

Mortgagee Sale of Real Estate

AUCTION

PROPERTY INFORMATION PACKET

Thursday, July 14th @ 10 AM
194 Main Street –Amesbury, MA
Three Commercial Condo Units



LOT 1
596+/- SQ FT COMMERCIAL CONDOMINIUM UNIT 3

LOT 2
2,826 +/- SQ FT COMMERCIAL CONDOMINIUM UNIT 4 & 5

Currently operating as a well-established breakfast/ lunch eatery restaurant
Open seven days a week

MASS LICENSE NO. 770



John McInnis
AUCTIONEERS • APPRAISERS

mcinnisauctions.com
76 Main Street - Amesbury, Ma 01913

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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, July 14th @10 am. John McInnis Auctioneers has been hired by Attorney's Healey Deshaies Gagliardi & Woelfel, Amesbury, Ma to offer these three commercial condominium units at public foreclosure auction.

To be eligible to bid, at the time of registration you must present a \$25,000.00 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

Well Established Eatery
Open Seven Days a Week
Great Location
Easy Access to Interstates I95 and I495



LOT 1
596 +/- SQ FT
COMMERCIAL
CONDOMINIUM UNIT 3

LOT 2
2,826 +/- SQ FT
COMMERCIAL
CONDOMINIUM UNITS 4 & 5



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 Patricia A. Carey, Individually and as Trustee of the Hollow Café Realty Trust, under a Declaration of Trust dated January 31, 2002 and recorded with the Essex South District Registry of Deeds in Book 18279, Page 438, said mortgage being recorded with the Essex South District Registry of Deeds in Book 28753, Page 354, 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 14th day of July, 2011, at 194 Main Street, Unit 5, Amesbury, Essex County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

Units 3, 4 and 5 of the 194 Main Street Condominium created by Master Deed dated February 28, 2002, and recorded in Essex South District Registry of Deeds herewith and shown on a plan recorded in said Registry of Deeds entitled "194 Main Street Condominium in Amesbury, Massachusetts, Unit Layout and Site Plan, prepared for: Jardis Realty Corporation, Engineer: Atlantic Engineering and Survey Consultants, Inc., Date: January 22, 2002, Scale: 1"=8', Unit Plan, 1"=20' Site Plan" to be recorded herewith.

The Post Office address of the Units is 194 Main Street, Amesbury, Massachusetts 01913.

The Units are shown on a plan recorded herewith to which is affixed a verified statement in the form provided by General Laws Chapter 183A, § 9, and are conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed, the document establishing the organization of Unit Owners and the By-laws as amended of record.

Each of the Units in the Condominium is intended for office, retail or other commercial purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of Unit 3 in the common areas and facilities is Seven Percent (7%). The undivided percentage interest of Unit 4 in the common areas and facilities is Thirteen Percent (13%). The undivided percentage interest of Unit 5 in the common areas and facilities is Twenty Percent (20%).

Being the same premises conveyed to the mortgagor by deed of Jardis Realty Corp. dated February 28, 2002, and recorded in Essex South District Registry of Deeds in Book 18396, Page 241.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, 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.

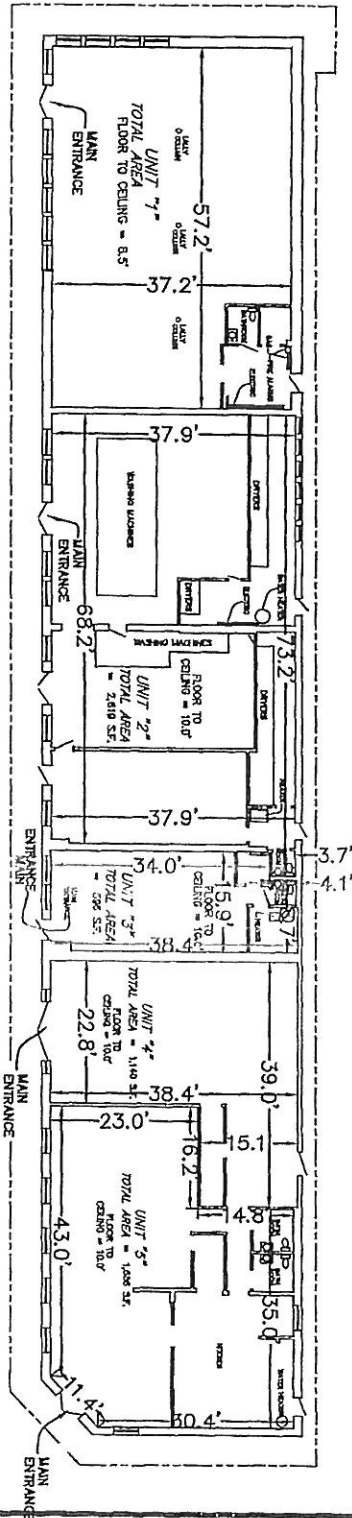
Terms of sale: A deposit of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Healey, Deshaies, Gagliardi & Woelfel, PC, 24 Market Street, Amesbury, Massachusetts 01913 within thirty (30) days from the date of sale. The 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.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of the 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 (or subsequent high bidder(s)) provided that the second highest bidder (or subsequent high bidder) shall deposit with Mortgagee's attorneys, Healey, Deshaies, Gagliardi & Woelfel, PC, 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 (or subsequent high bidder(s)) within twenty (20) days of said written notice.

