

AUCTION

COURT ORDERED RECEIVERS SALE
OF REAL ESTATE

Single Family Cape Style Home
Situated on .97 +/- acres of land
Tuesday, December 2nd at 3 p.m.
2 West Bedford Street – Methuen, MA



John McInnis Auctioneers has been hired by The Charles Hope Companies, LLP and their Attorney Rachel L. Judkins Of Counsel, Manzi Bonanno & Bowers 280 Merrimack Street, Suite B Methuen, Massachusetts to offer this single family home at public auction.

John McInnis
AUCTIONEERS • APPRAISERS

For more info:
mcinnisauctions.com

978-388-0400 Ma Lic# 770
76 Main Street Amesbury, MA 01913

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AUCTION COURT ORDERED RECEIVER'S SALE

Tuesday, December 2nd at 3 p.m.

2 West Bedford Street – Methuen, MA

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.

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 Court Ordered Receiver's Sale of Real Estate Auction to be held on Tuesday December 2nd at 3 p.m.

John McInnis Auctioneers has been hired by The Charles Hope Companies, LLP and their Attorney Rachel L. Judkins Of Counsel, Manzi Bonanno & Bowers 280 Merrimack Street, Suite B Methuen, Massachusetts to offer this single family home at public 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 P. McInnis

John McInnis Auctioneers

AUCTION

COURT ORDERED RECEIVERS SALE OF
REAL ESTATE



-5 Rooms
-1.5 Bathrooms
**-2,114 +/- sq ft of
Living Space**

**Fully Renovated in
2014**

- Move in Condition**
- New Appliances**
- Hardwood Floors**



**-Great Yard
For Entertaining!**

Unofficial Property Record Card - Methuen, MA

General Property Data

Parcel ID 712-59-82	Account Number 4194
Prior Parcel ID --	Property Location 2 WEST BEDFORD ST
Property Owner DOIRON LAWRENCE	Property Use One Family
Mailing Address 2 WEST BEDFORD ST	Most Recent Sale Date 3/4/2008
City METHUEN	Legal Reference 11089-320
Mailing State MA Zip 01844-2536	Grantor DOIRON LAWRENCE,
ParcelZoning RD	Sale Price 1
	Land Area 0.947 acres

Current Property Assessment

Card 1 Value	Building Value 131,500	Xtra Features Value 15,100	Land Value 141,800	Total Value 288,400
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Building Description

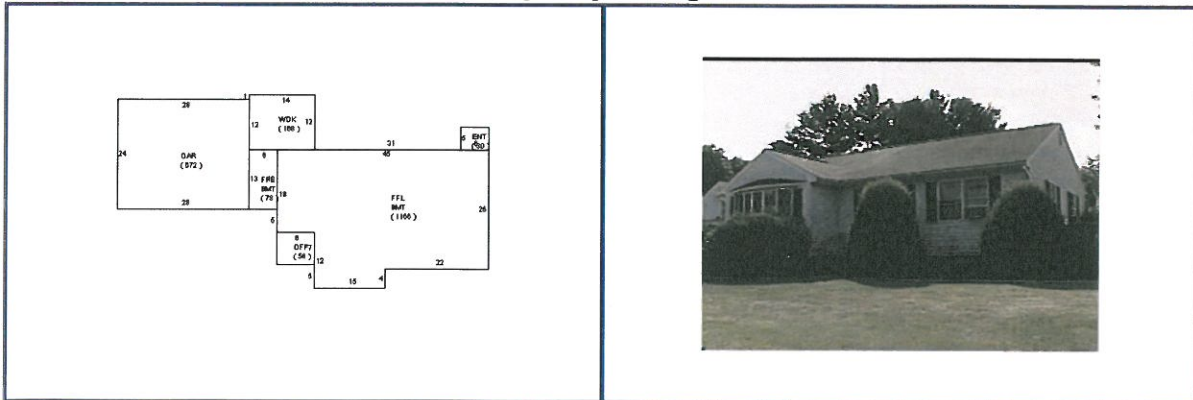
Building Style Ranch	Foundation Type Concrete	Flooring Type Carpet
# of Living Units 1	Frame Type Wood	Basement Floor Concrete
Year Built 1970	Roof Structure Gable	Heating Type Forced H/W
Building Grade Average	Roof Cover Asphalt Shgl	Heating Fuel Gas
Building Condition Average	Siding Vinyl	Air Conditioning 0%
Finished Area (SF) 2114.80001	Interior Walls Drywall	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.947 acres of land mainly classified as One Family with a(n) Ranch style building, built about 1970 , having Vinyl exterior and Asphalt Shgl roof cover, with 1 unit(s), 5 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.

