

# Mortgagee's Sale of Real Estate

# AUCTION

**THURSDAY, JANUARY 30TH AT 10 A.M.**

**203 LAFAYETTE ROAD- SALISBURY, MA**

**5,268 +/- SQ FT COMMERCIAL/RESIDENTIAL BUILDING**

**ATTENTION INVESTORS - PRIME LOCATION**

## PROPERTY INFORMATION PACKET



John McInnis Auctioneers has been hired by the Newburyport Five Cents Savings Bank to offer this "Mixed-Use" Building at public foreclosure auction.

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

Auction Day: Registration to take place 1 hr prior to sale

**John McInnis**  
AUCTIONEERS • APPRAISERS



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

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

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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  
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*

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# *JOHN MCINNIS AUCTIONEERS*

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*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, January 30th at 10 a.m. John McInnis Auctioneers has been hired by the Newburyport Five Cents Savings Bank and their attorney Connolly & Connolly of Newburyport, Mass to offer this mixed use building on busy Route 1 at public foreclosure auction.*

*To be eligible to bid, at the time of registration you must present a \$20,000.00 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*

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# BUYER BENEFITS

Situated on .78 +/- acre Lot

Frontage on Lafayette Street (Busy Route 1)

Close to Interstates 95 & 495

Located in the Vicinity of Major National Retail Chains

Close to Mass/NH Border

Renovated in 1996

Two Story - Four Units - Garage

Private Sewer—Town Water

Legal Reference 17797-1

*All information contained was derived from reliable sources believed correct, but is not guaranteed.*

*Buyer shall rely entirely on their own judgment and inspection.*

*Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made.*

*John McInnis Auctioneers is acting exclusively on behalf of Mortgagee/Seller in this transaction.*



