

AUCTION

COURT ORDERED RECEIVERS SALE
OF REAL ESTATE

Single Family Cape Style Home

38 Glen Ave ~ Methuen, MA

TO BE SOLD TO THE HIGHEST BIDDER

Monday, December 22nd @ 11 am



John McInnis
Auctioneers has been
hired by The Charles
Hope Companies, LLP
and their Attorney
Rachel L. Judkins Of
Counsel, Manzi Bonanno
& Bowers 280 Merrimack
Street, Suite B
Methuen, Massachusetts
to offer this single family
home at public auction.

Don't miss this
opportunity to buy this
property at today's
market prices!

For more info:

mcinnisauctions.com

978-388-0400 Ma Lic# 770 NH Lic # 2182

76 Main Street Amesbury, MA 01913

John McInnis
AUCTIONEERS • APPRAISERS

Table of Contents

Disclaimer

Transmittal Letter

Photo's

Assessors Card

Notice of Sale of Real Estate

Memorandum of Sale (To Follow)

Municipal Lien Certificate

AUCTION COURT ORDERED RECEIVER'S SALE

38 Glen Ave - Methuen, MA
Monday, December 22nd @ 11 am

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.

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 Court Ordered Receiver's Sale of Real Estate Auction to be held on Monday, December 22nd at 11 a.m.

John McInnis Auctioneers has been hired by The Charles Hope Companies, LLP and their Attorney Rachel L. Judkins Of Counsel, Manzi, Bonanno & Bowers 280 Merrimack Street, Suite B Methuen, Massachusetts to offer this single family home at public auction.

To be eligible to bid, at the time of registration you must present a \$5,000.00 deposit in a bank or certified check. Closing to be in sixty (60) days.

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

C O U R T O R D E R E D R E C E I V E R S S A L E O F
R E A L E S T A T E

- 5 Rooms- 3 Bedrooms - 1 full 2 half Bathrooms
- 1,152+/- sq ft of Total Living Space -Built approx. 1940
- Gas Heat-Legal Reference 9863-107



- Renovated in 2014
- Move in Condition
- GREAT OPPORTUNITY FOR FIRST TIME HOME BUYERS or INVESTORS!**

ALL INFORMATION DEEMED RELIABLE BUYER MUST VERIFY

Unofficial Property Record Card - Methuen, MA

General Property Data

Parcel ID	618-160-12	Account Number	11443
Prior Parcel ID	--	Property Location	38 GLEN AVE
Property Owner	PAULINO RAMONA	Property Use	One Family
Mailing Address	122 KLONDIKE AVE #302	Most Recent Sale Date	11/1/2005
City	HAVERHILL	Legal Reference	9863-107
Mailing State	MA	Zip	01832-8627
ParcelZoning	RG	Grantor	CARRERO SALVADORE,
		Sale Price	279,900
		Land Area	0.124 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	104,900	900	83,700	189,500

Building Description

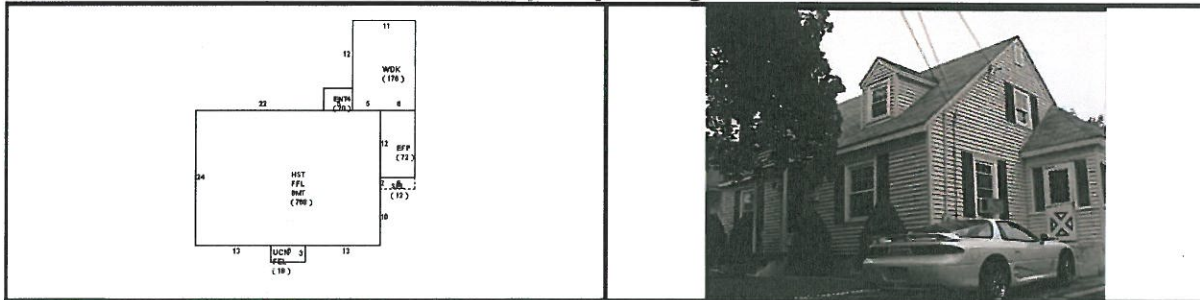
Building Style	Cape	Foundation Type	Concrete	Flooring Type	Carpet
# of Living Units	1	Frame Type	Wood	Basement Floor	Concrete
Year Built	1940	Roof Structure	Gable	Heating Type	Steam
Building Grade	Average	Roof Cover	Asphalt Shgl	Heating Fuel	Gas
Building Condition	Avg-Good	Siding	Vinyl	Air Conditioning	0%
Finished Area (SF)	1152	Interior Walls	Plaster	# of Bsmt Garages	0
Number Rooms	5	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.124 acres of land mainly classified as One Family with a(n) Cape style building, built about 1940 , having Vinyl exterior and Asphalt Shgl roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 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.

