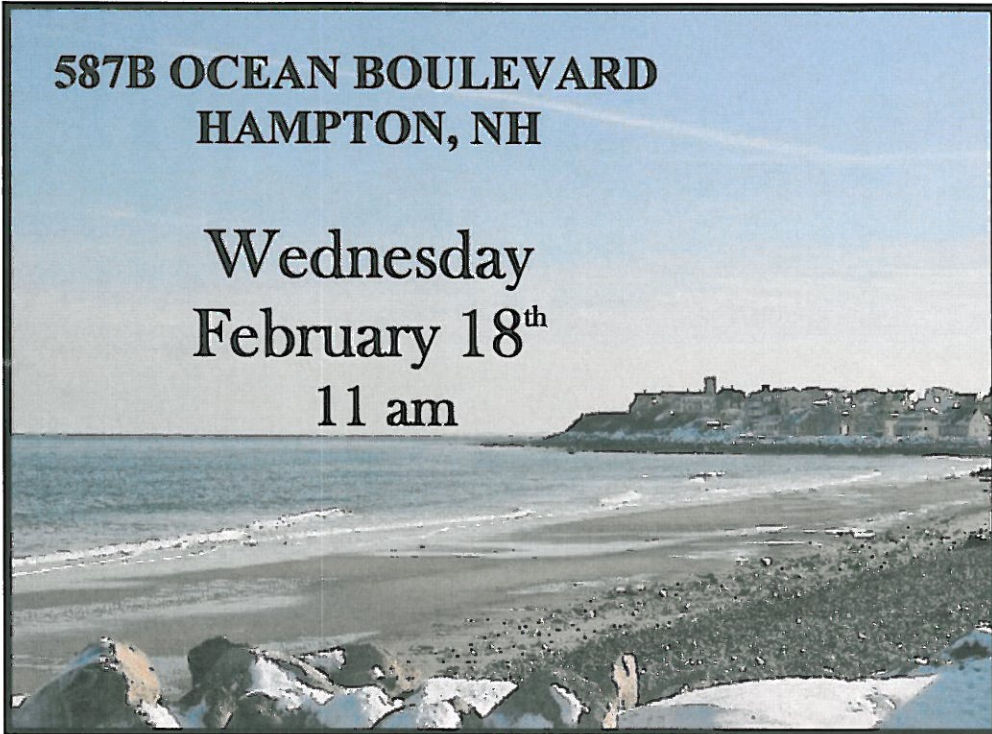


MORTGAGEE'S FORECLOSURE SALE
REAL ESTATE
AUCTION

587B OCEAN BOULEVARD
HAMPTON, NH

Wednesday
February 18th
11 am



Ocean Front Residential Condominium

Previews:

Drive By Recommended

Auction Day: Registration 1 hr. prior to Sale

John McInnis Auctioneers has been hired by the Provident Bank to offer this
Oceanfront residential townhouse condominium unit at
public foreclosure auction.