## PHOTO GALLERY

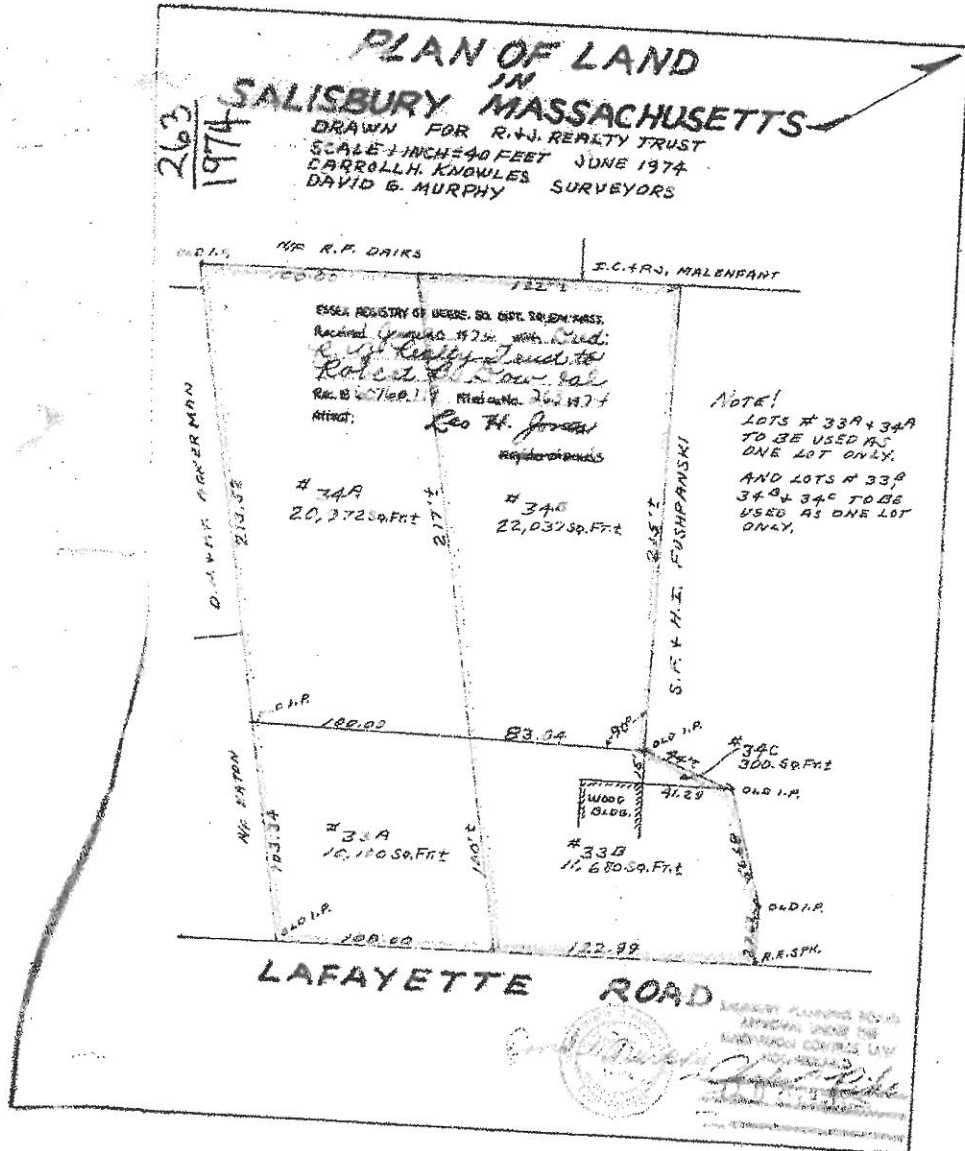




## **PHOTO GALLERY**



**SUBJECT SITE PLAN**  
**203 Lafayette Road**  
**Littleton, MA 01952**  
**Plan Year 1974 Page 263**





**SUBJECT DEED**  
**203 Lafayette Road**  
**Salisbury, MA 01952**  
**Book 17797 Page 1**

CONFIRMATORY QUITCLAIM DEED 20011025001270 Bk:17797 Pg:1  
10/25/2001 09:27:00 DEED Pg 1/2

KNOW ALL PERSONS BY THESE PRESENTS that Scott Gormer, Trustee of 203 Lafayette Road Realty Trust dated March 31, 1997, Book 14038, Page 120 for consideration paid, Two Hundred and Niney-Nine thousand dollars and no cents (\$299,000.00) grants to Michael G. McDonald, Trustee of MGM Realty Trust under Declaration of Trust dated October 15 2001, and recorded herewith with QUITCLAIM COVENANTS;

The land in Salisbury, Essex County, Massachusetts together with the buildings thereon, situate on the Northwesternly side of Lafayette Road, which parcel is made up of three separate parcels of land; namely LOTS 33B, 34B and 34C, as shown upon plan entitled "Plan of Land in Salisbury, Massachusetts, Drawn for R & J Realty Trust, Scale 1"=40", June 1974, Carroll H. Knowles and David G. Murphy, Surveyors," and recorded with Essex South District Registry of Deeds as Plan #263 of 1974, and said land is described as follows:

Beginning at the Southerly corner hereof on said Lafayette Road by land now or formerly of Fushpanski; thence running

NORTHWESTERLY 27.62 feet; still  
 NORTHWESTERLY but more WESTERLY, 56.689 feet;  
 SOUTHWESTERLY 44 feet; and  
 NORTHEASTERLY again 215 feet.

All of said boundaries by said land of Fushpanski to land now or formerly of Malenfant; thence running


SOUTHWESTERLY by said Malenfant land and land now or formerly of Dairs, 122 feet to land now or formerly of Robert Dow; thence running  
 SOUTHEASTERLY nearly EASTERLY, by said Dow land, 317 feet (this land is shown as Lots 34A and 33A on said Plan) to Lafayette Road; thence running  
 NORTHEASTERLY by Lafayette Road, 122.99 feet to said Fushpanski land and the point of beginning.

This description is intended to describe the land shown as LOTS 33B, 34B and 34C upon said Plan and in the event of any discrepancies, the Plan shall control.

Being the same premises conveyed to Scott Gormer, Trustee of 203 Lafayette Road Realty Trust by deed of Marylyn Grondin Dated April 2, 1997 and recorded with the Essex South District Registry of Deeds in Book 14038, Page 120.