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 precondition of bidding. A Memorandum of Sale shall be executed by the purchaser. 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.

Greg T. Jardis, Trustee of
Greg T. Jardis Revocable Trust
Present holder of said mortgage
By his attorneys,
Healey, Deshaies, Gagliardi & Woelfel, PC
24 Market Street
Amesbury, MA 01913
(978) 388-1787



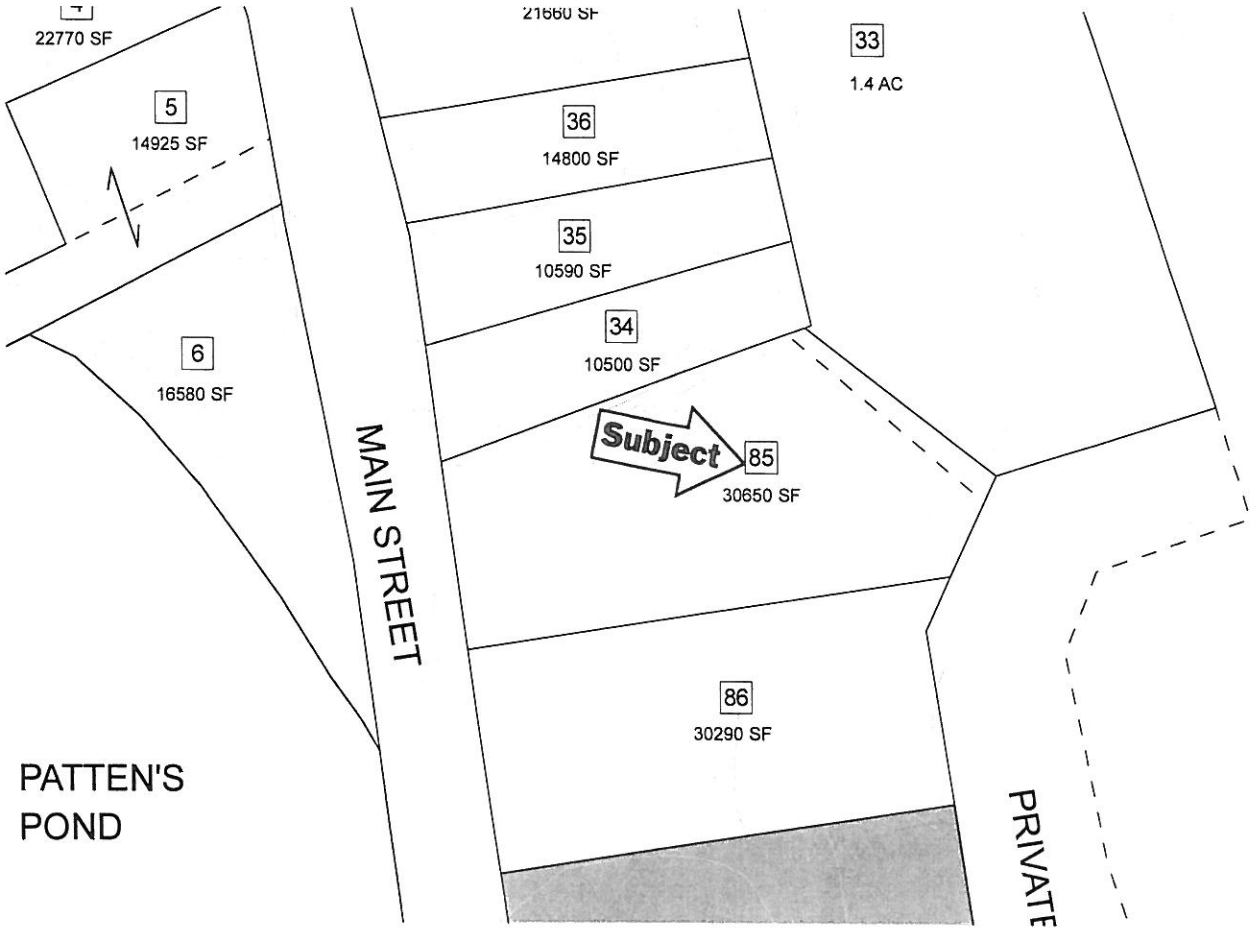
CONDOMINIUM UNIT NUMBER "3"
 I certify that this plan shows the unit designation of UNIT NO. "3" and of the immediately adjoining units and that this plan fully and accurately depicts the layout of the unit, its location, dimensions and approximate area, main entrance and immediate common areas to which it has access, as-built.
 UNIT AREA = 596 Sq. Ft. ±

