PRIOR TO SALE**

**John McInnis LLC**  
AUCTIONEERS • APPRAISERS

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

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

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# Auctioneer's Disclaimer

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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  
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

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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, December 2nd at 11 a.m. John McInnis Auctioneers LLC has been hired by The Provident Bank and their attorney Connolly & Connolly of Newburyport, Mass, to offer this property at public foreclosure auction.

To be eligible to bid, at the time of registration you must present a \$5,000.00 (five thousand dollars) 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

*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 LLC is acting exclusively on behalf of Mortgagee/Seller in this transaction.*

# Property Features

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Located on a Quiet Street

Magnificent Agricultural Farm

Detached large Gambrel Style Barn

Farm Stand

Landscaped Lawn

Mature Trees and Shrubs

3,246 +/- sq. ft. of Living Space

Minutes to Downtown Merrimac and I-495

Note: Original File Photos







## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jason Sargent and Melissa Sargent ("Mortgagor") to The Provident Bank ("Mortgagee") dated November 16, 2006 and recorded with the Essex South District Registry of Deeds at Book 26294, Page 223, 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 11:00 o'clock A.M. on the 2<sup>nd</sup> day of December, 2021 on the mortgaged premises located at 13 Birch Meadow Road, a.k.a. 11-13 Birch Meadow Road, a.k.a. 13 Birchmeadow Road, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

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

Being the Southeast corner hereof at Birch Meadow Road and land of Ernest Mears; thence running by said Birch Meadow Road

- NORTHWESTERLY 79 rods and 8 feet to land now or formerly of George Jermyn; thence by said land the following four lines;
- NORTHEASTERLY 64 rods and 6 feet to a corner of a stone wall; thence
- SOUTHEASTERLY 3 rods and 13 feet to a corner of wall; thence
- NORTHEASTERLY 34 rods and 1 foot to a corner of wall; thence
- NORTHWESTERLY 28 rods and 7 feet to a corner of a wall and land now or formerly of Reverend Edward P. Kelly; thence by said land and land now or formerly of Marie Riley
- NORTHEASTERLY 61 rods and 9 feet to a corner of a wall and land of the Town of Merrimac, known as the Merrimac Town Forest; thence by said Merrimac Town Forest
- SOUTHEASTERLY 96 rods and 10 feet to a corner of a wall and land now or formerly of Henry D. Lay; thence by said land and lands now or formerly of Barbara Adams and Helen McIlvane
- SOUTHWESTERLY 79 rods and 8 feet to a corner of a wall and land now or formerly of Ernest Mears aforesaid; thence by said land of following four lines;
- NORTHWESTERLY 29 rods and 6 feet to a corner of a wall; thence



SOUTHWESTERLY 67 rods and 4 feet to a wire fence corner; thence

SOUTHEASTERLY 49 rods and 4 feet to a corner of a wall; thence

SOUTHWESTERLY 52 rods to the point or place of beginning.

The premises above described are shown as containing 65.97 acres on a plan entitled "Plan of Land in Merrimac, Massachusetts owned by El-Car Realty Trust, August 1973, by DeCesare and Lang" recorded at Essex South District Registry of Deeds, Plan Book 131, Plan 86.

Subject to the following:

1. Decision of the Board of Appeals of the Town of Merrimac dated June 11, 1973 and recorded in the said Registry of Deeds at Book 5988, Page 244;
2. Agricultural Preservation Restriction to the Commonwealth of Massachusetts dated January 20, 1986, and recorded in the said Registry of Deeds at Book 8942, Page 436; and
3. Agricultural Tax Lien recorded in the said Registry of Deeds at Book 13978, Page 185.

Being the same premises conveyed to the mortgagors by deed of Laurence A. Dansereau and Veronica L. Dansereau recorded herewith."

For Mortgagor's title, see deed recorded with Essex South District Registry of Deeds in Book 26294, Page 220.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, tenancies and rights of tenants or persons in possession, if any, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, rights of redemption for unpaid federal taxes, if any, 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.

Premises to be sold and conveyed subject to Agricultural Preservation Restriction to the Commonwealth of Massachusetts dated January 20, 1986, and recorded in the said Registry of Deeds at Book 8942, Page 436.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.



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 with Mortgagee's attorneys, Connolly & Connolly, the amount of the required deposit as set forth herein 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.

**TERMS OF THE SALE:** A deposit of Five Thousand Dollars (\$5,000.00) 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 Connolly & Connolly, 51 Green Street, Newburyport, Massachusetts 01950 within thirty (30) days of the date of the sale. It shall be the bidder's sole responsibility to ascertain all items described in this notice and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations. The Foreclosure Deed will be provided to the 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. The deposit of Five Thousand Dollars (\$5,000.00) is non-refundable.

