

Mortgagee Sale of Real Estate

AUCTION

THURSDAY, MARCH 8th @ 10:30 am

25 ORCHARD ST - BYFIELD, MA

SIX ROOM RANCH STYLE HOME

PROPERTY INFORMATION PACKET



Assessed Value: \$503,900

Book 13268

Page 378

1488 +/- Sq Ft Living Space

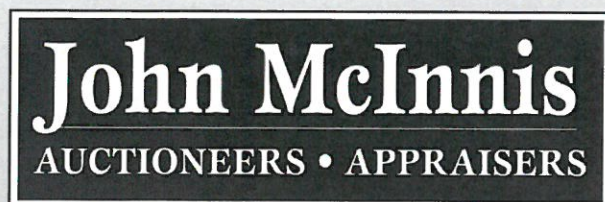
Situated on 1.62 +/- acres of land

John McInnis Auctioneers has been hired by the Newburyport Five Cents Savings Bank to offer this three bedroom ranch at public foreclosure auction.

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

OPEN HOUSES: Drive by recommended.

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



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

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 Auction to be held on Thursday, March 8th at 10:30 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 single family ranch style home at public foreclosure auction

To be eligible to bid, at the time of registration you must present a \$10,000.00 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

Unofficial Property Record Card - Newbury, MA

General Property Data

Parcel ID **R22-0-14**
Prior Parcel ID **--**
Property Owner **CAMPBELL JACK D**

Mailing Address **25 ORCHARD ST**

City **BYFIELD**
Mailing State **MA** Zip **01922**
ParcelZoning

Account Number

Property Location **25 ORCHARD ST**
Property Use **MULT HS**
Most Recent Sale Date **11/3/1995**
Legal Reference **13268-378**
Grantor **CAMPBELL BARBARA E TRUSTE**
Sale Price **221,000**
Land Area **1.620 acres**

Current Property Assessment

Card 1 Value	Building Value 147,900	Xtra Features Value 1,300	Land Value 220,600	Total Value 369,800
Total Parcel Value	Building Value 282,000	Xtra Features Value 1,300	Land Value 220,600	Total Value 503,900

Building Description

Building Style **RANCH**
of Living Units **1**
Year Built **1963**
Building Grade **AVERAGE**
Building Condition **Fair-Avg**
Finished Area (SF) **1488**
Number Rooms **6**
of 3/4 Baths **0**

Foundation Type **CONCRETE**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT SH**
Siding **CLAPBOARD**
Interior Walls **DRYWALL**
of Bedrooms **3**
of 1/2 Baths **1**

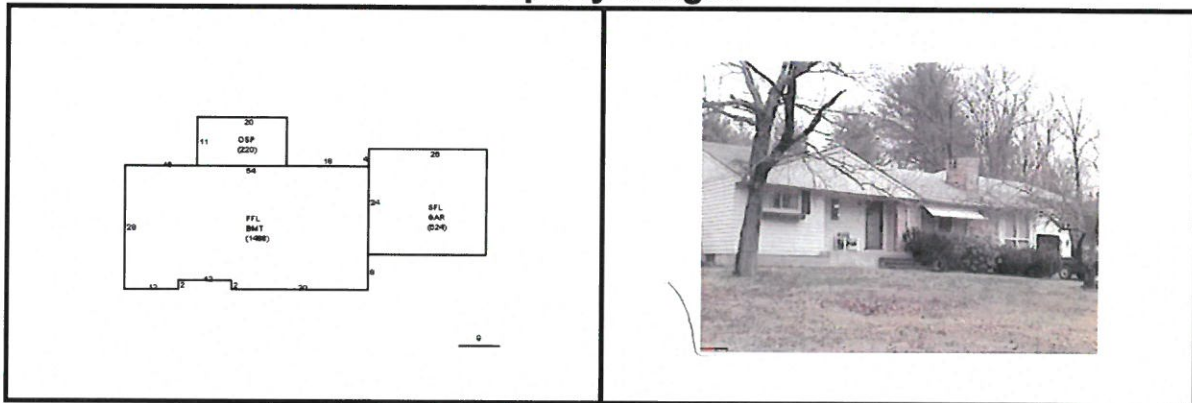
Flooring Type **HARDWOOD**
Basement Floor **CONCRETE**
Heating Type **FORCED H/A**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.620 acres of land mainly classified as MULT HS with a(n) RANCH style building, built about 1963 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 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 Jack D. Campbell ("Mortgagor") to Newburyport Five Cents Savings Bank ("Mortgagee") dated November 1, 1995 and recorded with the Essex South District Registry of Deeds at Book 13268, Page 380, 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 15th day of February, 2018 at 25 Orchard Street, Byfield, Newbury, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

Parcel 1: A certain parcel of land on the Southerly side of Orchard Street in Newbury in said Essex County, with all of the buildings thereon and bounded as follows: Beginning at a point at the intersection of Maple Street and Orchard Street, said point being 13.50 feet Easterly from an iron stake driven in to the center of Maple Street, so called; thence EASTERLY by said Orchard Street, 200 feet to a point and other land now or formerly of David A. Blackadar; thence SOUTHERLY by other land now or formerly of said Blackadar, 200 feet to a point and other land now or formerly of Blackadar; thence WESTERLY by other land now or formerly of said Blackadar, 200 feet to Maple Street; and thence NORTHERLY by said Maple Street to the point and place begun at.

Parcel 2: The land in Byfield, Essex County, Massachusetts, shown as Lot B on a plan entitled "Plan of land in Newbury, MA as surveyed for Barbara E. Campbell", Scale 1"=40' and dated July 15, 1988 and recorded with the Essex South District Registry of Deeds at Plan Book 266, Plan 38 and being further bounded and described as follows: Beginning at a point on the Northeasterly side of Maple Street at a drill hole; thence turning and running N 61° 21' 02" E by Parcel C, 224.98 feet to an iron pipe; thence turning and running N 26° 09' 27" W, 190.91 feet to a drill hole on the Southerly side of Orchard Street; thence turning and running N 84° 36' 51" W by said Orchard Street, 42.71 feet to a drill hole; thence turning and running S 85° 40' 11" W by said Orchard Street, 52.97 feet to a drill hole and land now or formerly of Barbara E. Campbell, Trustee; thence turning and running S 22° 51' 09" E by said Campbell property, 200 feet to an iron pipe; thence turning and running S 86° 06' 39" W by said Campbell property,

200 feet to a point on the Northeasterly side of Maple Street; thence turning and running by said Maple Street S 68° 47' 20" E, 29.97 feet to a drill hole; thence continuing by said Maple Street S 47° 08' 27" E, 103.68 feet to the point of beginning. Containing 30,710 square feet more or less, as shown on said Plan."

For Mortgagor's title, see deed recorded with Essex South District Registry of Deeds in Book 13268, Page 378.

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 Ten Thousand Dollars (\$10,000.00) 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 Ten Thousand Dollars (\$10,000.00) 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
Present holder of said Mortgage,
By its Attorneys,
Connolly & Connolly
51 Green Street
P.O. Box 332
Newburyport, MA 01950