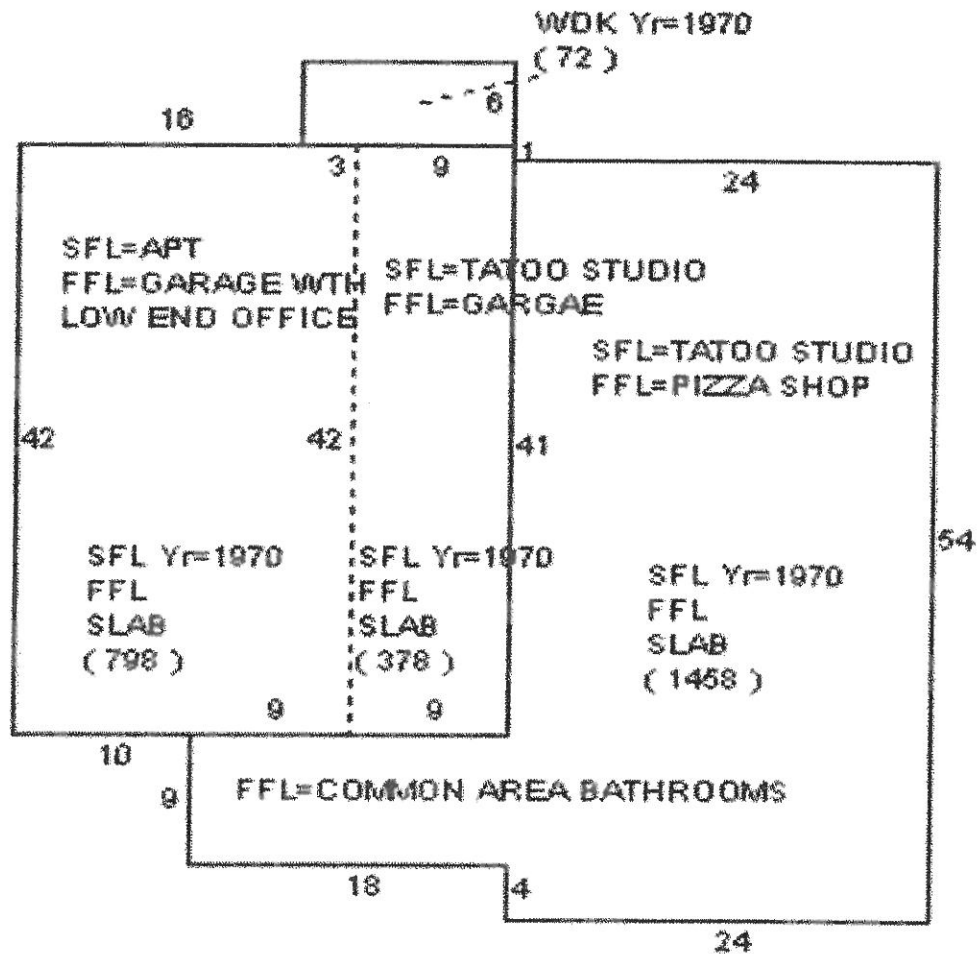
Executed as a sealed instrument this 15<sup>th</sup> day of October 2001.

Witness

  
 Scott Gormer, Trustee  
 203 Lafayette Road Realty Trust

Improvement Data Building Ctd.

BUILDING SKETCH (Assessor)  
 203 Lafayette Road  
 Salisbury, MA 01952



Per Assessor Card

Apartment:	0,798 sf
Garage with Office:	1,176 sf
Tattoo Studio:	1,836 sf
Pizza Shop:	1,458 sf
Gross Leasable Area:	5,268 sf

# Unofficial Property Record Card - Salisbury, MA

## General Property Data

Parcel ID **19-148**  
 Prior Parcel ID **LOT 33B+ --**  
 Property Owner **MCDONALD MICHAEL G**  
**MGM REALTY TRUST**  
 Mailing Address **26 CONTE DR**  
  
 City **METHUEN**  
 Mailing State **MA** Zip **01844**  
 ParcelZoning **C**

Account Number **0**  
  
 Property Location **203 LAFAYETTE RD**  
 Property Use **Com/Res**  
 Most Recent Sale Date **10/25/2001**  
 Legal Reference **17797-1**  
 Grantor **GORMER,SCOTT (TR)**  
 Sale Price **299,000**  
 Land Area **0.781 acres**

## Current Property Assessment

Card 1 Value Building Value **274,500** Xtra Features Value **0** Land Value **231,300** Total Value **505,800**

## Building Description

Building Style **MIXED USE**  
 # of Living Units **1**  
 Year Built **1935**  
 Building Grade **AVERAGE+**  
 Building Condition **Good**  
 Finished Area (SF) **5268**  
 Number Rooms **4**  
 # of 3/4 Baths **0**

Foundation Type **CONC BLK**  
 Frame Type **WOOD**  
 Roof Structure **FLAT**  
 Roof Cover **ASPHALT**  
 Siding **VINYL**  
 Interior Walls **DRYWALL**  
 # of Bedrooms **2**  
 # of 1/2 Baths **2**