The Mortgagee's agent intends to bid at said sale and shall not be required to have a check for the deposit. All other bidders at said sale shall be required to show proof of the necessary deposit satisfactory to the auctioneer and the Mortgagee, as a pre-condition of bidding. A Memorandum of Sale shall be executed by the purchaser at the time and place of sale. The purchaser shall be responsible for all closing costs, documentary tax stamps and recording fees.

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

The Provident Bank  
Present holder of said Mortgage,  
By its Attorneys,  
Connolly & Connolly  
51 Green Street  
P.O. Box 332  
Newburyport, MA 01950  
(978) 462-2251

# Unofficial Property Record Card - Merrimac, MA

## General Property Data

Parcel ID **55 1 3**  
Prior Parcel ID **-**  
Property Owner **SARGENT JASON**  
**SARGENT MELISSA**  
Mailing Address **83 BEAR HILL RD**  
  
City **MERRIMAC**  
Mailing State **MA** Zip **01860-1102**  
ParcelZoning **AR**

Account Number  
Property Location **11 BIRCHMEADOW RD**  
Property Use **ONE FAM**  
Most Recent Sale Date **11/16/2006**  
Legal Reference **26294-220**  
Grantor **DANSEREAU LAURENCE A + VERONIC,**  
Sale Price **800,000**  
Land Area **67.500 acres**

## Current Property Assessment

Card 1 Value      Building Value **204,100**      Xtra Features Value **31,700**      Land Value **523,500**      Total Value **759,300**

## Building Description

Building Style **COLONIAL**  
# of Living Units **1**  
Year Built **1882**  
Building Grade **AVERAGE**  
Building Condition **Poor**  
Finished Area (SF) **3074.10001**  
Number Rooms **12**  
# of 3/4 Baths **0**

Foundation Type **BRICKSTONE**  
Frame Type **WOOD**  
Roof Structure **GABLE**  
Roof Cover **ASPHALT**  
Sliding **WOOD SHING**  
Interior Walls **PLASTER**  
# of Bedrooms **6**  
# of 1/2 Baths **2**

Flooring Type **CARPET**  
Basement Floor **N/A**  
Heating Type **FORCED H/A**  
Heating Fuel **GAS**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **2**  
# of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 67.500 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1882 , having WOOD SHING exterior and ASPHALT roof cover, with 1 unit(s), 12 room(s), 6 bedroom(s), 2 bath(s), 2 half bath(s).

## Property Images



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





**Town of Merrimac**  
**Water and Sewer Department**  
 4 School Street  
 Merrimac, MA 01860  
 Monday 8-7, Tue-Thur 8-4, Friday Closed

**Balance Statement**  
**for Utility**  
**as of December 01, 2021**

JASON SARGENT  
 11 BIRCH MEADOW RD  
 MERRIMAC, MA 01860-1826

**Account** 3-6900  
**Parcel** 55-1-3  
**Property Location** 11 BIRCHMEADOW RD.

**Pay This Amount \$729.64**

**Account** 3-E900  
**Owner** JASON SARGENT

**Parcel** 55-1-3  
**Property Location** 11 BIRCHMEADOW RD.

**Account Charges**

Receivable	Billed	Credits	Remainder	Due
Water Fees	\$150.00	\$100.00	\$50.00	\$50.00
Water	\$8,145.87	\$7,965.87	\$180.00	\$180.00
W Int Chg	\$448.41	\$448.41	\$0.00	\$0.00
Sewer Fees	\$200.00	\$150.00	\$50.00	\$50.00
Sewer	\$11,636.76	\$11,228.76	\$408.00	\$408.00
S Int Chg	\$634.81	\$634.81	\$0.00	\$0.00
Interest	\$0.00	\$247.25	\$0.00	\$41.64
Water Fees	\$200.00	\$200.00	\$0.00	\$0.00
Sewer Fees	\$200.00	\$200.00	\$0.00	\$0.00
	\$21,615.85	\$21,175.10	\$688.00	\$729.64

**Phone : 978-346-8407**

If you have any questions please call 978-346-8407  
 Subscribe to our page for Water Alerts.  
 TownofMerrimac.com - we are located under Department  
 of Public Works. Find us on Facebook!  
 Tjourneay@townofmerrimac.com

**Transactions**

Transaction Type	Date	Amount
Discount	10/1/2021	\$0.00
Discount	7/1/2021	\$0.00
Discount	4/1/2021	\$0.00
Discount	1/1/2021	\$0.00
Lien To Real Estate	12/1/2020	\$677.40
		\$677.40

**Account Balance as of December 01, 2021 \$729.64**

The Commonwealth of Massachusetts  
 Office of the Collector of Taxes  
 Town of Merrimac  
 Municipal Lien Certificate



Number: 1101  
 11/9/2021

Connolly and Connolly  
 51 Green St. P.O. Box 332  
 Newburyport, MA 01950

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 11/8/2021 are listed below:

