

# AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

99 Pleasant Valley Rd - Amesbury, MA

Rescheduled To:

THURSDAY, JUNE 1st AT 10 A.M.



910 Sq Ft Mobile Home

Situated on .70+/- acres of land - Directly across the street from the Merrimac River

Assessed Value: \$267,700

Legal Reference: 12940-0436

Terms of Sale: \$10,000 in cash or certified check

For complete terms, information and bidder's prospectus:

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

**John McInnis**  
AUCTIONEERS • APPRAISERS

978-388-0400 Ma Lic# 770

76 Main Street

Amesbury, MA 01913

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# AUCTION

99 PLEASANT VALLEY ROAD - AMESBURY  
AUCTION DATE:  
THURSDAY, JUNE 1ST @ 10 A.M.

## AUCTIONEERS 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.

HIGH BIDDER RESPONSIBLE FOR TITLE V INSPECTION

THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS AN  
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MORTGAGEE AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND

# *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's Sale of Real Estate Auction to be held on Thursday, June 1st at 10 am. John McInnis Auctioneers has been hired by Newburyport Five Cents Savings Bank and their attorney Connolly & Connolly, Newburyport, Ma to offer this mobile home at public foreclosure auction.

To be eligible to bid, at the time of registration you must present a \$10,000.00 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

# AUCTION

MORTGAGEE'S SALE OF REAL ESTATE  
99 PLEASANT VALLEY RD - AMESBURY

CLOSE TO DOWNTOWN, SHOPPING,  
RESTAURANTS, PUBLIC  
TRANSPORTATION



SITUATED ON .70 +/- ACRES OF  
LAND  
DIRECTLY ACROSS THE STREET  
FROM THE MERRIMAC RIVER



PRIVATE AND SERENE SETTING



910 SQ FOOT TRAILER  
FIVE ROOMS



# 99 PLEASANT VALLEY RD

**Location** 99 PLEASANT VALLEY RD

**Mblu** 109 / / 30 / /

**Acct#**

**Owner** MERROW ROBERT S

**Assessment** \$266,500

**PID** 5735

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$23,400	\$243,100	\$266,500

## Owner of Record

**Owner** MERROW ROBERT S

**Sale Price** \$1

**Co-Owner**

**Certificate**

**Address** 99 PLEASANT VALLEY RD  
AMESBURY, MA 01913

**Book & Page** 12940/0436

**Sale Date** 03/06/1995

**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MERROW ROBERT S	\$1		12940/0436	1A	03/06/1995
MERROW DANIEL B	\$1		09408/0363	1A	02/26/1988

## Building Information

### Building 1 : Section 1

**Year Built:** 1979

**Living Area:** 910

**Replacement Cost:** \$31,191

**Building Percent** 75

**Good:**

**Replacement Cost**

**Less Depreciation:** \$23,400

Building Attributes	
Field	Description
Style	Mobile Home
Model	Mobile Home

Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	STANDARD

**Building Photo**



(<http://images.vgsi.com/photos/AmesburyMAPhotos//\00\00\3t>)

**Building Layout**



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	910	910
		910	910

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	1030
<b>Description</b>	Mobile Home
<b>Zone</b>	R80
<b>Neighborhood</b>	

**Land Line Valuation**

<b>Size (Acres)</b>	0.70
<b>Frontage</b>	150
<b>Depth</b>	300
<b>Assessed Value</b>	\$243,100

Alt Land Appr No  
Category

**Outbuildings**

	<b>Outbuildings</b>	<b><u>Legend</u></b>
	No Data for Outbuildings	

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

April 25, 2017

Certificate # 8378

LAW OFFICES OF CONNOLLY & 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 April 24, 2017 are listed below.

