

MORTGAGEES SALE OF REAL ESTATE

# AUCTION

**141-143 FRONT STREET - EXETER, NH  
TEN UNIT APARTMENT BUILDING  
THURSDAY, JUNE 26TH AT 9:00 A.M.  
ATTENTION INVESTORS!**



Assessed Value: \$336,500.00

Legal Reference: Bk 3534 Pg 868

Terms of Sale: \$5,000 in cash or certified check

For complete terms and information :

**mcinnisauctions.com**

**John McInnis**  
AUCTIONEERS • APPRAISERS

978-388-0400 NH Lic# 2182

76 Main Street

Amesbury, MA 01913



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# AUCTION

## 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, June 26 at 9:00 a.m. John McInnis Auctioneers has been hired by The Provident Bank and their attorney Jonathan M. Flagg, Flagg Law, PLLC, Portsmouth, NH, to offer this ten unit apartment building 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.*

*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

141-143 FRONT STREET - EXETER, NH  
THURSDAY, JUNE 26 @ 9:00 A.M.

## BUYER BENEFITS

**ATTENTION INVESTORS!**  
**10 UNIT APARTMENT BUILDING**



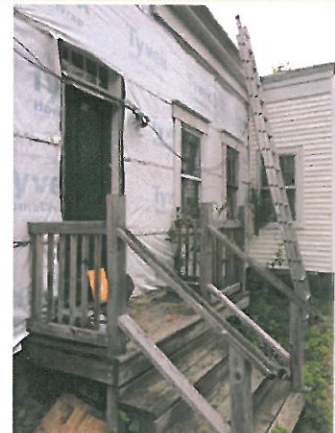
**6,534 +/- SQ FT OF LIVING SPACE**  
**WITH GARAGE**  
**10 PARKING SPACES**



**PUBLIC WATER AND SEWER**



**ASSESSED VALUE: \$336,500**



**141-143 FRONT ST****Location** 141-143 FRONT ST**Assessment** \$336,500**Mblu** 73/ / 198/ /**Appraisal** \$336,500**Acct#** T2302R**PID** 2846**Owner** AVALON INVESTMENTS INC**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$264,600	\$71,900	\$336,500
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$264,600	\$71,900	\$336,500

**Owner of Record****Owner** AVALON INVESTMENTS INC**Sale Price** \$245,000**Co-Owner****Book & Page** 3534/0868**Address** 175 SOUTH RD  
BRENTWOOD, NH 03833**Sale Date** 01/16/2001**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CARTER ROGER C		3530/1915	12/28/2000
CARTER ROGER C	\$0	3132/0834	

**Building Information****Building 1 : Section 1**

**Year Built:** 1850  
**Living Area:** 4556  
**Replacement Cost:** \$377,986  
**Building Percent** 70  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$264,600

**Building Photo**

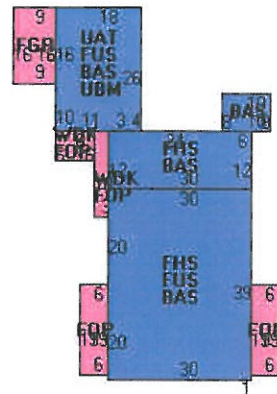
Building Attributes	
Field	Description

Style	Apartments
Model	Multi-Family
Grade:	Average
Stories:	2 1/2 Stories
Occupancy	13
Exterior Wall 1	Clapboard
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	9+ Bedrooms
Total Bthrms:	9
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	20 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	



(<http://images.vgsi.com/photos/exeterNHPhotos//\00\00\37\71.jpg>)

### Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2108	2108
FUS	Upper Story, Finished	1668	1668
FHS	Half Story, Finished	1560	780
FGR	Garage, Framed	144	0
FOP	Porch, Open, Finished	330	0
UAT	Attic, Unfinished	468	0
UBM	Basement, Unfinished	468	0
WDK	Deck, Wood	102	0
		6848	4556

### Extra Features

Extra Features	Legend
No Data for Extra Features	

**Land**

Land Use		Land Line Valuation	
<b>Use Code</b>	1210	<b>Size (Sqr Feet)</b>	6534
<b>Description</b>	BOARDNG HS	<b>Frontage</b>	0
<b>Zone</b>	C-1	<b>Depth</b>	0
<b>Neighborhood</b>	50	<b>Assessed Value</b>	\$71,900
<b>Alt Land Appr Category</b>	No	<b>Appraised Value</b>	\$71,900