ATLANTIC ENGINEERING & SURVEY
 CONSULTANTS, INCORPORATED
 GEORGETOWN, MASSACHUSETTS

JAN. 29, 2002

Date
 John B. Paulson, P.L.S.





7
22770 SF

5

14925 SF

6

16580 SF

21660 SF

33

1.4 AC

36

14800 SF

35

10590 SF

34

10500 SF

Subject

85

30650 SF

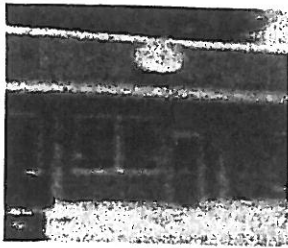
86

30290 SF

MAIN STREET

PRIVATE

PATTEN'S POND



Map/Lot/Unit : 65 / 85/C / 1
 Location: 194 MAIN ST #C
 Owner Name: CAREY PATRICIA A TRE
 Account Number:

Parcel Value

Item	Current Assessed Value	FY 2011 Assessed Value
Improvements	105,100	105,100
Land	0	0
Total:	105,100	105,100

Owner of Record

CAREY PATRICIA A TRE
 HOLLOW CAFE REALTY TRUST

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CAREY PATRICIA A TRE 194 MAIN ST CONDOMINIUM	18396/ 241	3/1/2002	379,440
JARDIS REALTY CORPORATION OF AMESBURY	18396/ 183	3/1/2002	1
	08490/ 586	9/4/1986	850,000

Land Use

Land Use Code	Land Use Description
3221	Retail Condo

Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	91	PUD		0

Construction Detail

Building # 1		
STYLE Retail Condo	MODEL Com Condo	Grade Good
Stories: 1 Story	Interior Wall 1: Drywall/Sheet	Interior Floor 1 Vinyl/Asphalt
Interior Floor 2 Carpet	Heat Fuel: Gas	Heat Type: Forced Air-Duc
AC Type: Central	Ttl Bedrms: 00	Ttl Bathrms: 0
Ttl Half Bths: 1	Total Rooms: 1	Bath Style: Average
Residential Units: 5	Roof Cover Tar & Gravel	Roof Structure Flat
Exterior Wall 1: Concr/Cinder	Exterior Wall 2: Brick/Masonry	Grade Good

Building Valuation

Living Area: 663 square feet	Replacement Cost: 140,127	Year Built: 1966
Depreciation: 25%	Building Value: 105,100	

