

Mortgagee Sale of Real Estate

AUCTION

PROPERTY INFORMATION PACKET

Thursday, Sept 29th @ 10 AM

30 Millyard ~ Amesbury, MA

Unit # 7

1,604 +/- Sq Ft Office Condominium Unit

Attention Investors, Professional Business Owners



**Located in the Historic
Millyard
along the banks of the
Pow Wow River**

MA LICENSE NO: 770

Open House:
Wed Sept 7th & Sept 14th 3-4 p.m.
Registration Auction Day:
1 hr. prior to sale



John McInnis
AUCTIONEERS • APPRAISERS

mcinnisauctions.com

76 Main Street - Amesbury, Ma 01913

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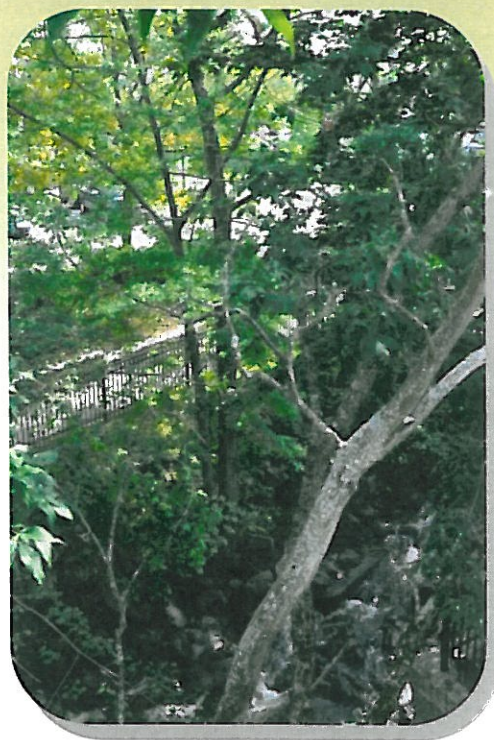
Disclaimer

Transmittal Letter

Buyer Benefits

Notice Of Sale

Property Record Card



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, Sept 29th @10 am. John McInnis Auctioneers has been hired by The Provident Bank to offer this 1,604+/- sq. ft. office 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*



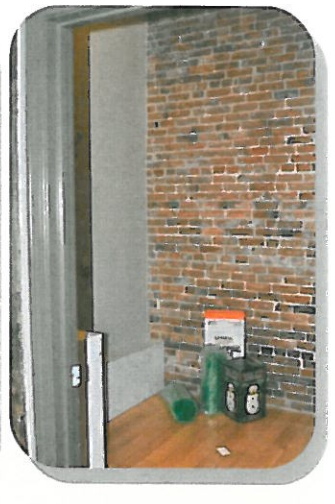
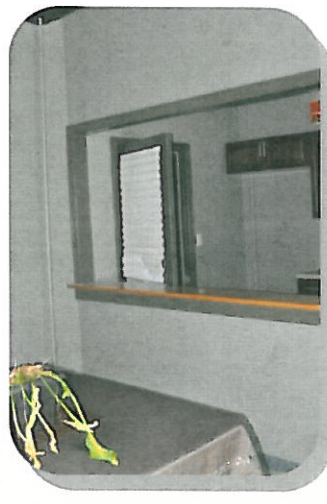
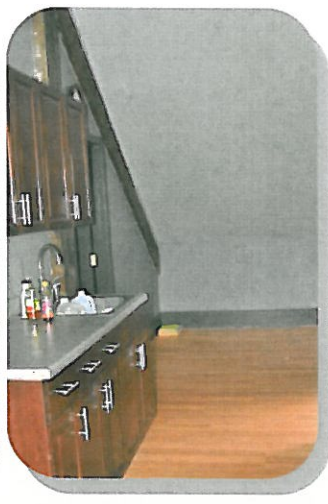
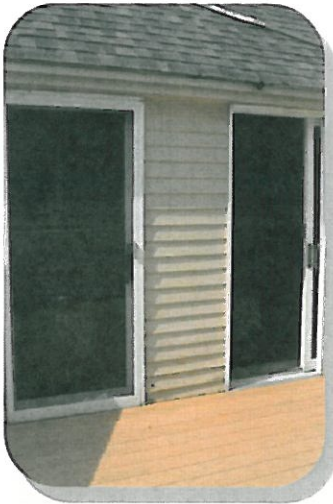
BUYER BENEFITS