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$264,600	\$71,900	\$336,500
2011	\$264,600	\$71,900	\$336,500
2010	\$264,600	\$71,900	\$336,500

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$264,600	\$71,900	\$336,500
2011	\$264,600	\$71,900	\$336,500
2010	\$264,600	\$71,900	\$336,500

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### **NOTICE OF MORTGAGEE'S SALE**

By virtue of the statutory power of sale contained in a certain mortgage given by Avalon Investments, LLC, dated September 21, 2004, to The Provident Bank of 5 Market Street, P.O. Box 37, Amesbury, Massachusetts 01913 and recorded in the Rockingham County Registry of Deeds at Book 4365, Page 660; said mortgage being Amended and Restated on January 26, 2010 and recorded in said Registry at Book 5094, Page 54, the subscriber pursuant to and in execution of said power of sale and for breach of conditions of said mortgage and a note which it secures, including but not limited to, non-payment of principal and interest when due, and for the purpose of foreclosing same, will sell at public auction on June 26, 2014, at 9:00 in the morning on the mortgaged premises at 141-143 Front Street, Exeter, County of Rockingham, State of New Hampshire, being the same premises described in the same mortgage as follows:

A certain tract of land, together with the buildings thereon, if any, situate in Exeter, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at Front Street at the Southwest corner of land now or formerly of Eliza E. Chesley, and thence running Northerly by said Chesley land, Sixty-One (61) feet and Nine (9) inches, more or less, to Kossuth Street; thence Northwesterly by Kossuth Street, Eighty-Four (84) feet, more or less, to land now or formerly of the Boston and Maine Railroad; thence running Westerly and Southwesterly by land of said Railroad to land now or formerly of Peter Sussman; thence Southerly or Southeasterly by said Sussman land, One Hundred and Fourteen (114) feet, more or less, to Front Street; thence Easterly by said Front Street, Seventy (70) feet, more or less to the point of beginning.

Excepting, reserving and subject to all rights-of-way, easements, restrictions, covenants and conditions of record. All further restrictions, conditions, and reservations set forth in said mortgage may be examined by anyone wishing to do so by appointment at the law offices of Flagg Law, PLLC, 93 Middle Street, Portsmouth, New Hampshire.

The above described premises shall be sold subject to unpaid taxes, prior liens and other enforceable encumbrances which are by law preferred over this mortgage. The mortgagee makes no warranties as to title or priority of lien. The above described premises shall also be sold on an AS IS and WHERE is basis, without any warranties whatsoever as to the condition of the premises and shall be sold subject to and without limitation to any and all provisions of the municipal zoning ordinance, state and federal land use regulations and local taxes.

Terms of Sale: \$5,000.00 cash or certified check acceptable to the Mortgagee as down payment towards the purchase price to be paid at the time of sale; balance to be paid in forty days or on delivery of deed, at option of the mortgagee; down payment shall be forfeited to the Mortgagees in the event the highest bidder shall fail to consummate the sale.

THE MORTGAGEE HEREBY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND THE RIGHT TO CHANGE THE FOREGOING TERMS OF SALE BY ANNOUNCEMENT, WRITTEN OR ORAL, MADE BEFORE THE AUCTION SALE, OR AT THE COMMENCEMENT THEREOF, AND SUCH CHANGE OR CHANGES SHALL BE

BINDING UPON ANY BUYER AS CONSTRUCTIVE NOTICE BY VIRTUE OF THIS CLAUSE. THE MORTGAGEE FURTHER RESERVES THE RIGHT TO ADJOURN THE SALE TO ANOTHER DATE AND TIME, AFTER NOTICE THEREOF BY ANNOUNCEMENT AT THE TIME OF SALE.

The person conducting this sale shall have the right to qualify each bidder in advance of the sale by inspecting his certified check or cash. For questions regarding the subject property, please contact: John McInnis of John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts at (978) 388-0400.