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

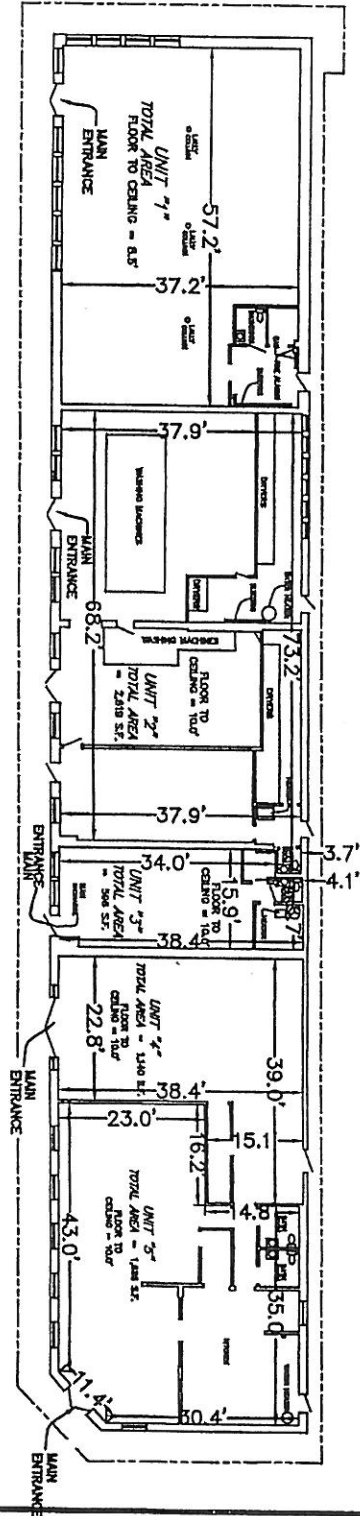
Code	Description	Units
	No Outbuildings	

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	663	663
CAN	Canopy	85	0



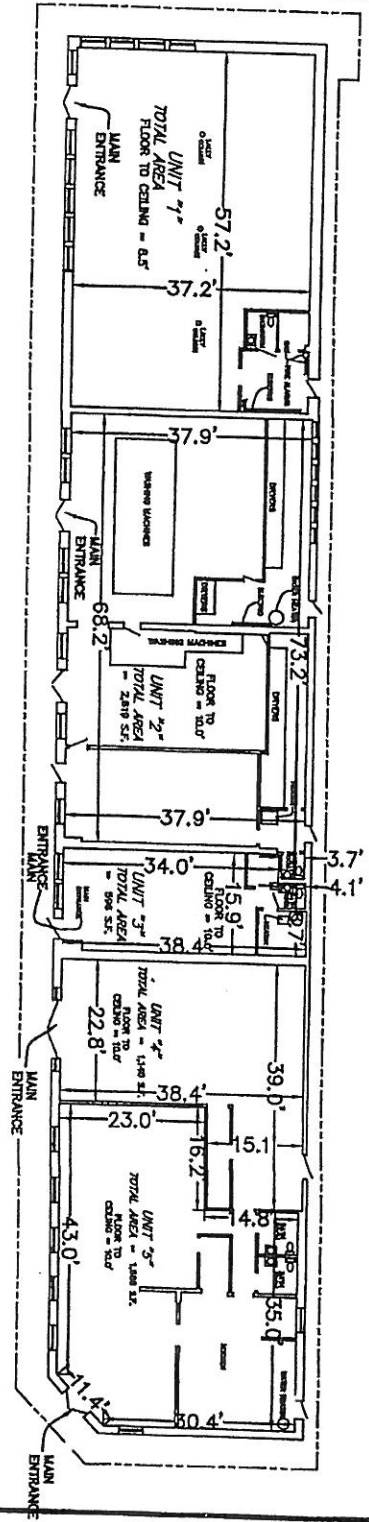
CONDOMINIUM UNIT NUMBER "4"
 I certify that this plan shows the unit designation of UNIT NO. "4" and of the immediately adjoining units and that this plan fully and accurately depicts the layout of the unit, its location, dimensions and approximate area, main entrance and immediate common areas to which it has access, as-built.
 UNIT AREA = 1,140 Sq. Ft. ±

ATLANTIC ENGINEERING & SURVEY CONSULTANTS, INCORPORATED
 GEORGETOWN, MASSACHUSETTS

JAN. 29, 2002

Date
 John B. Paulson, P.L.S.



