

JOHN MCINNIS AUCTIONEERS

mcinnisauctions.com

76 Main Street - Amesbury, Ma 01913

800-822-1417 - MA LIC# 770

COURT ORDERED REAL ESTATE FORECLOSURE

AUCTION

Sandlewood Pointe Condominiums

Two Bedroom

45 Macy Street—Unit C-302 Amesbury, MA

Monday June 9th @ 10 AM



Previews:
Saturday May 30th
10-12
Auction Day:
Registration will take
place one hour prior to
sale

PROPERTY INFORMATION PACKET

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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 TRUSTEE'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 TRUSTEE 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 Court Ordered Real Estate Foreclosure Auction to be held on Monday, June 8th at 10 AM. John McInnis Auctioneers has been hired by the Trustee's of the Sandlewood Pointe Condominium Trust and their attorney Healey, Deshaies, Gagliardi & Woelfel, PC, 24 Market Street, Amesbury, MA, to offer this two bedroom, 746+/- sq ft condominium at public foreclosure 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.

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

746 +/- sq ft living space

4 rooms -2 bedrooms-1 bath

Gas Heat

Central Air

Beautiful in ground pool

Courtyard

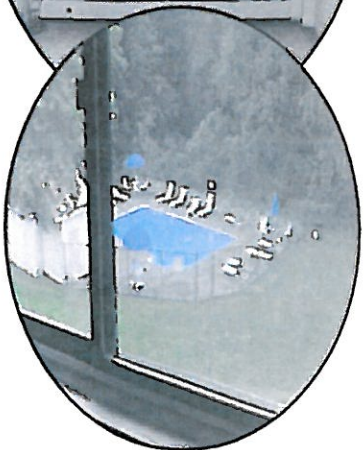
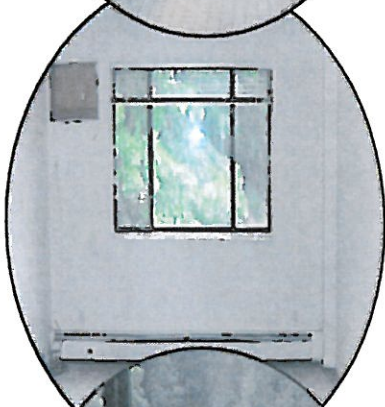
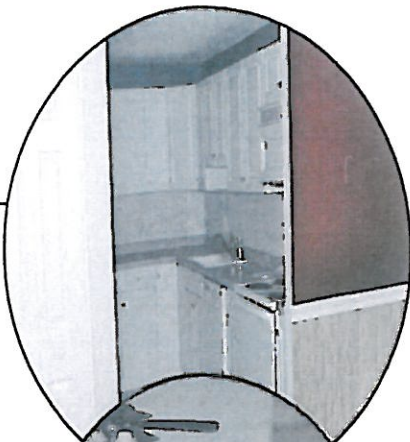
Professionally landscaped

Low condo fee's includes hot water, mast insurance,
snow removal, trash, deed parking

100% owner occupied

Minutes to Interstates 95 & 495

Close to beaches and Newburyport



COMMONWEALTH OF MASSACHUSETTS
SALE OF REAL ESTATE
UNDER G.L. c. 183A, § 6

By virtue of a Judgment and Order of the Newburyport District Court (Docket No. 0822CV430) in favor of the Trustees of the Sandlewood Pointe Condominium Trust (the "Trust") against David A. Lamson, et al., establishing a lien pursuant to G.L. c. 183A, § 6 on the real estate known as Unit C-302 in the Sandlewood Pointe Condominium, for the purpose of satisfying said lien, the real estate will be sold at Public Auction commencing at ten o'clock a.m. on Monday, June 8, 2009, at 45 Macy Street, Amesbury, Essex County, Massachusetts. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

UNIT#: C-302, Sandlewood Pointe (formerly known as Birchwood Pointe II Condominium), created by Master Deed dated July 29, 1998, and recorded with the Essex South District Registry of Deeds at Book 14984, Page 450 ("Master Deed")

AREA: 746 square feet

PERCENTAGE INTEREST: 1.36807%

UNIT POST OFFICE ADDRESS: 45 Macy Street, Unit #C-302, Amesbury, MA 01913

The UNIT contains the AREA listed above and is laid out as shown on a plan recorded with the Unit Deed to the GRANTEE, which is a copy of a portion of the plans filed with the Master Deed and to which was affixed a verified statement in the form provided for in Massachusetts G.L. c. 183A, Section 9.