NOTICE TO MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES IS SITUATED WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The Provident Bank,  
By their Attorneys,  
FLAGG LAW, PLLC

By: 

Jonathan M. Flagg  
93 Middle Street  
Portsmouth, NH 03801  
(603) 766-6300

Dated: May 27, 2014



**MEMORANDUM OF SALE BY FORECLOSURE**

(Foreclosure of Mortgage)

Date: June 26, 2014

Exeter, NH

I hereby acknowledge to have this date purchased Mortgagee's Sale at Public Auction for the sum of \$ \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), that certain tract of land with the buildings thereon, being situate at 141-143 Front Street, Exeter, State of New Hampshire, described in Notice of Mortgagee's Sale hereto attached and I agree to comply with the terms of the sale as therein stated and with the additional terms as stated by the Auctioneer and hereto annexed, having paid into the hands of the Auctioneer the sum of Five Thousand Dollars (\$5,000.00) in accordance with the terms of sale. I hereby agree to forfeit said sum to the Mortgagee should I fail to comply with the remainder of the terms.

The balance of the purchase money is to be paid in cash or certified bank check in accordance with the terms of the sale.

I further agree to pay all of the transfer taxes and all recording fees incurred as a result of this conveyance.

**SELLER NOTICES:**

Pursuant to New Hampshire RSA 477:4, Sellers hereby provide Buyers with the following notices and, by execution of this Agreement, Buyers acknowledge receipt of said notices:

- a. Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.
- b. Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

I have read the above and agree to be bound by it and other terms of sale as well as the additional terms which are attached to this Memorandum.

Purchaser

Purchaser

Address

Telephone

Social Security Number

The above sale is hereby  
confirmed.

Auctioneer or Attorney



### ADDITIONAL TERMS

1. The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.
2. The successful bidder shall deposit the required deposit with the Auctioneer which deposit shall become the property of the seller immediately.
3. No adjustment shall be made for real estate taxes, senior liens, assessments, or other municipal charges, liens, or claims in the nature of liens up to the date of delivery of the deed.
4. The title to the premises shall be that which was conveyed by mortgage deed to the mortgagee, and the purchaser shall take title to the premises by the usual deed under power.
5. The premises shall be conveyed subject to any tenants in occupancy and subject to any leases, if any, affecting said premises.
6. No representation is made by the mortgage holder, what, if any, the monthly rental income from such tenancies.
7. Said premises shall be sold and conveyed without representation or warranty as to their condition, construction, or fitness for habitation, or whether they conform to applicable state or local building and sanitary codes.
8. No warranty is made as to status of title.
9. Failure of any bidder to consummate the sale shall constitute an assignment of the purchase and sales agreement to the next highest bidder for the amount of their bid, at the sole option of the mortgagee.
10. Buyer shall pay a closing fee to Flagg Law in the amount of \$350.00 which shall cover the Seller's cost of closing.