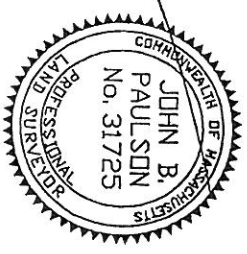


CONDOMINIUM UNIT NUMBER "5"
 I certify that this plan shows the unit designation of UNIT NO. "5" and of the immediately adjoining units and that this plan fully and accurately depicts the layout of the unit, its location, dimensions and approximate area, main entrance and immediate common areas to which it has access, as-built.
 UNIT AREA = 1,686 Sq. Ft. ±

ATLANTIC ENGINEERING & SURVEY CONSULTANTS, INCORPORATED
 GEORGETOWN, MASSACHUSETTS

Date JAN. 29, 2002

[Signature]
 John B. Paulson, P.L.S.

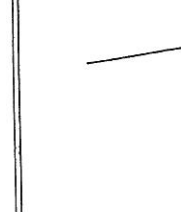
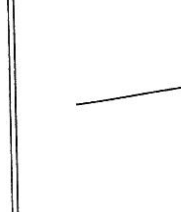
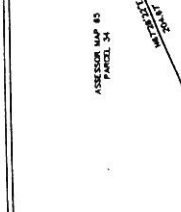
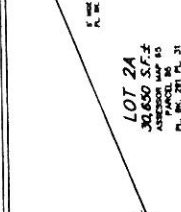
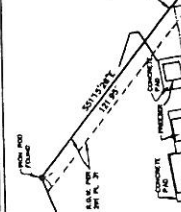
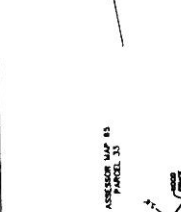


PLAN BOOK 357 PLAN 49
 357
 49
 PREPARED FOR: JAMES REALTY CORPORATION
 194 MAIN STREET, AMESBURY, MASSACHUSETTS 01833
 PREPARED BY: JAMES REALTY CORPORATION
 194 MAIN STREET, AMESBURY, MASSACHUSETTS 01833

RECORDED FOR REENTRY USE

NOTES

1. ALL UNIT DIMENSIONS, UNLESS OTHERWISE NOTED, ARE INTENDED TO REFLECT APPROXIMATE DIMENSIONS TO THE FACE OF STUD.
2. ALL DIMENSIONS AND AREAS ARE TO BE CONSIDERED APPROXIMATE.
3. THIS PLAN, CONSISTING OF SHEET 1, FULLY AND ACCURATELY DEPICTS THE LAYOUT, UNIT NUMBERS AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN.
4. VERTICAL DATA IS INTENDED TO SHOW UNITS TO BE CONSIDERED AS BEING IN A SINGLE FLOOR AND NOT TO BE CONSIDERED AS BEING IN A MULTIPLE FLOOR OR ROOF.
5. LABELED DOORS/STAIRS/TROCHES ARE FOR THE EXCLUSIVE USE OF UNIT ACCESSING THEM.
6. THIS BUILDING HAS NO NAME.



