

Condominium Trustees' Sale of REAL ESTATE

AUCTION

Thursday, June 23rd @ 10 am

45 Macy Street, Unit #B-301, Amesbury, MA 01913
Sandlewood Pointe Condominium

Residential Condominium Unit

PROPERTY INFORMATION PACKET

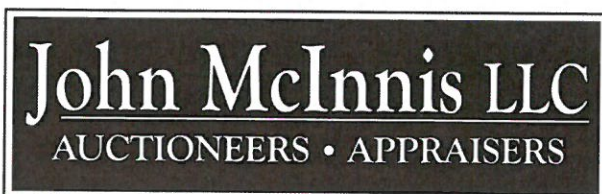


John McInnis Auctioneers has been hired by the Sandlewood Pointe Condominium Trustees' and their attorney Law Office of Dalton & Finegold, LLP, Attorney Harold Beede to offer this residential condominium unit at public foreclosure auction. Don't miss this opportunity to buy this property at today's market price!

VIEWING: Drive by recommended.

AUCTION TO BE HELD ON-SITE

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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MLC



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 LLC

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 TRUSTEES' IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE TRUSTEES' AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND REGARDING THE USE, CONDITION OR VALUE OF THE PROPERTY.

JOHN MCINNIS AUCTIONEERS LLC

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 Condominium Trustees' Sale of Real Estate Auction to be held on Thursday, June 23rd at 10 am.

John McInnis Auctioneers LLC has been hired by the Sandlewood Pointe Condominium Trustees' and their attorney Law Office of Dalton & Finegold, LLP, Attorney Harold Beede to offer this residential condominium unit 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 made out to yourself.

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,

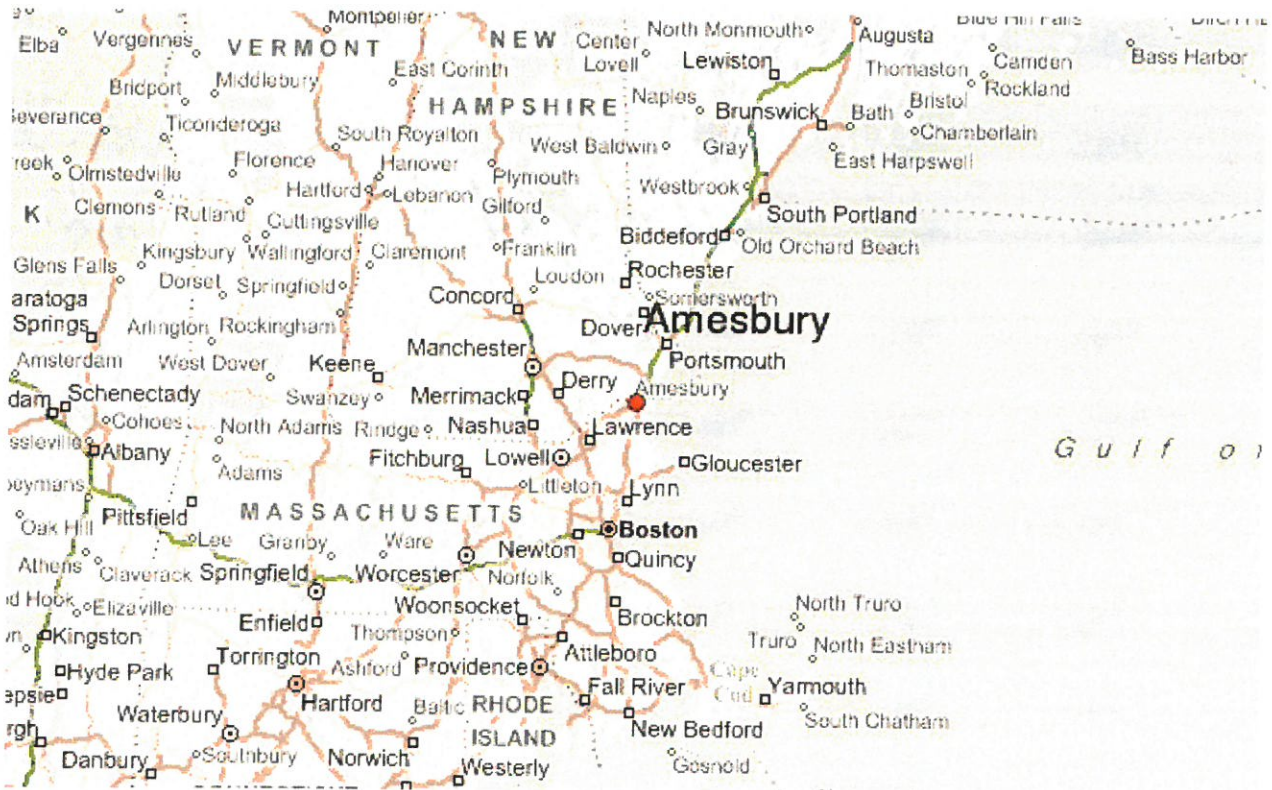
John P. McInnis

John McInnis Auctioneers LLC
Ma License No 770



Property Details

4 Room | 2 Bedroom | 1 Full Bath
746 +/- sq. ft. of living space |
Gas Heat/FHW | Central AC
Close to schools, downtown
and major highways
City Assessed Valuation: \$183,100