Name of person assessed: **ROBERT S MERROW**  
 Location of property: **99 PLEASANT VALLEY Rd** Land Value: **\$243,100**  
 Class Code: **1030-RESIDNTL** Improv./Building Value: **\$23,400**  
 Land Area: **30,701.00 Square Feet** Exemption:  
 Map/Lot: **0109-0030 Book 12940 Page 0436** Assessed Value: **\$266,500**

Tax Period	2017	2016	2015
Tax Rate	\$19.95/\$1,000.00	\$20.28/\$1,000.00	\$20.54/\$1,000.00
Tax			
1st quarter	\$1,357.24	\$1,368.99	\$1,391.89
2nd quarter	\$1,357.24	\$1,368.99	\$1,391.88
3rd quarter	\$1,301.10	\$1,345.49	\$1,346.10
4th quarter	\$1,301.10	\$1,345.49	\$1,346.09
Betterment/Asses.			
Utility Liens	\$141.13		
<b>Total Billed</b>	<b>\$5,457.81</b>	<b>\$5,428.96</b>	<b>\$5,475.96</b>
Payments		\$3,498.69	\$5,475.96
Abate./Exempt./Lien		\$1,930.27	
Charges & Fees			
Interest due to 4/25/17	\$273.77		
Adjustments	\$0.00	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$5,731.58</b>	<b>\$0.00</b>	<b>\$0.00</b>
Per Diem	\$1.57	\$0.00	\$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 FY2017 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.

Proportioned betterments not yet due: \$0.00

I have no knowledge of any other lien outstanding.

**For more 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.**

Original Title Amount: \$2,336.27, Int. \$163.86 Total \$2,500.13 2016-2016, Per Diem \$1.03.  
 Transfer Taxes: \$0.00

*Donna Cornoni*

Collector of Taxes for the City of Amesbury

## 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 Robert S. Mellow ("Mortgagor") to Newburyport Five Cents Savings Bank ("Mortgagee") dated June 1, 2012 and recorded with the Essex South District Registry of Deeds at Book 31409, Page 146, 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 10:00 o'clock A.M. on the 1<sup>st</sup> day of June, 2017 on the mortgaged premises located at 99 Pleasant Valley Road, Amesbury, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

"A certain parcel of land with the buildings thereon situate on the Northerly side of Pleasant Valley Road in said Amesbury, being Lots 26A and 27A on a plan of land entitled, "Plan of Land Owned by Daniel B. Mellow, Jr., et al., Pleasant Valley Road, Amesbury, Mass.," said plan being recorded in the Essex South District Registry of Deeds, Plan Book 123, Plan 18, and being more particularly bounded and described as follows:

Being at the Southwesterly corner thereof at a nail in a stake in the Northerly line of Pleasant Valley Road at Lots 28 & 27 as shown on said plan; thence running North 2° 33' West by said Lots 28 & 27, 211 feet to a corner; thence turning and running North 87° 13' West still by said lots 28 & 27, 38.97 feet to Lot 26 as shown on said plan; thence turning and running North 2° 17' West by said Lot 26, 125 feet to land now or formerly of Rowell and Harriette Currier; thence turning and running South 87° 13' East by said land of Currier 25.23 feet to a stake at land now or formerly of Seigel; thence turning and running South 27° 28' East by said land of Seigel 144.39 feet to a concrete monument; thence continuing South 27° 28' East by said land of Seigel and a wire fence 242.57 feet to an iron pin at Pleasant Valley Road; thence turning and running North 83° 21' West by Pleasant Valley Road 44.14 feet to a granite bound; thence turning and running North 87° 12' 44" West still by Pleasant Valley Road 117.06 feet to the nail in the stake at Lots 28 & 27 and the point of beginning.

Containing 30,701 square feet.

Being the same premises conveyed to mortgagor by deed of Daniel B. Merrow, Jr., Marie S. Merrow and Robert S. Merrow dated March 1, 1995 and recorded with Essex South District Registry of Deeds at Book 12940, Page 436."

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.

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 and 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 SALE:** A deposit of Ten Thousand Dollars (\$10,000.00) 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 and 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 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.

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

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