194 MAIN STREET
 (PUBLIC - WIDTH VARIES)

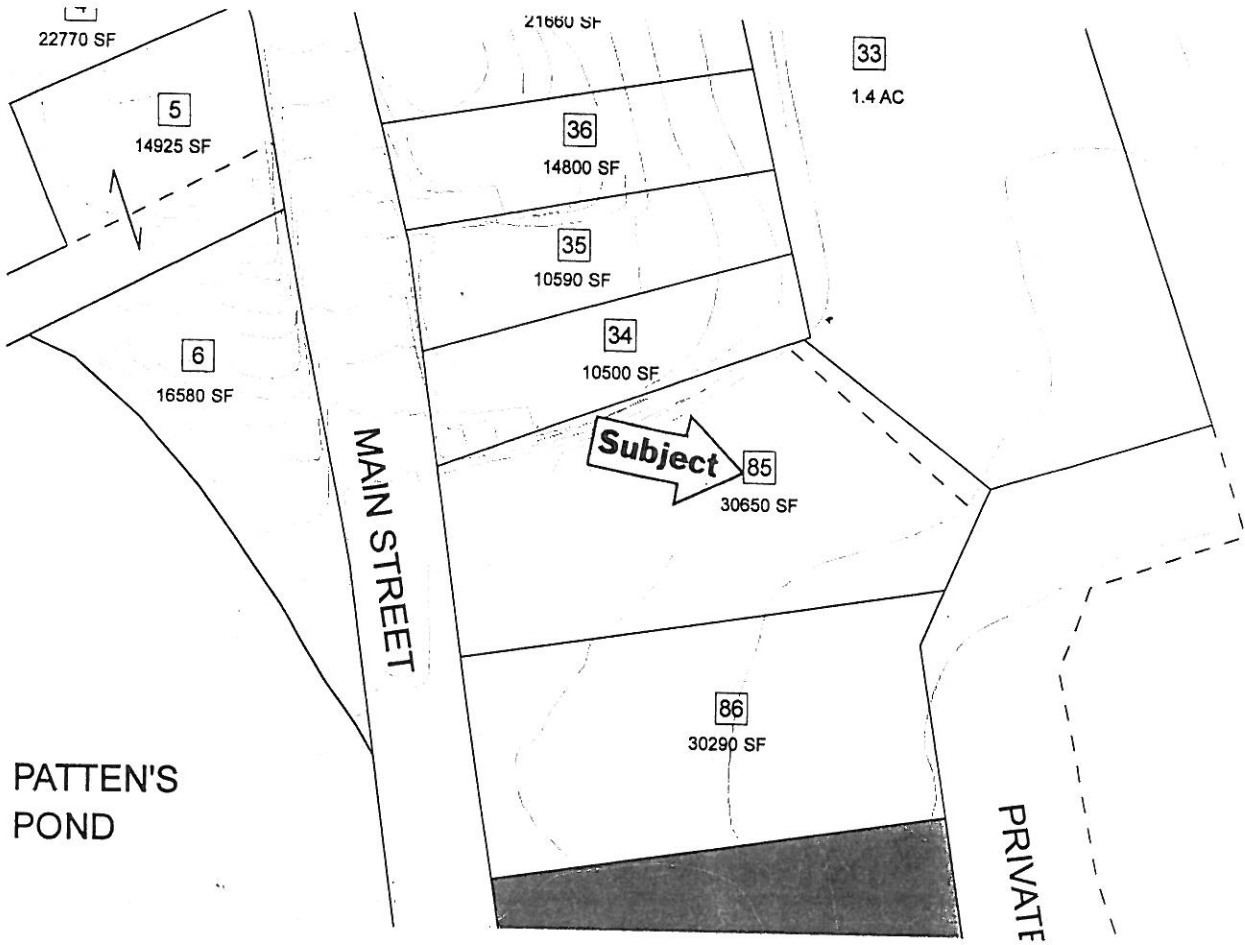
ASSESSOR MAP 85
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 PANEL 99
 ASSESSOR MAP 85
 PANEL 100

PROPERTY: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.
 97 TENNEY STREET - SUITE 5 - GEORGETOWN, MA 01833
 DATE: JAN 29, 2002
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

194 MAIN STREET CONDOMINIUM
 IN
 AMESBURY, MASSACHUSETTS
 UNIT LAYOUT & SITE PLAN
 PREPARED FOR: JAMES REALTY CORPORATION
 194 MAIN STREET, AMESBURY, MASSACHUSETTS 01833

SHEET 1 OF 1
 SCALE: 1/4" = 1' UNIT PLAN, 1/8" = 1' SITE PLAN
 DATE: JAN 29, 2002

NOTES:
 1. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
 2. THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF IN THE PREPARATION OF THIS PLAN IS THE LINE & PLAT RECORDS ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS.
 3. THE LINE & PLAT RECORDS HAVE BEEN REVIEWED AND FOUND TO BE CORRECT AND COMPLETE FOR DIVISION OF EXISTING DIMENSIONS OF THE 40' WAYS ARE SHOWN.



22770 SF

5

14925 SF

6

16580 SF

21660 SF

36

14800 SF

35

10590 SF

34

10500 SF

Subject

85

30650 SF

86

30290 SF

33

1.4 AC

MAIN STREET

PATTEN'S POND

PRIVATE



Map/Lot/Unit : 65 / 85/D / /
 Location: 194 MAIN ST #D
 Owner Name: CAREY PATRICIA A TRE
 Account Number:

Parcel Value

Item	Current Assessed Value	FY 2011 Assessed Value
Improvements	167,900	167,900
Land	0	0
Total:	167,900	167,900