RECEIVER'S SALE OF REAL ESTATE

By virtue of the Order for Appointment of Receiver issued by the Northeast Housing Court in the case entitled "City of Methuen v. Estate of Lawrence Doiron, et al.," Docket No. 13-CV-0293 recorded with the Essex North District Registry of Deeds at Book 13779, Page 206 and pursuant to Order issued by the Northeast Housing Court on September 19, 2014 authorizing the Receiver to foreclose on its lien, the Receiver, The Charles Hope Companies, LLP, hereby give notice of its intent to foreclose on its Lien regarding the premises located at 2 West Bedford Street, Methuen, Massachusetts 01841 on December 2, 2014 at 3:00 P.M. at the mortgaged premises. The premises are described as follows:

The land in Methuen with buildings thereon bounded and describe as follows:

- Northerly: by and along the southerly sideline of West Bedford Street in two courses, 25.86 feet and 148.42 feet as shown on said plan;
- Easterly: by and along land now or formerly of Joseph Baggetta, land now or formerly of Harold Schlegal and land now or formerly of Margaret Cunningham, 421.09 feet as shown on said plan;
- Southerly: by and along land now or formerly of John Appleyard 39.26 feet as shown on said plan; and
- Westerly: by and along lot No. 6, 428.76 feet as shown on said plan.

The land with buildings thereon shown as Lot A on a plan of land entitled "Plan of Land in Methuen, Mass., prepared for Beatrice C. Schlegal, Scale 1" = 40", May 1991, Stowers Associates, Inc., Reg. Land Surveyors, Methuen, MA" which plan is recorded at Essex North Registry of Deeds as Plan No. 11927 of June 19, 1991.

Lot A contains 41,250 square feet of land, more or less, according to the above-referenced plan to which reference is hereby made for a more particular description of said lot.

For Lawrence Doiron title see Deed recorded with the Essex North District Registry of Deeds at Book 11089, Page 320.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the Receiver's lien, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place in order to qualify as a bidder (the Receiver and its designee(s) are exempt from this requirement); high bidder to sign Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in forty-five (45) days from the date

of that sale at the offices of the Receiver's attorney: Manzi Bonanno & Bowers, 280B Merrimack Street, Methuen, MA 01844 or such other time as may be designated by the Receiver. The description for the premises contained in said Deed to Lawrence Doiron shall control in the event of a typographical error in this publication. Other terms to be announced at the sale.

The Charles Hope Companies, LLP
By its Attorney:

Rachel L. Judkins, Esq.
Manzi Bonanno & Bowers
280B Merrimack Street
Methuen, MA 01844
Tel: 978.686.9000

MUNICIPAL LIEN CERTIFICATE
THE COMMONWEALTH OF MASSACHUSETTS
City of Methuen
Office of the Collector of Taxes
978-983-8520

Requested By:
 ANNE RANDAZZO
 CITY OF METHUEN
 41 PLEASANT ST
 METHUEN, MA 01844

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 10/14/2014 are listed below

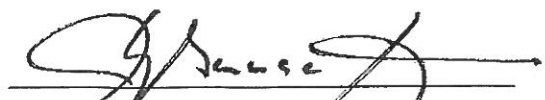
		DESCRIPTION OF REAL ESTATE						
Map/Parcel	712-59-82	Land	141800	Land Area	41251	Book	11089	
Unit		Building	131500	Cert #	0	Page	320	
District	0	Other	15100	Doc #	0	Deed Date	03/04/2008	
RE Bill Number:	4194	Total	288400			Certificate #	4208	
						Cert Date	10/14/2014	
Name of person assessed	DOIRON LAWRENCE							
Location of Property	2 WEST BEDFORD ST LT A						Interest thru:	10/14/2014

Year	Description	Total Billed	Balance	Interest	Demand & Fees	Total Due	PerDiem
2015	RE Q2	1,070.69	1,070.69	0.00	0.00	1,070.69	0.00
2015	RE Q1	1,070.69	0.00	0.00	5,400.00	5,400.00	0.00
2014	RE	11,434.28	7,270.86	462.94	47.00	7,780.80	2.79
2013	RE	4,212.96	0.00	0.00	0.00	0.00	0.00
	Total Taxes	17,788.62	8,341.55	462.94	5,447.00	14,251.49	2.79
2014	PAST DUE WATER	493.49	493.49	0.00	0.00	493.49	0.00
	Total Miscellaneous		493.49	0.00	0.00	493.49	0.00
	Property Total	18,282.11	8,835.04	462.94	5,447.00	14,744.98	2.79

Per Diem After 10/14/2014: 2.79

REAL ESTATE DUE DATES 8/1, 11/1, 2/1, 5/1
 FINAL WATER READING REQUIRED ON SALES

TOTAL DUE 14,744.98


 Ann M. Guastaferrro

 Treasurer/Collector of taxes for the
 City of Methuen



City Of Methuen

Inspectional Services
41 Pleasant Street - Suite 313
Methuen, MA 01844
Phone: 978-983-8625

CERTIFICATE OF OCCUPANCY

Permit No.	R-14-0336		
This Certificate of Occupancy is being issued to:	ALAN HOPE		
For property located at:	2 WEST BEDFORD ST		
Map			
Project description:	REMODEL INTERIOR W/ NEW KITCHEN & BATH		
All work for permit number R-14-0336 has been completed per local ordinances.			
Date	9/05/2014	Code Enforcement Officer	