

Mortgage Sale

REAL ESTATE
AUCTION

Thursday, June 7th @ 10 am

111 Georgetown Rd

West Newbury, MA

*Four Bedroom Garrison Style Colonial
situated on 4.29 +/- acres of land*

PROPERTY INFORMATION PACKET



Auction Day:

Registration will take place one hour prior to sale

more info: mcinnisauctions.com

John McInnis
AUCTIONEERS • APPRAISERS

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

Table of Contents

Disclaimer

Transmittal Letter

Buyer Benefits

Notice of Mortgagee Sale

Memorandum of Sale

Municipal Lien Certificate

Property Record Card

Auctioneer's Disclaimer

IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT. HOWEVER, THE MORTGAGEE'S 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, WITH ALL FAULTS

THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS AN AGENT FOR THE MORTGAGEE'S 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

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 Foreclosure Auction to be held on Thursday, June 7th at 10 a.m. John McInnis Auctioneers has been hired by the Newburyport Five Cents Savings Bank and their attorney Connolly & Connolly, Newburyport, Mass to offer this 3,026 +/- sq ft four bedroom Garrison Style Colonial 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

*John P. McInnis
John McInnis Auctioneers*

BUYER BENEFITS

Built in 1992

3,026 +/- sq ft living space

9 Rooms - 4 Bedrooms - 2.5 Baths

Forced H/A Gas

Situated on 4.290 +/- acres of Land

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Randy L. Currie ("Mortgagor") to Newburyport Five Cents Savings Bank ("Mortgagee") dated June 23, 2003 and recorded with the Essex South District Registry of Deeds at Book 21116, Page 202, 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 7th day of June, 2012 at 111 Georgetown Road, West Newbury, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

the land with the buildings thereon on Georgetown Road in West Newbury, Essex County, Massachusetts, being shown as Lot 2 on a Plan entitled, "Plan of Land in West Newbury, Mass. prepared for John Refo, Scale: 1"=40', Oct. 16, 1990" by W. C. Cammett Engineering, Inc. 297 Elm Street Amesbury, MA recorded at Essex South District Registry of Deeds, Plan Book 265, Plan 51, to which reference may be had for a more particular description.

Said premises are conveyed subject to all easements of record, if in force and applicable but not meaning to impose the same anew.

Said Lot 2 contains 4.29 acres more or less as shown on said plan.

For title see deed recorded at book 12093 page 188.

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 THE 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 deposit of Ten Thousand Dollars

(\$10,000.00) 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.

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
Publish: [_____]

MEMORANDUM OF SALE

This Memorandum of Sale is made this 7th day of June, 2012, by and among NEWBURYPORT FIVE CENTS SAVINGS BANK, a Massachusetts corporation, whose principal address is 63 State Street, Newburyport, Massachusetts 01950 (the "Mortgagee"), John McInnis of Amesbury, Massachusetts, (the "Auctioneer"), and _____ (the "Buyer").

1. MORTGAGEE'S SALE AT PUBLIC AUCTION

Pursuant to a public auction conducted on June 7, 2012, by the Auctioneer on behalf of the Mortgagee as foreclosing mortgagee, in exercise of the Power of Sale contained in a Mortgage from Randy L. Currie dated June 23, 2003 and recorded with Essex South District Registry of Deeds at Book 21116, Page 202, and 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 as the highest bidder agrees to purchase the real property described below (the "Property").

2. DESCRIPTION OF THE PROPERTY

The Property shall mean the following, namely:

the land with the buildings thereon on Georgetown Road in West Newbury, Essex County, Massachusetts, being shown as Lot 2 on a Plan entitled, "Plan of Land in West Newbury, Mass. prepared for John Refo, Scale: 1"=40', Oct. 16, 1990" by W. C. Cammett Engineering, Inc. 297 Elm Street Amesbury, MA recorded at Essex South District Registry of Deeds, Plan Book 265, Plan 51, to which reference may be had for a more particular description.

Said premises are conveyed subject to all easements of record, if in force and applicable but not meaning to impose the same anew.

Said Lot 2 contains 4.29 acres more or less as shown on said plan.