		DESCRIPTION OF PROPERTY	
Parcel Identifier	55-1-3	Assessed Owner	SARGENT JASON
Account	1834	Additional Owner	SARGENT MELISSA
Location of Property	11 BIRCHMEADOW RD	Supposed Present Owner	
Acreage	67.5 Acres	Legal Reference	Book 26294 Page 220 Deed Date 11/16/2006

VALUATION							
FY	Residential	Rate1 Open Space	Rate 2 Commercial	Rate 3 Industrial	Rate 4	Exempt	
2022	759,300	16.30	0	0.00	16.30	0	16.30 0

ASSESSMENT							
	2022 1st Quarter	2022 2nd Quarter	2022 3rd Quarter	2022 4th Quarter	FY 2021	FY 2020	
Preliminary Tax	\$3,094.15	\$3,094.15	N/A	N/A	\$5,824.34	\$6,076.78	
Actual Tax					\$6,552.25	\$5,221.60	
S Lien						\$350.30	
Interest To Date	\$117.49	\$9.49			\$1,524.54	\$0.00	
Charges and Fees					\$132.32	\$10.00	
Credits						\$1,992.14	
Interest Credit						\$618.66	
Tax Title/Tax Deferral						\$10,042.41	
Per Diem	\$1.19	\$1.19			\$4.75	\$0.00	
Balance Due	\$3,211.64	\$3,103.64			\$14,033.45	\$0.00	

Property Tax Interest Per Diem \$7.13  
 Committed Tax Balance \$20,348.73

The FY21 taxes are unpaid. The advertising has taken place and the scheduled taking will occur on 11/22/21 at 10 o'clock A.M. if payment in full is not received prior to that date.

The FY22 first and second quarters are unpaid.

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.

INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 11/9/2021

*Michelle M. Barry*  
 Michelle Barry Collector of Taxes

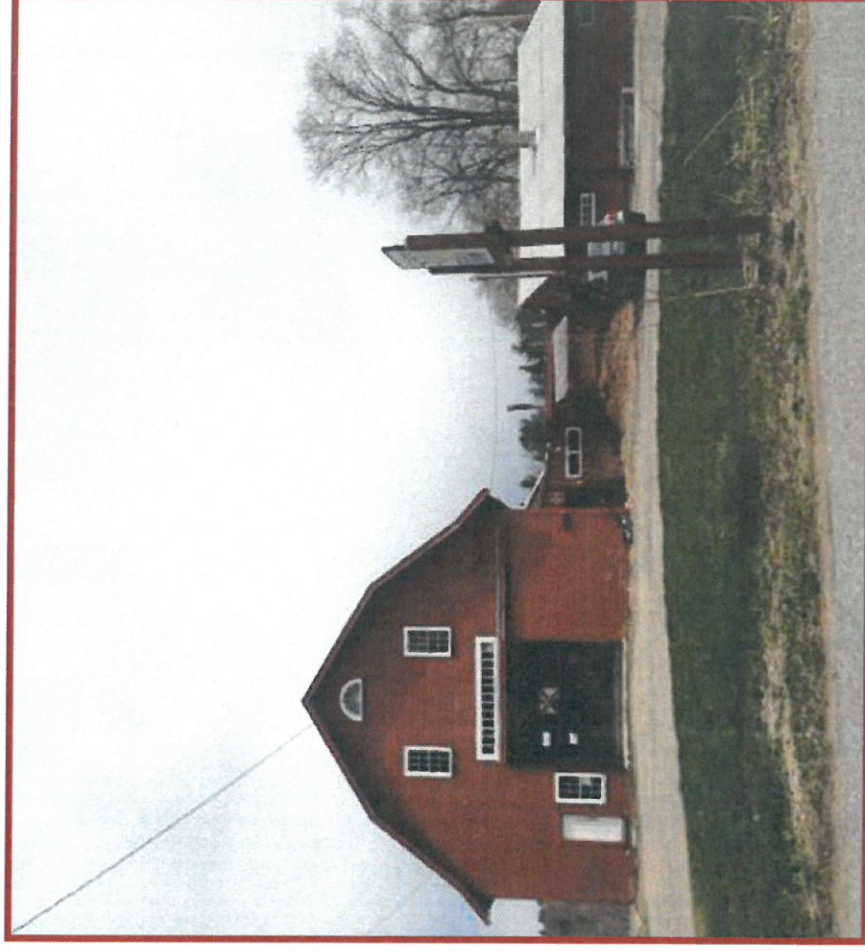


# MORTGAGEE'S SALE OF REAL ESTATE AUCTION

**Essex County Farm Land  
67.5 +/- Acres Partially  
Restricted Agricultural Land  
w/Colonial Style Home**

**Thurs, Dec 2nd  
at 11 a.m.**

**11 - 13 Birch Meadow Rd,  
Merrimac, MA**



**John McInnis LLC**  
AUCTIONEERS • APPRAISERS

More info: [mcinnisauctions.com](http://mcinnisauctions.com)  
76 Main St., Amesbury, MA 01913  
800-822-1417 – MA LIC# 770