-Adjacent to Municipal Parking Lot

-Minutes to I95-I495

-6 Rooms-Kitchenette

-Gas Heat and Air Conditioning



**LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Lawson Parke Properties, LLC, to The Provident Bank, dated October 4, 2007, and recorded at the Essex County South Registry of Deeds at Book 27236, Page 487, of which The Provident Bank is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 30 Millyard (formerly 26 Millyard), Unit 7, Amesbury, Massachusetts will be sold at Public Auction at 10:00 am on September 29, 2011, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ESSEX, STATE OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

30 Millyard (formerly 26 Millyard), Unit 7, Amesbury, Massachusetts

Unit No. 7 of Whittier Press Condominium, Amesbury, Massachusetts, created by Master Deed dated April 4, 1985 and recorded in Essex South District Registry of Deeds on April 16, 1985 in Book 7720, Pages 001, as amended by Amendment of Master Deed dated September 11, 1985 and recorded with said Registry in Book 7917, Page 536; by a Second Amendment of Master Deed dated July 14, 1986, recorded with said Deeds at Book 8393, Page 460, and as further amended by a Third Amendment to said Master Deed recorded in the Essex South District Registry of Deeds herewith and being shown on a plan prepared and verified by Ronald L. Laffely and recorded simultaneously with the Third Amendment of the Master Deed. The Post Office address of the unit is 30 Millyard (f/k/a 26 Millyard), Amesbury, MA 01913

Said Unit 7 contains approximately 1,485 square feet and includes 15.20% percent undivided interest in the undivided ownership of the common areas and facilities of the Condominium, together with the rights and easements appurtenant to said Unit as set forth in said Master Deed, and also includes 15.20% percent of beneficial interest in the Whittier Press Condominium Trust, the organization through which the Condominium will be managed and regulated as provided by Chapter 183A of the Massachusetts General Laws, established by Declaration of Trust dated April 4, 1985 and recorded in said Deeds at Book 7720, Page 018.

The Unit is conveyed together with the right to use the Common Elements in common with the owners of other Units, as provided in the Master Deed, including the right to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving the Unit, and all other rights and easements, whether exclusive or otherwise, set forth or referred to in the Master Deed, as it has been or may be amended from time to time.

The Unit is conveyed subject to and with the benefit of an easement of encroachment in the event that the said Unit encroaches upon any other Unit or upon any portion on the Common Elements or in the event that any other Unit or the Common

Elements encroach upon said Unit, as a result of the construction, alteration or repair of a Unit or of the Building, or as a result of the settling or shifting of the Building to the extent of said encroachment. The Unit is subject to an easement for the benefit of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving other Units or Common Elements.

The Unit is further subject to the provisions of said Chapter 183A as it may be amended from time to time, the Master Deed and the restrictions and easements set forth or referred to in said Master Deed, the Amendment of the Master Deed dated September 11, 1985, the Second Amendment of the Master Deed dated July 14, 1986, a Third Amendment of the Master Deed recorded herewith, a Conservation Restriction/Easement between the Trustees of Whittier Press Condominium Trust and the Town of Amesbury dated July 26, 1985, recorded with said Deeds at Book 7973, Page 273, the Declaration of Trust of Whittier Press Condominium Trust dated April 4, 1985, recorded with said Deeds at Book 7720, Page 018, and the provisions of the Bylaws set forth in said Declaration of Trust, as the same may be amended from time to time by instrument duly recorded with said Deeds, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, business invitees, and visitors as though such provisions were recited and stipulated in full herein; any and all rules and regulations adopted under or pursuant to the foregoing documents and such taxes attributable to the Unit and Common Elements for the current year as are not yet due and payable on the date of delivery hereof; and the obligations to pay the proportionate share attributable to said Unit of the Common Expenses as are not yet due and payable on the date of delivery hereof.

There is excluded from the Unit so much of the Common Elements as are located within said Unit. The Unit may be used for any purposes permitted from time to time by the Zoning By-Laws of the Town of Amesbury except as otherwise provided herein. No Unit shall be used for occupancy for residential purposes. No use shall be permitted which in the opinion of the Condominium Trust is inconsistent with the maintenance, use and occupancy and the general character of the Building as an office building.