For title see deed recorded at book 12093 page 188.

3. TRANSFER OF THE PROPERTY

The property shall be conveyed by the usual mortgagee's deed (Massachusetts General Laws, Chapter 183, Appendix Form 11) under the statutory power of sale.

The property shall be conveyed and transferred subject to all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any outstanding tenancies and/or leases, the rights of parties in possession, any and all unpaid taxes, tax titles, municipal taxes, tax liens, water and sewer bills or 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, and to the provisions of applicable state and local law, including building codes, zoning ordinances, and M.G.L. ch. 21E.

The total bid price will be set forth as the consideration in the deed to the Property.

4. BUYER'S RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

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 federal, state or local regulations or laws, including building, zoning, sanitary and environmental laws.

5. PRICE AND DEPOSIT

The bid price for which the Property has been sold to the Buyer is

_____ Dollars

(\$_____) of which Ten Thousand and 00/100 (\$10,000.00) 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 signed this Memorandum of Sale. The balance of the purchase price shall be paid by certified check or bank check at the time of the delivery of the deed. The Mortgagee shall be entitled to any interest earned on the deposit and the amount to be paid by the Buyer shall not be adjusted to reflect any interest earned on the deposit.

6. CLOSING

The deed and associated papers shall be delivered and the balance of the consideration shall be paid at the office of Connolly & Connolly, 51 Green Street, Newburyport, Massachusetts on or before ten o'clock (10:00 A.M.) on the thirtieth day following the sale, provided that such day is one on which said Registry is open for business, and if not, then on the next day on which said Registry is open for business (the "Closing"). Time is of the essence of this agreement.

7. TITLE

No representation or warranty of any kind whatsoever have been made by or on behalf of the Mortgagee concerning the state of the title to the premises. Mortgagee shall transfer to the Buyer only such title as Mortgagee has pursuant to its Mortgage Deed. 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; provided, however, that Buyer shall have the election to accept such title as the Mortgagee can deliver to the Property in its then condition and to pay therefor the purchase price without deduction, in which event the Mortgagee shall convey such title.

8. RISK OF LOSS

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.

9. ACCEPTANCE OF DEED

The acceptance of a deed to the Property by the Buyer or Buyer's nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed or arising out of said public auction on the part of the Mortgagee to be performed or observed.

10. CONDITION OF THE PREMISES

The Property shall be conveyed in "as-is" condition. The Buyer acknowledges that Buyer has not been influenced to enter into 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.

11. BUYER'S DEFAULT; DAMAGES

If the Buyer shall fail to fulfill the Buyer's agreements herein, all deposits made hereunder by the Buyer shall be retained by the Mortgagee and the Buyer shall reimburse the Mortgagee for all costs and expenses incurred by the Mortgagee, in excess of the amount of the deposit, due to the Buyer's default, including the costs and expenses of subsequent

sale of the Property or any portion thereof and attorneys' and auctioneers' fees in connection therewith. The Mortgagee shall also be free to sell the Property to the second highest bidder at the public auction in accordance with the terms announced at the public auction.

12. DEED STAMPS AND RECORDING FEES

Buyer shall pay for and cancel for the benefit of the Mortgagee the excise tax stamps required to be affixed to the foreclosure deed by the law of the Commonwealth of Massachusetts. The Buyer shall pay all recording fees in connection with the transfer of the Property.

13. CONSTRUCTION OF AGREEMENT

This instrument, executed in triplicate, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Mortgagee and the Buyer. If two or more persons are named herein as Buyer, their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this memorandum or to be used in determining the intent of the parties to it.

IN WITNESS WHEREOF, the parties have executed this Memorandum as a sealed instrument as of the date first written above.

