

AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

TWO UNIT INCOME PROPERTY

47 PARK STREET - EXETER, NH

THURSDAY, DECEMBER 17TH AT 3:00 P.M.

Open House Thursday, December 10th - Noon—2 pm



Assessed Value: \$284,300

Legal Reference: 4545/2672

Terms of Sale: \$15,000 in cash or certified check

For complete terms, information and bidder's prospectus:

mcinnisauctions.com

John McInnis
AUCTIONEERS • APPRAISERS

978-388-0400 NH Lic# 2182

76 Main Street

Amesbury, MA 01913

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AUCTION

47 PARK STREET - EXETER, NH
AUCTION DATE: THURS. DEC. 17 AT 3 PM

AUCTIONEERS 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.

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, December 17th at 3 pm. John McInnis Auctioneers has been hired by The Newburyport Five Cents Savings Bank and their attorney Connolly and Connolly, Newburyport, MA to sell this unoccupied two unit income property at auction.

To be eligible to bid, at the time of registration you must present a \$15,000.00 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

**QUIET RESIDENTIAL NEIGHBORHOOD
WALKING DISTANCE TO DOWNTOWN AND
SWASEY PARKWAY**



**2,744 +/- SQ FT LIVING SPACE
10,890 +/- SQ FT LOT**

PUBLIC WATER AND SEWER



**PROPERTY IS CURRENTLY UNOCCUPIED
INVESTMENT OPPORTUNITY**

47 PARK ST

Location 47 PARK ST **Assessment** \$284,300
Mblu 63 / / 158 / / **Appraisal** \$284,300
Acct# M3500R **PID** 1368
Owner BALESTA GEORGE W JR **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$173,300	\$111,000	\$284,300

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$173,300	\$111,000	\$284,300

Owner of Record

Owner BALESTA GEORGE W JR **Sale Price** \$360,000
Co-Owner **Certificate**
Address 5 AUSTIN LN **Book & Page** 4545/2672
BYFIELD, MA 01922-1600 **Sale Date** 09/02/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BALESTA GEORGE W JR	\$360,000		4545/2672	00	09/02/2005
MONGEON BRAD A	\$320,000		3975/1989	00	03/14/2003
BOUCHARD GREGORY M	\$111,900		3391/0167		05/14/1999
MARION EVELYN A	\$0		1631/ 429		

Building Information

Building 1 : Section 1

Year Built: 1700
Living Area: 2774
Replacement Cost: \$276,373
Building Percent Good: 60
Replacement Cost Less Depreciation: \$165,800

Building Photo

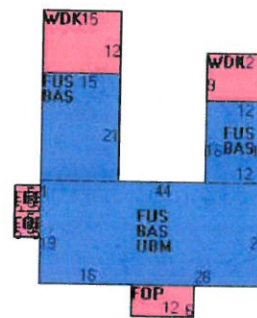
Building Attributes	
Field	Description
Style	Two Family

Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	



(<http://images.vgsi.com/photos/exeterNHPhotos/\00\00\98\86.jpg>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1387	1387
FUS	Upper Story, Finished	1387	1387
FEP	Porch, Enclosed, Finished	25	0
FOP	Porch, Open, Finished	97	0
UBM	Basement, Unfinished	880	0
WDK	Deck, Wood	288	0
		4064	2774

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	\$5,600	1
FPO	EXTRA FPL OPEN	1 UNITS	\$500	1

Land

Land Use

Use Code 1040

Land Line Valuation

Size (Acres) 0.25

Description	TWO FAMILY	Frontage	0
Zone	R-2	Depth	0
Neighborhood	60	Assessed Value	\$111,000
Alt Land Appr Category	No	Appraised Value	\$111,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RPV1	PAVED DRIVE - SM			2 UNITS	\$1,000	1
SHD1	SHED FRAME			80 S.F.	\$400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$173,300	\$111,000	\$284,300
2014	\$175,100	\$100,800	\$275,900
2013	\$175,100	\$100,800	\$275,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$173,300	\$111,000	\$284,300
2014	\$175,100	\$100,800	\$275,900
2013	\$175,100	\$100,800	\$275,900