Subject to an easement granted to Essex County Gas Company dated October 22, 1984 and recorded with Essex South District Registry of Deeds in Book 7593, Page 180.

Subject to an easement granted to Essex County Gas Company dated October 22, 1984 and recorded with said Registry in Book 7593, Page 183.

Terms of a grant of Conservation Restriction/Easement dated July 26, 1985 and recorded in said Registry in Book 7973, Page 273.

Subject to an Easement granted by the Trustees of the Whittier Press Condominium Trust dated January 26, 2004, and recorded in said Registry in Book 22353, Page 481.

Being the same premises conveyed to mortgagor by deed of Kevin B. Gavin, Trustee of Gavin II Realty Trust, and recorded with Essex South District Registry of Deeds prior hereto.

The above premises will be sold subject to all taxes, assessments, and other encumbrances which may constitute a prior lien thereon, and will be conveyed subject to

any easements, restrictions of record, rights of tenants or persons in possession, and rights of redemption for unpaid federal taxes, if any, as shall, notwithstanding this provision, constitute valid liens or encumbrances thereon after said sale.

Terms of the Sale: Cash, cashier's check or certified check in the sum of Five Thousand Dollars (\$5,000.00) as a deposit must be shown at the time and place of the sale in order to qualify as a bidder and will be required to be paid as a deposit by the successful bidder; successful bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or current funds in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Bosen & Associates, PLLC, 96 Chestnut Street, Portsmouth, NH 03801, or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

THE PROVIDENT BANK
By Its Attorneys
BOSEN & ASSOCIATES, PLLC
96 Chestnut Street
Portsmouth, NH 03801
(603) 427-5500



Map/Lot/Unit : 53 / 288 / 1
 Location: 30 MILLYARD #7
 Owner Name: LAWSON PARKE PROPERTIES LLC
 Account Number: I&E

Parcel Value

Item	Current Assessed Value	FY 2011 Assessed Value
Improvements	178,200	178,200
Land	0	0
Total:	178,200	178,200

Owner of Record

LAWSON PARKE PROPERTIES LLC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LAWSON PARKE PROPERTIES LLC	27236/ 484	10/5/2007	240,000
GAVIN KEVIN B TR	14250/ 555	8/5/1997	80,000
MINTON JOHN R & JOHN V EMERSON	09042/0284	6/23/1987	125,000
CLOUGH MICAJAH	08296/0085	6/3/1986	118,000
RICHARDS WILLIAM R	07365/0598	3/29/1984	1

Land Use

Land Use Code	Land Use Description
3401	Office Condo

Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	0	CB		0

Construction Detail

Building # 1	
STYLE Condo Office	MODEL Com Condo
Stories: 1 1/2 Stories	Interior Wall 1: Drywall/Sheet
Heat Fuel: Gas	Heat Type: Forced Air-Duc
Ttl Bedrms: 00	Ttl Bathrms: 2 Full
Total Rooms: 6	Bath Style: Average
Roof Cover Asph/F GlS/Cmp	Roof Structure Gable/Hip
Grade Good	Grade Average
	Interior Floor 1 Carpet
	AC Type: Heat Pump
	Ttl Half Bths: 0
	Residential Units: 8
	Exterior Wall 1: Brick/Masonry

Building Valuation

Living Area: 1,604 square feet	Replacement Cost: 260,327	Year Built: 1900
Depreciation: 32%	Building Value: 177,000	

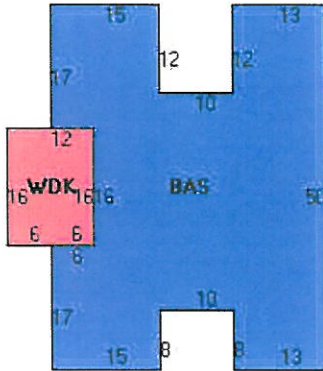
Extra Features

Code	Description	Units
SPR2	WET/CONCEALED	1604 S.F.

Outbuildings

Code	Description	Units
No Outbuildings		

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1604	1604
WDK	Deck, Wood	192	0