MORTGAGEE

Newburyport Five Cents Savings Bank

BY: _____

John McInnis, AUCTIONEER

, BUYER

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



Number: 1612
 5/7/2012

CONNOLLY and CONNOLLY
 51 GREEN ST
 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 5/7/2012 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	30-0-13L	Assessed Owner	CURRIE RANDY L
Account	061700386	Additional Owner	
Location of Property	111 GEORGETOWN RD	Supposed Present Owner	
		Legal Reference	Book 12093 Page 0188 Deed Date 8/31/1993
Acreage	4.29 Acres		

VALUATION

FY	Residential	Rate1 Open Space	Rate 2 Commercial	Rate 3 Industrial	Rate 4	Exempt
2012	491,600	14.83	0 0.00	14.83	0 14.83	0

ASSESSMENT

	2012 1st Quarter	2012 2nd Quarter	2012 3rd Quarter	2012 4th Quarter	FY 2011	FY 2010
Preliminary Tax	\$1,839.23	\$1,839.22			\$3,547.81	\$3,610.90
Preliminary Other Land Tax	\$44.56	\$44.56			\$86.47	\$89.07
Actual Tax			\$1,805.99	\$1,805.99	\$3,561.69	\$3,278.04
Actual Other Land Tax			\$42.55	\$42.55	\$85.77	\$78.84
Interest To Date	\$202.32	\$135.84	\$0.00	\$0.00	\$967.42	\$0.00
Charges and Fees					\$20.00	
Credits			\$1,848.54	\$1,848.54	\$1,837.15	\$7,056.85
Interest Credit			\$0.71	\$0.00	\$0.00	\$0.00
Per Diem	\$0.72	\$0.72	\$0.00	\$0.00	\$2.10	\$0.00
Balance Due	\$2,086.11	\$2,019.62	\$0.00	\$0.00	\$6,432.01	\$0.00

Property Tax Interest Per Diem \$3.54
 Committed Tax Balance \$10,537.74

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 5/7/2012

Warren G. Sproul

Collector of Taxes

Unofficial Property Record Card - West Newbury, MA

General Property Data

Parcel ID 0030 0000 0013L	Account Number
Prior Parcel ID --	
Property Owner CURRIE RANDY L	Property Location 111 GEORGETOWN RD
	Property Use ONE FAM
Mailing Address 111 GEORGETOWN RD	Most Recent Sale Date 8/31/1993
	Legal Reference 12093/0188
City WEST NEWBURY	Grantor DLM REALTY TRUST II
Mailing State MA Zip 01985-2112	Sale Price 266,000
ParcelZoning RA	Land Area 4.290 acres

Current Property Assessment

Card 1 Value	Building Value 263,200	Xtra Features Value 1,000	Land Value 227,400	Total Value 491,600
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Building Description

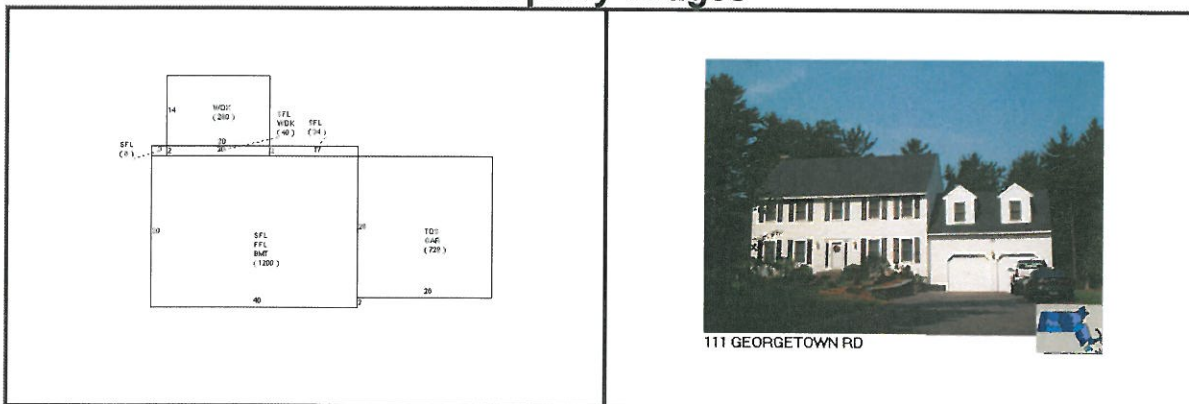
Building Style COLONIAL	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1992	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade GOOD (-)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Fair-Avg	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 3026	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 4.290 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1992 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 9 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



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