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MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **George W. Baletsa, Jr.** (the "Mortgagor") to Newburyport Five Cents Savings Bank (the "Mortgagee") which mortgage is dated March 3, 2006 and recorded with the Rockingham County Registry of Deeds in Book 4626, Page 0240 (the "Mortgage") of which mortgage the undersigned is the present holder, pursuant to the remedies set forth in said Mortgage and N.H. RSA 479:25, the Mortgagee, for breach of the condition of said Mortgage and for the purpose of foreclosing the same will sell at Public Auction on December 17, 2015 at 3:00 P.M., to be held on the premises, the mortgaged real property having a present address of 45-47 Park Street, Exeter, Rockingham County, New Hampshire. The premises are described in said Mortgage, to wit:

A certain tract of land, with the two-tenement house and all other buildings thereon, situated in said Exeter, Rockingham County, New Hampshire, at the corner of Park and Oak Streets bounded as follows:

Westerly by land n/f of Foster W. Smith, as the fence now stands; Northerly by land n/f of John H. and Grace E. Tuck as the fence now stands; Easterly by Oak Street; Southerly by Park Street.

Being the same premises conveyed to Mortgagor by deed dated September 2, 2005 recorded with the Rockingham County Registry of Deeds at Book 4545, Page 2672.

NOTICE PURSUANT TO NEW HAMPSHIRE RSA 479:25 TO MORTGAGOR AND ANY PERSON CLAIMING UNDER SAME: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE 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.

TERMS OF SALE: A deposit of Fifteen Thousand and 00/100 (\$15,000.00) Dollars cash or certified check or other funds acceptable to Mortgagee or agent at the time of sale; balance within thirty (30) days, or on delivery of deed, at option of Mortgagee.

Reservation of Rights: Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the foreclosure sale to a later date by public proclamation at the time and date appointed for the sale, and to amend or change the terms of the sale by written or oral announcement made before or during the foreclosure sale, in which event such terms as amended or altered shall be binding on all bidders and interested persons, and to qualify some or all bidders.

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 & 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 thirty (30) days of said written notice.

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. The purchaser shall be responsible for all closing costs, transfer taxes and recording fees.

No warranties: Except for warranties arising by operation of law, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder therefor without any other expressed or implied warranties whatsoever. Said Mortgaged Premises will be sold "AS IS, WHERE IS" in all respects, including, but not limited to, the physical condition of the Mortgaged Premises and the rights, if any, of the occupants of the Mortgaged premises, and subject to all unpaid real estate taxes and all other liens and encumbrances, easements, rights of way and other conditions of record of every kind which may be entitled to precedence over the said Mortgage.

For further information regarding Mortgaged Premises and/or terms of the foreclosure sale, please contact John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts 01913; telephone (978) 388-0400; email address mcinnisauctions@yahoo.com.