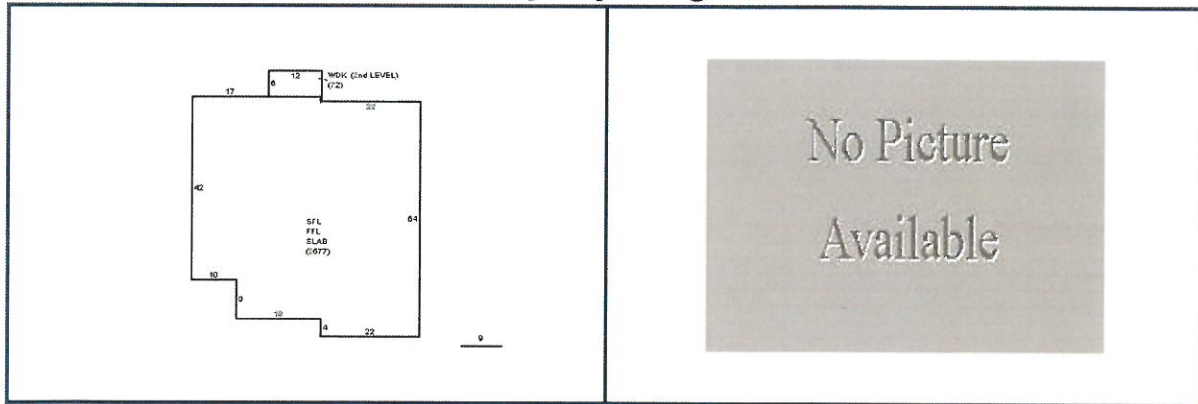
Flooring Type **CERAMIC TILE**  
 Basement Floor **CONCRETE**  
 Heating Type **FORCED H/A**  
 Heating Fuel **GAS**  
 Air Conditioning **78%**  
 # of Bsmt Garages **0**  
 # of Full Baths **4**  
 # of Other Fixtures **2**

## Legal Description

### Narrative Description of Property

This property contains 0.781 acres of land mainly classified as Com/Res with a(n) MIXED USE style building, built about 1935 , having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 4 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.

### MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by James Haslam, Individually and as Trustee of the MGM Realty Trust ("Mortgagor") to Newburyport Five Cents Savings Bank ("Mortgagee") dated November 21, 2003, and recorded with the Essex South District Registry of Deeds at Book 22112, Page 371, 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 Ten o'clock A.M. on the 30th day of January, 2014, at 203 Lafayette Road, Salisbury, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land in Salisbury, Essex County, Massachusetts, together with the buildings thereon, situate on the Northwestern side of Lafayette Road, which parcel is made up of three separate parcels of land; namely LOTS 33B, 34B, and 34C, as shown upon plan entitled "Plan of Land in Salisbury, Massachusetts, Drawn for R & J Realty Trust, Scale 1" = 40', June 1974, Carroll H. Knowles and David G. Murphy, Surveyors," and recorded with Essex South District Registry of Deeds as Plan No. 263 of 1974, and said land is described as follows:

Beginning at the Southerly corner hereof on said Lafayette Road by land now or formerly of Fushpanski; thence running

NORTHWESTERLY 27.62 feet, still  
NORTHWESTERLY but more WESTERLY, 56.689 feet;  
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SOUTHWESTERLY by said Malenfant land and land now or formerly of Dairs, 122 feet to land now or formerly of Robert Dow; thence running

SOUTHEASTERLY nearly EASTERLY, by said Dow land, 317 feet (this land is shown as Lots 34A and 33A on said Plan) to Lafayette Road; thence running

NORTHEASTERLY by Lafayette Road, 122.99 feet to said Fushpanski land and the point of beginning.

This description is intended to describe the land shown as LOTS 33B, 34B, and 34C upon said Plan and in the event of any discrepancies, the Plan shall control.

Being the same premises conveyed to Mortgagor by deed of 203 Lafayette Road Realty Trust dated October 15, 2001, and recorded with the Essex South District Registry of Deeds in Book 17797, Page 1.