*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 LLC is acting exclusively on behalf of the Trustees' in this transaction.*

45 MACY ST #B301

Location 45 MACY ST #B301

Mblu 78 / / 81 / /

Acct#

Owner MCCLORY WILLIAM

Assessment \$183,100

PID 100587

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$183,100	\$0	\$183,100

Owner of Record

Owner MCCLORY WILLIAM

Sale Price \$85,000

Co-Owner

Certificate

Address 45 MACY ST

Book & Page 32613 / 237

UNIT #B-301

Sale Date 06/28/2013

AMESBURY, MA 01913

Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCCLORY WILLIAM	\$85,000		32613 / 237	1U	06/28/2013
GAROFANO WAYNE A	\$85,900		15689 / 423	00	05/21/1999
BAY MACY LLC	\$2,700,000		14684 / 450	10	03/26/1998

Building Information

Building 1 : Section 1

Year Built: 1973

Living Area: 746

Replacement Cost: \$250,831

Building Percent Good: 73

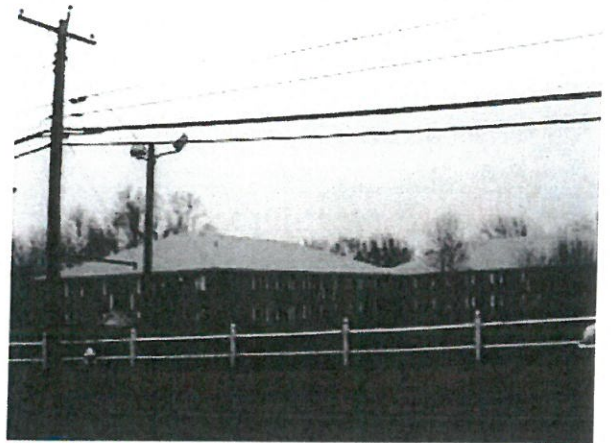
Replacement Cost

Less Depreciation: \$183,100

Building Attributes	
Field	Description

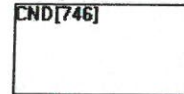
STYLE	Apartment Conversion
MODEL	Res Condo
Stories:	1 Story
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	STANDARD
Grade	Average
Stories:	1
Residential Units:	75
Exterior Wall 1:	Brick Veneer
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<https://images.vgsi.com/photos/AmesburyMAPhotos/10010100/45.jpg>)

Building Layout



(https://images.vgsi.com/photos/AmesburyMAPhotos/Sketches/100587_1)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
CND	CONDO	746	746
		746	746

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1021
Description Condominium
Zone C
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage 245
Depth 480
Assessed Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$167,800	\$0	\$167,800
2020	\$167,300	\$0	\$167,300
2019	\$140,400	\$0	\$140,400

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. 2122CV000145) in favor of the Trustees of the Sandlewood Pointe Condominium Trust (the "Trust") against William McClory, establishing a lien pursuant to G.L. c. 183A, § 6 on the real estate known as Unit B-301 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 **THURSDAY, JUNE 23, 2022**, at 45 Macy Street, Amesbury, Essex County, Massachusetts. The real estate to be sold is more particularly described as follows:

DESCRIPTION:

UNIT#: B-301, 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 #B-301, 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 #9 and #78.
- (3) an easement as an appurtenance to the Unit for the exclusive use of storage bin #B-301.
- (4) all other rights, easements and appurtenances pertaining to the UNIT as set forth in the Master Deed.

For title, see Deed to William McClory, dated June 28, 2013, and recorded with Essex County South District Registry of Deeds in Book 32613, Page 237.

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 deposit payable by certified check or by bank check in the amount of Five Thousand Dollars (\$5,000.00) shall be delivered to the Trust or Trust's Agent 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, Harold Beede, Esq., Dalton & Finegold LLP / Healey, Deshaies, Gagliardi & Woelfel, PC, 24 Market Street, Amesbury, MA 01913, telephone 978-388-1787.

SANDLEWOOD POINTE CONDOMINIUM TRUST
By its attorney,

/s/ Harold Beede
Harold Beede, Esq.

AFFIDAVIT OF SALE

45 Macy Street, Unit #B-301, Amesbury, MA 01913

I, Harold Beede, Attorney at Law and counsel of record for the Trustees of the Sandlewood Pointe Condominium Trust, swear and attest as follows:

By virtue of and in accordance with a Judgment of the Newburyport District Court in Civil Action number 2122CV000145, a copy of the Complaint in said civil action having been recorded with the Essex South District Registry of Deeds in Book 40047 at Page 45, on July 1, 2021, on behalf of said Trustees I have complied with the requirements of said Judgment and of the provisions of MGL ch. 183A §6(c), MGL ch. 254 §§ 5 and 5A, including but not limited to publishing on June 2, 9, and 16, in the Newburyport Daily News, a newspaper published in Essex County Massachusetts and having a circulation therein including in Amesbury, Massachusetts, a Legal Notice of the Public Foreclosure Auction scheduled for June 23, 2022, a copy of which is hereto attached marked "Exhibit A."