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



JOHN McINNIS AUCTIONEERS

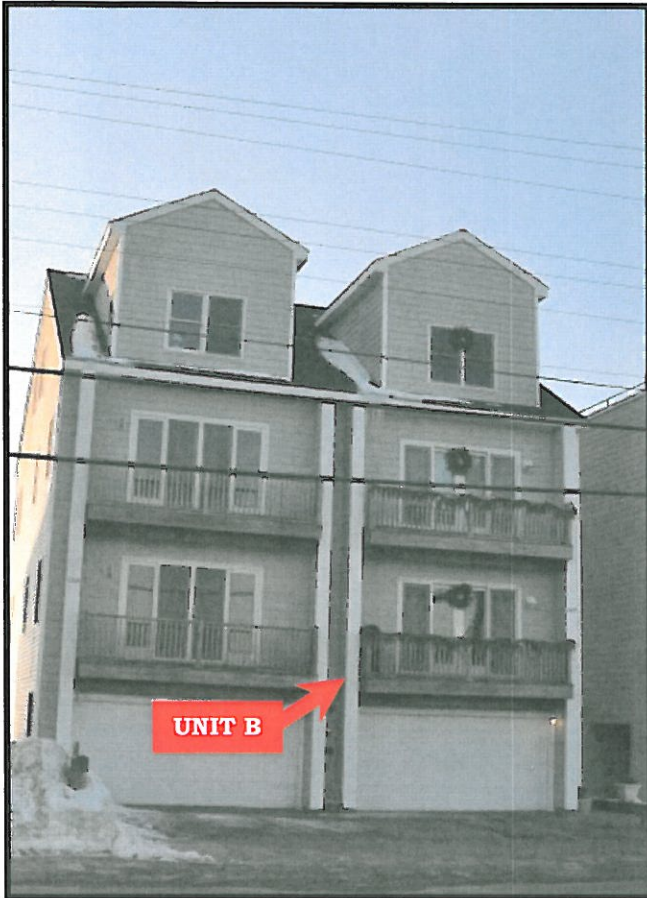
76 Main Street ~ Amesbury, MA

800-822-1417 ♦ mcinnisauctions.com

NH Lic# 2182

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587B Ocean Boulevard – Hampton, NH



Disclaimer

Transmittal Letter

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Assessors Card

Tax Bill

76 MAIN STREET
AMESBURY, MASSACHUSETTS 01913

www.mcinnisauctions.com

1-800-822-1417

**IMPORTANT INFORMATION FOR
PROSPECTIVE BIDDERS**

Auctioneer's Disclaimer

**THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE
CORRECT. HOWEVER, THE MORTGAGEE/OWNER 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 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 Foreclosure Sale of Real Estate Auction to be held on Wednesday, February 18th at 11 am. John McInnis Auctioneers has been hired by the Provident Bank and their attorney Healy, Deshaics, Gagliardi & Woelfel, PC Amesbury, Mass, to offer this oceanfront residential condominium unit located in Hampton, New Hampshire.

To be eligible to bid, at the time of registration you must present a \$7,500.00 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.

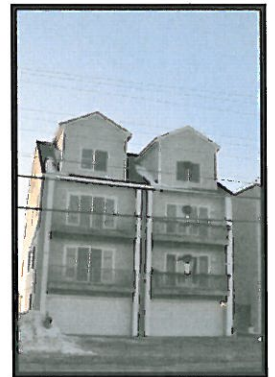
Sincerely,

John

*John P. McInnis
John McInnis Auctioneers*

Property Description
11 Pamela Lane – Northbrook – Amesbury, MA

Style:	Residential Condominium
Built:	1999
Story:	3
Living Area:	2,420 +/- sq ft
Heat:	Oil
Water & Sewer:	Public
Total Rooms:	6
Total Bedrooms:	3
Total Bathrooms:	2.5
Amenities:	Garage, Central Air, Decks



MUNICIPAL DATA:
Town of Hampton: Book: 3437 Page: 0392
Assessed Value: \$510,000.00
Taxes 2008: \$8,654.70

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a mortgage given by Bruce A. Barnaby, Trustee of the Greenville Realty Trust u/d/t April 20, 1990 (the "Mortgagor"), to The Provident Bank (the "Mortgagee"), said mortgage dated November 12, 1999 and recorded with the Rockingham County Registry of Deeds at Book 3437, Page 393, which mortgage is held by the Mortgagee, who, pursuant to and in execution of said power and for breach of conditions of said mortgage and for the purposes of foreclosing the same, will sell the premises described in said mortgage as Unit 2 of 587 Ocean Boulevard Condominiums at Public Auction on Wednesday, February 18, 2009, at 11:00 a.m. Said sale being located on the mortgaged premises and having a present address of 587 Ocean Boulevard, Hampton, Rockingham County, New Hampshire.

NOTICE PURSUANT TO NEW HAMPSHIRE RSA 479:25: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the property involved as of the date of this notice of the date of sale. The property to be sold at this sale is "AS IS WHERE IS."

TERMS OF SALE: A deposit of Seven Thousand Five Hundred Dollars (\$7,500.00) in the form of a certified check or bank treasurer's check or other check satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to the Mortgagee, at the office of the Mortgagee's attorney, Healey, Deshaies, Gagliardi & Woelfel, PC, time being of the essence. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Dated at Amesbury, Massachusetts on January 21, 2009.