The UNIT is conveyed together with:

(1) the above listed PERCENTAGE INTEREST in the common areas and facilities of the Condominium as described in (a) the Master Deed, and (b) the Sandlewood Pointe (formerly known as Birchwood Pointe II) Condominium Trust, under Declaration of Trust, dated July 29, 1998 and recorded with Essex South District Registry of Deeds in Book 14984, Page 466 (the "Condominium Trust").

(2) an easement as an appurtenance to the Unit for the exclusive use of parking space #80.

(3) an easement as an appurtenance to the Unit for the exclusive use of storage bin #C-302.

(4) all other rights, easements and appurtenances pertaining to the UNIT as set forth in the Master Deed.

For title, see Deed to David A. Lamson, dated September 8, 1998, and recorded with Essex County South District Registry of Deeds in Book 15077, Page 385.

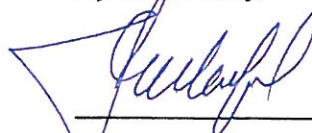
In the event of a typographical error or omission contained in this publication, the description of the real estate contained in said Unit Deed shall control.

TERMS OF SALE

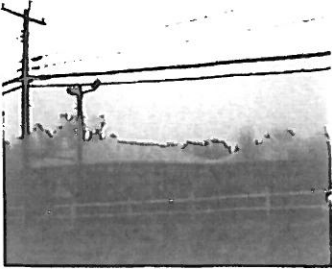
- (1) A nonrefundable deposit payable by certified check or by bank check in the amount of Five Thousand Dollars (\$5,000.00) shall be payable at the time and place of the Auction.
- (2) The balance of the purchase price is to be paid to the Trust by certified check or by bank check within thirty (30) days of the auction.
- (3) An Auctioneer's Release Deed will be issued to purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the Auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens or encumbrances is made in the Auctioneer's Release Deed.
- (4) Additionally, and not by way of limitation, the sale of the real estate shall be subject to and with the benefit of any and all tenants, tenancies and occupants, if any.
- (5) No representation is or shall be made as to any amount of real estate taxes which may be due and outstanding.
- (6) The successful bidder shall pay the future condominium common charges (including any special assessment installments that become due), commencing with the date of the Auction.
- (7) No representation is or shall be made as to any other mortgages, liens or encumbrances of record.
- (8) No representation is or shall be made as to the condition of the real estate or the Condominium. The real estate shall be sold "as is."
- (9) Other terms, if any, shall be announced at the Auction.
- (10) This Auction is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the Trust's counsel, John R. Woelfel, Esq., Healey, Deshaies, Gagliardi & Woelfel, PC, 24 Market Street, Amesbury, MA 01913, telephone 978-388-1787.

SANDLEWOOD POINTE CONDOMINIUM
TRUST,

By its attorney,



John R. Woelfel



Map/Lot/Unit : 78 / 107 / 1
 Location: 45 MACY ST #C302
 Owner Name: LAMSON DAVID A
 Account Number:

Parcel Value

Item	Current Assessed Value	FY 2008 Assessed Value
Improvements	139,800	154,700
Land	0	0
Total:	139,800	154,700

Owner of Record

LAMSON DAVID A

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LAMSON DAVID A	15077/ 385	9/8/1998	81,900
BAY MACY LLC	14684/ 450	3/26/1998	2,700,000

Land Use

Land Use Code	Land Use Description
1021	Condo NL MDL-05

Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	245	C		0

Construction Detail

Building # 1	MODEL	Grade Average
STYLE Condo	Res Condo	Average
Stories: 1 Story	Interior Wall 1: Drywall/Sheet	Interior Floor 1 Carpet
Heat Fuel: Gas	Heat Type: Hot Water	AC Type: Central
Ttl Bedrms: 2 Bedrooms	Ttl Bathrms: 1 Full	Ttl Half Bths: 0
Total Rooms: 4	Bath Style: Average	Kitchen Style: STANDARD
Residential Units: 75	Roof Cover Asph/F GlS/Cmp	Roof Structure Gable/Hip
Exterior Wall 1: Brick Veneer	Grade Average	

Building Valuation

Living Area: 746 square feet	Replacement Cost: 170,431	Year Built: 1973
Depreciation: 18%	Building Value: 139,800	

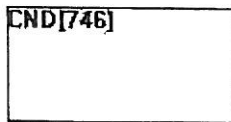
Extra Features

Code	Description	Units
No Extra Building Features		

Outbuildings

Code	Description	Units
No Outbuildings		

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
CND	CONDO	746	746