Owner of Record

CAREY PATRICIA A TRE
 HOLLOW CAFE REALTY TRUST

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CAREY PATRICIA A TRE	18396/ 241	3/1/2002	379,440
194 MAIN STREET CONDOMINIUM	18396/ 183	3/1/2002	1
JARDIS REALTY CORPORATION OF AMESBURY	08490/ 586	9/4/1986	850,000

Land Use

Land Use Code	Land Use Description
3221	Retail Condo

Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	91	PUD		0

Construction Detail

Building # 1	
STYLE Retail Condo	MODEL Com Condo
Stories: 1 Story	Interior Wall 1: Drywall/Sheet
Interior Floor 2: Carpet	Heat Fuel: Gas
AC Type: Central	Ttl Bedrms: 00
Ttl Half Bths: 0	Total Rooms: 2
Residential Units: 5	Roof Cover: Tar & Gravel
Exterior Wall 1: Concr/Cinder	Exterior Wall 2: Brick/Masonry
	Grade: Good
	Interior Floor 1: Ceram Clay Til
	Heat Type: Forced Air-Duc
	Ttl Bathrms: 1 Full
	Bath Style: Average
	Roof Structure: Flat
	Grade: Good

Building Valuation

Living Area: 1,192 square feet	Replacement Cost: 223,815	Year Built: 1966
Depreciation: 25%	Building Value: 167,900	

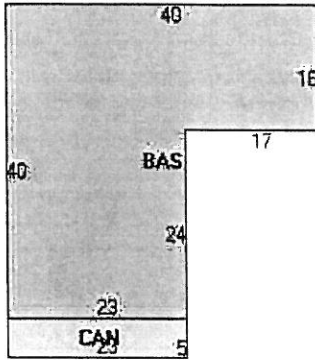
Extra Features

Code	Description	Units
No Extra Building Features		

Outbuildings

Code	Description	Units
SGN1	SIGN-1 SD W/M	0 S.F.&HGT

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1192	1192
CAN	Canopy	115	0



Map/Lot/Unit : 65 / 85/E / /
 Location: 194 MAIN ST #E
 Owner Name: CAREY PATRICIA A TRE
 Account Number:

Parcel Value

Item	Current Assessed Value	FY 2011 Assessed Value
Improvements	218,700	218,700
Land	0	0
Total:	218,700	218,700

Owner of Record

CAREY PATRICIA A TRE
 HOLLOW CAFE REALTY TRUST

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CAREY PATRICIA A TRE	18396/ 241	3/1/2002	379,440
194 MAIN ST CONDOMINIUM	18396/ 183	3/1/2002	379,440
JARDIS REALTY CORPORATION OF AMESBURY	8490/ 586	9/4/1986	850,000

Land Use

Land Use Code	Land Use Description
3221	Retail Condo

Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	91	PUD		0

Construction Detail

Building # 1	
STYLE Retail Condo	MODEL Com Condo
Stories: 1 Story	Interior Wall 1: Drywall/Sheet
Interior Floor 2: Vinyl/Asphalt	Heat Fuel: Gas
AC Type: Central	Ttl Bedrms: 00
Ttl Half Bths: 0	Total Rooms: 2
Residential Units: 5	Roof Cover: Tar & Gravel
Exterior Wall 1: Concr/Cinder	Exterior Wall 2: Brick/Masonry
	Grade: Good
	Interior Floor 1: Carpet
	Heat Type: Forced Air-Duc
	Ttl Bathrms: 1 Full
	Bath Style: Average
	Roof Structure: Flat
	Grade: Good

Building Valuation

Living Area: 1,808 square feet	Replacement Cost: 291,588	Year Built: 1966
Depreciation: 25%	Building Value: 218,700	

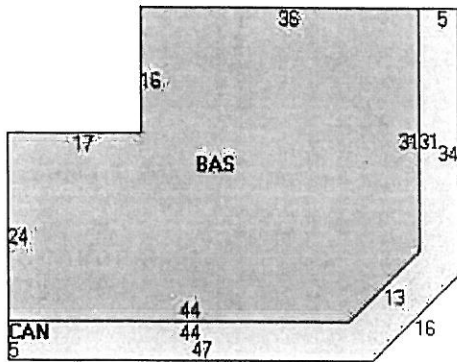
Extra Features

Code	Description	Units
No Extra Building Features		

Outbuildings

Code	Description	Units
No Outbuildings		

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1808	1808
CAN	Canopy	470	0