Pursuant to said notices, the real estate was sold at public auction by John McInnis Auctioneers, LLC, an auctioneer duly licensed in Massachusetts, to:

of _____

for _____ Dollars,

being the highest bid therefore.

STATE / COMMONWEALTH OF _____ County, ss.

On this _____ day of _____, 20____, before me, the undersigned notary public,
Date Month

personally appeared Harold Beede, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his or her knowledge and belief.

[seal]

Notary Public:

My commission expires:

AUCTIONEER'S RELEASE DEED

45 Macy Street Unit B-301, Amesbury MA

KNOW ALL BY THESE PRESENTS that, pursuant to a Judgment and Order of the Newburyport District Court, in and for the County of Essex, Commonwealth of Massachusetts, in the matter of *Trustees of the Sandlewood Pointe Condominium Trust v. William McClory*, bearing Docket Number 2122CV000145, a copy of which Judgment and Order for Sale is recorded herewith, I, _____, of _____, an Auctioneer, after advertising said sale as provided for in the aforesaid Judgment and Order, did sell at public auction on June 23, 2022, all the right, title and interest of William McClory in Unit B-301, of the Sandlewood Pointe Condominium located at 45 Macy Street, Amesbury, Essex County, Massachusetts, for consideration of \$ _____, subject to any outstanding municipal taxes and filed liens for taxes, if any, granting such to _____, whose address is _____, _____, _____ [the "Grantee"].

Thereby releasing to said Grantee such right, title and interest as is permitted to be granted under said Judgment and Order with respect to Unit B-301 of the Sandlewood Pointe Condominium, (formerly known as Birchwood Pointe II Condominium) a Condominium in Essex County, Massachusetts, created pursuant to and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, by a Master Deed dated July 29, 1998, and recorded with the Essex South District Registry of Deeds in Book 14984, Page 450, as amended of record.

The post office address of the Unit is: Unit B-301, 45 Macy Street, Amesbury, Massachusetts 01913, and the Unit is shown on the plans recorded with the Master Deed.

This Unit is conveyed with an undivided fractional interest in the common areas as set forth in the Master Deed as the same may be or have been lawfully amended under the provisions of said Chapter 183A.

Subject to and with the benefit of all easements as set forth in said Master Deed.

For my right to convey said title see the Judgment and Order hereinabove referred to.

Meaning and intending to convey those premises conveyed by a Deed to William McClory dated June 28, 2013, and recorded with said Deeds in Book 32613, Page 237.

WITNESS my hand and seal this _____ day of June, 2022.

, Auctioneer

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this ____ day of June, 2022, before me, the undersigned notary public, personally appeared _____, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person(s) whose name(s) is / are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My Commission expires:

General Laws, Chapter 60, Section 23 as Amended.
 Municipal Lien Certificate
 City of Amesbury
 The Commonwealth of Massachusetts

June 14, 2022

Certificate # 12432

DALTON & FINEGOLD
 34 ESSEX St
 ANDOVER MA 01810

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 June 13, 2022 are listed below.

Name of person assessed: **WILLIAM MCCLORY**

Location of property: **45 MACY ST B301**

Class Code: **1021-RESIDNTL**

Land Area:

Map/Lot: **0078-0081** Book **32613** Page **237**

Land Value:

Improv./Building Value: **\$183,100**

Exemption:

Assessed Value: **\$183,100**

Tax Period	2022	2021	2020
Tax Rate	\$17.69/\$1,000.00	\$18.25/\$1,000.00	\$17.18/\$1,000.00
Tax			
1st quarter	\$765.59	\$718.56	\$644.79
2nd quarter	\$765.59	\$718.55	\$644.79
3rd quarter	\$853.93	\$812.62	\$792.32
4th quarter	\$853.93	\$812.62	\$792.31
Betterment/Asses.			
City Liens			
Total Billed	\$3,239.04	\$3,062.35	\$2,874.21
Payments			
Abate./Exempt./Lien		\$3,062.35	\$2,874.21
Charges & Fees	5.00		
Interest due to 6/14/22	\$216.51		
Adjustments	\$0.00	\$0.00	\$0.00
Balance Due	\$3,460.55	\$0.00	\$0.00
Int. Per Diem	\$1.25	\$0.00	\$0.00

Note* The City of Amesbury is on a quarterly billing system for real estate taxes. New owner information may not appear on the FY2022 REAL STATE BILLS. Please advise the new owner to contact the Tax Collector BEFORE EACH DATE to obtain a copy of the real estate bill. PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

Apportioned betterments not yet due: \$0.00

I have no knowledge of any other lien outstanding.

For information on water and/or sewer accounts, please call Pennichuck at 1-800-553-5191. If property ownership is being transferred, call at least 5 days before closing.

Tax Title Amount: \$6,878.76, Int. \$1,447.30 Total \$8,326.06 2020-2021, Per Diem \$3.03.

Deferred Taxes: \$0.00

Donna Cornoni

Collector of Taxes for the City of Amesbury