RECEIVER'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Order for Appointment of Receiver issued by the Northeast Housing Court in the case entitled "City of Methuen v. Ramona Paulino, et al.," Docket No. 13-CV-0294 recorded with the Essex North District Registry of Deeds at Book 13779, Page 211 and pursuant to Order issued by the Northeast Housing Court on November 7, 2014 authorizing the Receiver to foreclose on its lien, the Receiver, The Charles Hope Companies, LLP, hereby give notice of its intent to foreclose on its Lien regarding the premises located at 38 Glen Avenue, Methuen, Massachusetts 01844 on December 22, 2014 at 11:00 A.M. at the encumbered premises. The premises are described as follows:

A certain parcel of land with the building thereon situated in Methuen, Essex County, Massachusetts, with the building thereon, being lot numbered 26A on plan of "Glen Forest" recorded with the North Essex Registry of Deeds as Plan No. 431, said lot being more bounded and described as follows:

Northerly: 110 feet lot numbered twenty-six on said plan;
Easterly: 50.82 feet by Belmont Park;
Southerly: 102.5 feet by lot numbered twenty-seven (27) in said plan; and
Westerly: 50 feet by easterly line of Glen Avenue.
Containing 5,393 feet.

For Ramona Paulino title see Deed recorded with the Essex North District Registry of Deeds at Book 9863, Page 107.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the Receiver's lien, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place in order to qualify as a bidder (the Receiver and its designee(s) are exempt from this requirement); high bidder to sign Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in sixty (60) days from the date of that sale at the offices of the Receiver's attorney: Manzi Bonanno & Bowers, 280B Merrimack Street, Methuen, MA 01844 or such other time as may be designated by the Receiver. The description for the premises contained in said Deed to Ramona Paulino shall control in the event of a typographical error in this publication. Other terms to be announced at the sale.

The Charles Hope Companies, LLP

By its Attorney:

Rachel L. Judkins, Esq.

Manzi Bonanno & Bowers

280B Merrimack Street

Methuen, MA 01844

Tel: 978.686.9000

MUNICIPAL LIEN CERTIFICATE
THE COMMONWEALTH OF MASSACHUSETTS
City of Methuen
Office of the Collector of Taxes
978-983-8520

Requested By:

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 11/24/2014 are listed below

DESCRIPTION OF REAL ESTATE

Map/Parcel	618-160-12	Land	83700	Land Area	5401	Book	9863	
Unit		Building	104900	Cert #	0	Page	107	
District	0	Other	900	Doc #	0	Deed Date	11/01/2005	
RE Bill Number:	11443	Total	189500			Certificate #	4464	
						Cert Date	11/24/2014	
Name of person assessed	PAULINO RAMONA						Interest thru:	11/24/2014
Location of Property	38 GLEN AVE							

Year	Description	Total Billed	Balance	Interest	Demand & Fees	Total Due	PerDiem
2015	RE Q2	703.52	0.00	0.00	0.00	0.00	0.00
2015	RE Q1	703.52	0.00	0.00	1,500.00	1,500.00	0.00
2014	RE	2,874.08	0.00	0.00	0.00	0.00	0.00
2013	RE	2,840.19	0.00	0.00	0.00	0.00	0.00
	Total Taxes	7,121.31	0.00	0.00	1,500.00	1,500.00	0.00
2014	WTR/SWR LIEN	60.00	60.00	0.00	0.00	60.00	0.00
2014	WTR DUE 12/16/14	44.96	44.96	0.00	0.00	44.96	0.00
2006	TT	252.39	78.51	6.95	0.00	85.46	0.03
	Total Miscellaneous		183.47	6.95	0.00	190.42	0.03
	Property Total	7,478.66	183.47	6.95	1,500.00	1,690.42	0.03

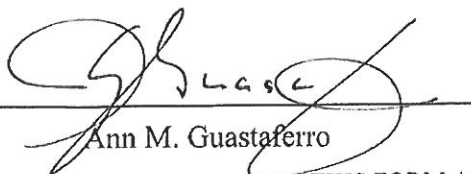
Per Diem After 11/24/2014: 0.03

REAL ESTATE DUE DATES 8/1, 11/1, 2/1, 5/1
 FINAL WATER READING REQUIRED ON SALES

**PLEASE PAY WATER/SEWER
 LIEN ON A SEPARATE CHECK**

TOTAL DUE 1,690.42

 Treasurer/Collector of taxes for the
 City of Methuen


 Ann M. Guastaferrro