The Provident Bank
By its attorney,
Robert J. Deshaies, Esquire
Healey, Deshaies, Gagliardi & Woelfel, PC
24 Market Street
Amesbury, MA 01913
(978) 388-1787

No Image

MBLU : 245/ 1// B//
Location: 587B OCEAN BLVD
Owner Name: GREENVILLE REALTY TRUST
Account Number:

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	258,600	258,600
Xtra Bldg Features	0	0
Outbuildings	251,400	251,400
Land	0	0
Total:	510,000	510,000

Owner of Record

GREENVILLE REALTY TRUST
 BARNABY, BRUCE TRUSTEE
 PO BOX 267
 HAMPTON, NH 03843-0267

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
GREENVILLE REALTY TRUST	3437/0392	11/12/1999	279,933
HELOU, GEORGE F.	3372/2789	3/11/1999	149,900

Land Use

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

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.00 AC	BS	0	0

Construction Detail

Building # 1	Stories: 3 Stories	Interior Wall 1: Drywall/Sheet
STYLE Condominium	Heat Fuel: Oil	Heat Type: Forced Air-Duc
Interior Floor 1 Carpet	Ttl Bedrms: 3 Bedrooms	Ttl Bathrms: 2 Full
AC Type: Central	Total Rooms: 6	
Ttl Half Bths: 1		

Building Valuation

Living Area: 2,420 square feet	Year Built: 1999	Depreciation: 5%
Building Value: 258,600		

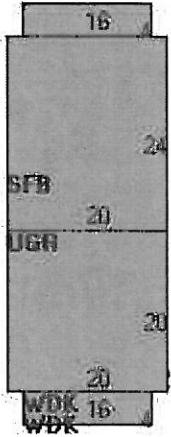
Extra Features

Code	Description	Units	Appraised Value
	No Extra Building Features		

Outbuildings

Code	Description	Units	Appraised Value
CAP	CONDO AMM PKG	251400 UNITS	251400

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	880	880
FUS	Upper Story, Finished	880	880
SFB	Base, Semi-Finished	480	0
TQS	Three Quarter Story	880	660
UGR	Garage, Under	400	0
WDK	Deck, Wood	256	0

ATTN: Kathy

TAX COLLECTOR
100 WINNACUNNET RD.
HAMPTON, NH 03842-2192

01/27/2009 15:39
dbennett

TOWN OF HAMPTON - LIVE
REAL ESTATE TAX STATEMENT

PG 1
txtaxstm

PARCEL: 245-0001-000B

LOCATION: 587 B OCEAN BLVD

CURRENT OWNER:
GREENVILLE REALTY TRUST
BARNABY, BRUCE TRUSTEE
PO BOX 267
HAMPTON NH 03843-0267

CURRENT STATUS:
SQ FT:
LAND VALUATION:
BUILDING VALUATION: 510,000
EXEMPTIONS: 0
TAXABLE VALUATION :

DEED DATE: 11/12/1999 BOOK/PAGE: 3437/0392 INTEREST DATE: 01/27/2009

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2008	RE-R	3455				
	Installment 1	PREC TAX	4,117.14	787.54	54.37	841.91
	Inst 1 Total		4,117.14	787.54	54.37	841.91
	Installment 2	PREC TAX	4,537.56	4,537.56	85.03	4,622.59
	Inst 2 Total		4,537.56	4,537.56	85.03	4,622.59
3455	Total	<i>2008 Total</i>	8,654.70	5,325.10	139.40	5,464.50
2007	RE-R	3434				
	Installment 1	PREC TAX	4,081.10	.00	.00	PAID
	Inst 1 Total		4,081.10	.00	.00	.00
	Installment 2	PREC TAX	4,153.18	.00	.00	PAID
	Inst 2 Total		4,153.18	.00	.00	.00
3434	Total	<i>2007 Total</i>	8,234.28	.00	.00	.00
GRAND TOTALS			16,888.98	5,325.10	139.40	5,464.50

DUE thru 1-27-09
per item 1.75