

**MORTGAGEE FORECLOSURE SALE  
REAL ESTATE  
AUCTION**

**Tuesday, September 11<sup>th</sup> at 11 a.m.**

**Two Office Condominiums**

4,624 +/- sq ft – U210

227 +/- sq ft – U101

Located in a Professional Office Development

**75 Gilcreast Rd – Londonderry, NH**

*To be sold to the highest bidder!*

**-Property Information Packet -**

**John McInnis**  
AUCTIONEERS • APPRAISERS

76 Main Street ~ Amesbury, MA  
800-822-1417 ♦ [mcinnisauctions.com](http://mcinnisauctions.com)  
NH Lic# 2182

**Preview: Drive By Recommended  
Registration Auction Day: 1 hr. prior to sale**

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# JOHN MCINNIS AUCTIONEERS

Estates ♦ Real Estate ♦ Appraisals

76 Main Street - Amesbury, Massachusetts 01913  
Phone 978.388.0400 -- Fax 978.388.8863      mcinnisauctions.com

Dear Prospective Bidder:

Thank you for your inquiry and interest in our upcoming Mortgagee Real Estate Foreclosure Auction located at 75 Gilcreast Rd, Londonderry, NH on Tuesday, September 11 at 11 a.m. These two office condominiums will be sold at Public Auction

To be eligible to bid, at the time of registration you must present a \$10,000.00 deposit in cash or certified check.

This property information packet has been assembled for your convenience and if you have any other questions, please do not hesitate to call our office.

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.

Sincerely,



John P. McInnis  
John McInnis Auctioneers

## 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.

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 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.*

## MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by A. P. Beck Realty Londonderry, LLC ("Mortgagor") to The Savings Bank, dated November 8, 2012 and recorded with the Rockingham County Registry of Deeds at Book 5376, Page 990 ("Mortgage"), which mortgage is held by The Savings Bank, the present holder of said Mortgage ("Mortgagee"), pursuant to an in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction  
On  
September 11, 2018  
At  
11:00 a.m.

Said sale being located on the mortgaged premises and having a present address of 75 Gilcreast Road, Unit 210, Londonderry, Rockingham County, New Hampshire. The premises are more particularly described in the Mortgage.

For Mortgagor's title see deed recorded with the Rockingham County Registry of Deeds in Book 5376, Page 982 (Unit 101) and Book 5376, Page 985 (Unit 210).

### NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The address of the Mortgagee for service of process is 357 Main Street, Wakefield, MA and the name of the Mortgagee's agent for service of process is Peter W. Johnson.

You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov). For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is 'AS IS WHERE IS'.

## TERMS OF SALE

A deposit of Ten Thousand (\$10,000) Dollars in the form of a certified check or bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Dated at Concord on this 7<sup>th</sup> day of August 2018.

**THE SAVINGS BANK**  
By its Attorneys,  
Karyn P. Forbes, Esquire  
SHAHEEN & GORDON, P. A.  
P. O. Box 2703  
Concord, NH 03302  
603-225-7262

# Unofficial Property Record Card - Londonderry, NH

## General Property Data

Parcel ID **007 065C 3210**  
Prior Parcel ID **--**  
Property Owner **AP BECK REALTY LONDONDERRY LLC**

Account Number **007 065C 3210**

Mailing Address **75 GILCREAST RD**

Property Location **75 GILCREAST RD**

Property Use **CONDO-C**

City **LONDONDERRY**

Most Recent Sale Date **11/9/2012**

Legal Reference **5376-0985**

Mailing State **NH** Zip **03053**

Grantor **LONDONDERRY SQUARE ASSOC LTD,**

ParcelZoning **7**

Sale Price **400,000**

Land Area **0.000 acres**

## Current Property Assessment

Card 1 Value Building Value **368,200**

Xtra Features Value **0**

Land Value **0**

Total Value **368,200**

## Building Description

Building Style **CONDO-OFC**  
# of Living Units **1**  
Year Built **1987**  
Building Grade **AVG. (+)**  
Building Condition **Average**  
Finished Area (SF) **4624**  
Number Rooms **2**  
# of 3/4 Baths **0**

Foundation Type **CONCRETE**  
Frame Type **WOOD**  
Roof Structure **GABLE**  
Roof Cover **ASPHALT**  
Siding **CLAPBOARD**  
Interior Walls **DRYWALL**  
# of Bedrooms **0**  
# of 1/2 Baths **0**

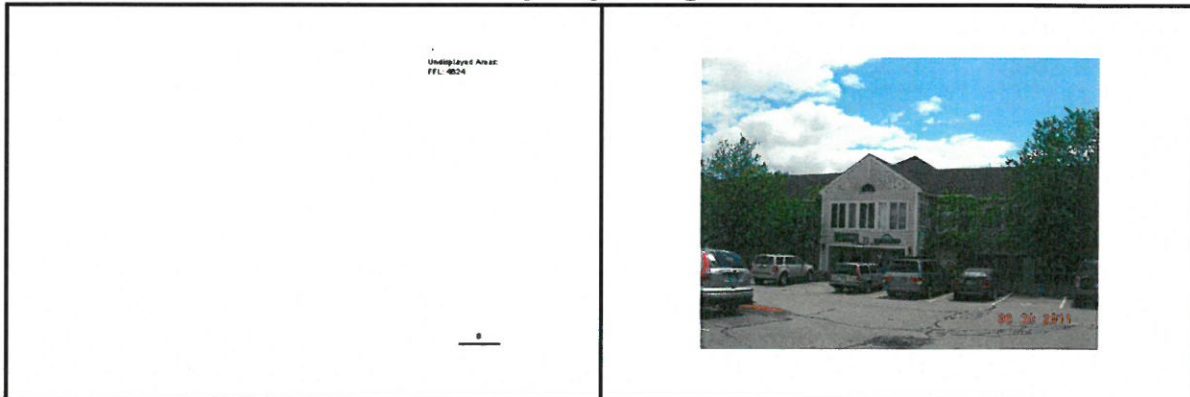
Flooring Type **CARPET**  
Basement Floor **N/A**  
Heating Type **FORCED H/A**  
Heating Fuel **ELECTRIC**  
Air Conditioning **100%**  
# of Bsmt Garages **0**  
# of Full Baths **2**  
# of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CONDO-C with a(n) CONDO-OFC style building, built about 1987, having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 2 room(s), 0 bedroom(s), 2 bath(s), 0 half bath(s).

## Property Images



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