Dated the 18th of November, 2015,

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
Telephone: (978) 462-2251

Property Billing Statement

TOWN OF EXETER

10 FRONT STREET
EXETER, NH 03833

(603) 773-6108

Summary of Account by Property

Interest Calculated as of: 12/17/2015

BALESTA GEORGE W JR
5 AUSTIN LN
BYFIELD, MA 01922-1600

Map Lot: 63-158
PID: 63-158
Alt ID:
Location: 47 PARK ST

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	111,000.00	Bldg:	173,300.00	CU:	0.00	Other:	0.00	Total:	284,300.00
Year: 2014	Total Assessment:		275,900.00	Exemptions:		Credits:			
Land:	100,800.00	CU:	0.00						
Bldg:	175,100.00	Other:	0.00						
Bill #:	86334	Date:	8/26/2015	Due:	8/26/2015	Year:	2014	Type:	LIEN
Lien Book:		5649	Page:		0453	Release Date:	/ /	Book:	Original Amnt:
								Page:	3,940.96
10/07/2015	Modificati		0.00	-4.65	0.00	0.00			-4.65
Cost / Fee from Mortgagee Notification -- 2014 TAX LIEN									
Balance Due:			3,940.96	4.65	0.00	219.62	18.00	1.9435	4,165.23
2014 Balance:			3,940.96	4.65	0.00	219.62		1.9435	4,165.23
Year: 2015	Total Assessment:		284,300.00	Exemptions:		Credits:			
Land:	111,000.00	CU:	0.00						
Bldg:	173,300.00	Other:	0.00						
Bill #:	82719	Date:	5/15/2015	Due:	7/01/2015	Year:	2015	Type:	TAX01
Balance Due:			3,594.98	0.00	0.00	199.74	12.00	1.1819	3,794.72
Bill #:	90605	Date:	10/20/2015	Due:	12/03/2015	Year:	2015	Type:	TAX02
Balance Due:			3,666.05	0.00	0.00	16.87	12.00	1.2053	3,682.92
2015 Balance:			7,261.03	0.00	0.00	216.61		2.3872	7,477.64
Totals Parcel - 63-158			11,201.99	4.65	0.00	436.23		4.3307	11,642.87

12/03/2015

Utility Billing Statement

Town of Exeter

BALESTA GEORGE

5 AUSTIN LANE
BYFIELD, MA 01922

Service Location: 45 PARK STREET 45-47

Acct#: 000323230700

A/R	Bill#	Bill Date	Due Date	Amt Billed	Balance	Interest 12/17/2015	PerDiem	Cost	Amt Due
W	101977	01/29/2015	03/02/2015	237.35	237.35	22.62	0.0780	16.74	276.71
S	101977	01/29/2015	03/02/2015	193.00	193.00	18.42	0.0635	0.00	211.42
W	105747	04/29/2015	05/29/2015	217.98	217.98	14.48	0.0717	0.00	232.46
S	105747	04/29/2015	05/29/2015	176.69	176.69	11.74	0.0581	0.00	188.43
W	109467	07/31/2015	08/31/2015	160.88	160.88	5.71	0.0529	0.00	166.59
S	109467	07/31/2015	08/31/2015	131.14	131.14	4.65	0.0431	0.00	135.79
W	113193	10/30/2015	11/30/2015	116.48	116.48	0.65	0.0383	0.00	117.13
S	113193	10/30/2015	11/30/2015	69.51	69.51	0.39	0.0229	0.00	69.90
Utility Billing Total Due					1,303.03	78.66	0.4285	16.74	1,398.43

STATE OF NEW HAMPSHIRE

BK 4545 P6 2672

DEPARTMENT OF REVENUE
 5 THOUSAND 4 HUNDRED AND NO. ~~XX~~ DOLLARS
 090905 741214 \$5400.00

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, Brad A. Mongeon and Maura C. Fay, husband and wife, of 23 Woodlawn Circle, Exeter, New Hampshire, Rockingham County, Consideration paid, grants to George W. Balaba, Jr., individually, of 1 Patriot Lane, Georgetown, Massachusetts, 01833, Essex County with **WARRANTY COVENANTS**

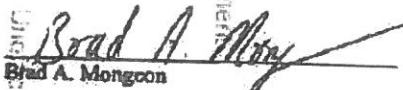
A certain tract of land, with the two-tenement house and all other buildings thereon, situated in said Exeter, Rockingham County, New Hampshire, at the corner of Park and Oak Streets bounded as follows:

Westerly by land now or formerly of Foster W. Smith, as the fence now stands; Northerly by land now or formerly of John H. and Grace E. Tuck as the fence now stands; Easterly by Oak Street; Southerly by Park Street.