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 Twenty Thousand Dollars (\$20,000.00) 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 Twenty Thousand Dollars (\$20,000.00) 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  
63 State Street, P.O. Box 350  
Newburyport, MA 01950  
Present holder of said Mortgage,  
By its Attorneys,  
Connolly & Connolly  
51 Green Street  
P.O. Box 332

Publish: January 3, 2014  
January 10, 2014  
January 17, 2014

## MEMORANDUM OF SALE

This Memorandum of Sale is made this 30<sup>th</sup> day of January, 2014, 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 McInnis Auctioneers, Amesbury, Massachusetts, (the "Auctioneer"), and

\_\_\_\_\_ (the "Buyer").

### 1. MORTGAGEE'S SALE AT PUBLIC AUCTION

Pursuant to a public auction conducted on January 30, 2014, by the Auctioneer on behalf of the Mortgagee as foreclosing mortgagee, in exercise of the Power of Sale contained in a Mortgage from James Haslam, Individually and as Trustee of the MGM Realty Trust, dated November 21, 2003, and recorded with Essex South District Registry of Deeds at Book 22112, Page 371, 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 in Salisbury, Essex County, Massachusetts, together with the buildings thereon, situate on the Northwesterly side of Lafayette Road, which parcel is made up of three separate parcels of land; namely LOTS 33B, 34B, and 34C, as shown upon plan entitled "Plan of Land in Salisbury, Massachusetts, Drawn for R & J Realty Trust, Scale 1" = 40', June 1974, Carroll H. Knowles and David G. Murphy, Surveyors," and recorded with Essex South District Registry of Deeds as Plan No. 263 of 1974, and said land is described as follows:

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Being the same premises conveyed to Mortgagor by deed of 203 Lafayette Road Realty Trust dated October 15, 2001, and recorded with the Essex South District Registry of Deeds in Book 17797, Page 1.

### **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 Twenty Thousand and 00/100 Dollars (\$20,000.00) 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: \_\_\_\_\_  
Scott A. Eaton, Senior Vice President

\_\_\_\_\_  
John McInnis, AUCTIONEER

\_\_\_\_\_  
, BUYER

**MUNICIPAL LIEN CERTIFICATE**

CERTIFICATE NO. 8272

OFFICE OF THE COLLECTOR OF TAXES  
TOWN OF SALISBURY  
THE COMMONWEALTH OF MASSACHUSETTS

01/06/2014

LAW OFFICES OF CONNOLLY & CONNOLLY  
51 GREEN STREET, PO 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 01/06/2014 are listed below.

**DESCRIPTION OF PROPERTY - TAXES QUARTERLY**

Assessed Owner: MCDONALD MICHAEL G & MGM REALTY TRUST  
Location of Property: 203 LAFAYETTE RD  
Parcel Identification: ASSESSORS' MAP 19, BLOCK 148  
Land Area: 34,020 Square Feet  
Valuation: \$505,800 Class 031 Multiple-Use, primarily Comm.  
RECORDED IN ESSEX SOUTH DISTRICT REGISTRY OF DEEDS, BOOK 17797, PAGE 1

FISCAL YEAR:	2012	2013	2014
TAXES			
*Preliminary	2,705.32	2,774.30	2,910.88
1/Actual	2,843.30	3,047.46	3,052.50
Personal Prop			
DISTRICT			
*Preliminary			
Actual			
BETTERMENTS/SA			
Committed Int.			
UTILITY LIENS			
Water			
Sewer			
Electric			
Committed Int.			
Collection Chg			
OTHER LIENS			
Committed Int.			
Collection Chg			
TOTAL BILLED	5,548.62	5,821.76	5,963.38
Payments	-5,548.62	-5,821.76	-2,910.88
Abatements/Exm			
Charges/Fees			
Int to			
per diem			
BALANCE DUE	PAID	PAID	3,052.50

\*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

UNPAID BETTERMENTS/SPECIAL ASSESSMENTS NOT YET ADDED TO TAX: Interest from to be added.

IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS:

UNPAID UTILITY CHARGES: \*\*\* FOR OUTSTANDING BALANCES PLEASE CONTACT \*\*\*  
\*\*\* MUNICIPAL SEWER DEPT. AT 978-465-1430 AND \*\*\*  
OTHER UNPAID CHARGES: \*\*\* MUNICIPAL WATER DEPT. AT 800-553-5191 \*\*\*  
\*\*\* (2 WEEKS NOTICE FOR FINAL WATER READING). \*\*\*

This property is in tax title. Contact Treasurer for outstanding amounts.

All of the amounts listed above are to be paid to the Collector.  
I have no knowledge of any other outstanding amount that constitutes a lien.

*Guatemala*  
Collector of Taxes