Reciting and intending to convey the same premises conveyed to Brad A. Mongeon and Maura C. Fay by deed dated March 14, 2003 and recorded in the Rockingham County Registry of Deeds at Book 3975, Page 1989.

This is not the homestead property of the Grantors.

IN WITNESS WHEREOF, I have hereunto set our hands this 2nd day of September, 2005.


 Brad A. Mongeon



 Maura C. Fay

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this 2nd day of September, 2005, personally appeared Brad A. Mongeon and Maura C. Fay, known to me or satisfactory proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed before me.




 Notary Public COMMISSIONER OF DEEDS
 Commission Expires:

065676

2005 SEP - 9 AM 11: 03

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

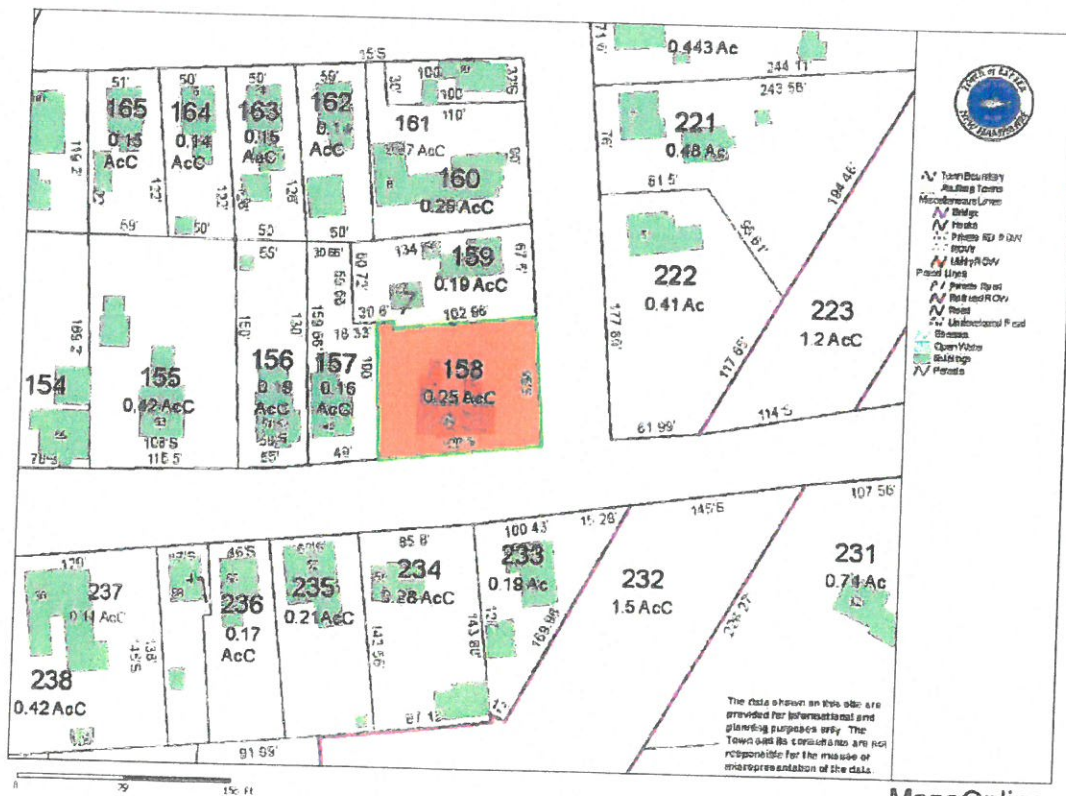
Unofficial Document

Unofficial Document

Unofficial Document

Unofficial Document

Unofficial Document



MapsOnline



Subject
45-47 Park Street
Exeter, NH 03833

FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRMA

Flood Information

Community: 330130 · EXETER, TOWN OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 33015/0402E Map Date: 05/17/2005
 Panel: 0402E FIPS: 33015
 Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.