Run: 6/12/14  
8:23AM

# Property Billing Statement

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cmitchell

## TOWN OF EXETER

10 FRONT STREET  
EXETER, NH 03833

(603) 773-6108

### Summary of Account by Property

Interest Calculated as of: 6/12/2014

AVALON INVESTMENTS INC  
175 SOUTH RD  
BRENTWOOD, NH 03833

Map Lot: 73-198  
PID: 73-198  
Alt ID:  
Location: 141-143 FRONT ST

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	71,900.00	Bldg:	264,600.00	CU:	0.00	Other:	0.00	Total:	336,500.00
Year: 2009	Total Assessment:		347,700.00	Exemptions:		Credits:			
Land:	78,900.00	CU:	0.00						
Bldg:	268,800.00	Other:	0.00						
Bill #:	20883	Date: 7/15/2010	Due: 7/15/2010	Year: 2009	Type: LIEN	Original Amnt:			8,655.61
	Lien Book: 5126	Page: 2614	Release Date: / /	Book:	Page:				
11/20/2013	Payment	5379	27.48	0.00	0.00	4,755.11			4,782.59
	THE PROVIDENT BANK								
12/26/2013	Payment	7796	1,890.92	0.00	0.00	140.42			2,031.34
	THE PROVIDENT BANK								
	Balance Due:		6,737.21	0.00	0.00	558.18	18.00	3.3225	7,295.39
	2009 Balance:		6,737.21	0.00	0.00	558.18		3.3225	7,295.39
Year: 2010	Total Assessment:		336,500.00	Exemptions:		Credits:			
Land:	71,900.00	CU:	0.00						
Bldg:	264,600.00	Other:	0.00						
Bill #:	33884	Date: 9/22/2011	Due: 9/22/2011	Year: 2010	Type: LIEN	Original Amnt:			4,779.89
	Lien Book: 5246	Page: 1857	Release Date: / /	Book:	Page:				
	Balance Due:		4,779.89	0.00	0.00	2,343.06	18.00	2.3572	7,122.95
	2010 Balance:		4,779.89	0.00	0.00	2,343.06		2.3572	7,122.95
Year: 2011	Total Assessment:		336,500.00	Exemptions:		Credits:			
Land:	71,900.00	CU:	0.00						
Bldg:	264,600.00	Other:	0.00						
Bill #:	46584	Date: 7/26/2012	Due: 7/26/2012	Year: 2011	Type: LIEN	Original Amnt:			9,398.47
	Lien Book: 5340	Page: 2325	Release Date: / /	Book:	Page:				
	Balance Due:		9,398.47	0.00	0.00	3,179.54	18.00	4.6349	12,578.01
	2011 Balance:		9,398.47	0.00	0.00	3,179.54		4.6349	12,578.01
Year: 2012	Total Assessment:		336,500.00	Exemptions:		Credits:			
Land:	71,900.00	CU:	0.00						
Bldg:	264,600.00	Other:	0.00						
Bill #:	53292	Date: 5/16/2013	Due: 5/16/2013	Year: 2012	Type: LIEN	Original Amnt:			9,405.66



Run: 6/12/14  
8:23AM

# Property Billing Statement

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cmitchell

## TOWN OF EXETER

10 FRONT STREET  
EXETER, NH 03833

(603) 773-6108

### Summary of Account by Property

Interest Calculated as of: 6/12/2014

AVALON INVESTMENTS INC  
175 SOUTH RD  
BRENTWOOD, NH 03833

Map Lot: 73-198  
PID: 73-198  
Alt ID:  
Location: 141-143 FRONT ST

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Lien Book: 5440			Page: 0278	Release Date: / /		Book:	Page:		
Balance Due:			9,405.66	0.00	0.00	1,818.25	18.00	4.6384	11,223.91
2012 Balance:			9,405.66	0.00	0.00	1,818.25		4.6384	11,223.91
Year: 2013	Total Assessment:		336,500.00	Exemptions:		Credits:			
Land:	71,900.00	CU:	0.00						
Bldg:	264,600.00	Other:	0.00						
Bill #:	66579	Date: 5/02/2014	Due: 5/02/2014	Year: 2013	Type: LIEN	Original Amnt:			9,426.21
Lien Book: 5529			Page: 0325	Release Date: / /		Book:	Page:		
Balance Due:			9,426.21	0.00	0.00	190.59	18.00	4.6485	9,616.80
2013 Balance:			9,426.21	0.00	0.00	190.59		4.6485	9,616.80
Year: 2014	Total Assessment:		336,500.00	Exemptions:		Credits:			
Land:	71,900.00	CU:	0.00						
Bldg:	264,600.00	Other:	0.00						
Bill #:	70511	Date: 5/16/2014	Due: 7/01/2014	Year: 2014	Type: TAX01	Original Amnt:			4,379.55
Balance Due:			4,379.55	0.00	0.00	0.00	12.00	1.4399	4,379.55
2014 Balance:			4,379.55	0.00	0.00	0.00		1.4399	4,379.55
Totals Parcel - 73-198			44,126.99	0.00	0.00	8,089.62		21.0414	52,216.61

6/12/2014

## Utility Billing Statement

Town of Exeter

AVALON INVESTMENT

175 SOUTH ROAD  
BRENTWOOD, NH 03833

Service Location: 141 FRONT STREET

Acct#: 000222237500

A/R	Bill#	Bill Date	Due Date	Amt Billed	Balance	Interest 6/12/2014	PerDiem	Cost	Amt Due
S	21	06/26/2008	06/26/2008	477.04	47.38	22.62	0.0156	0.00	70.00
W	3264	09/26/2008	10/22/2008	169.22	169.22	114.48	0.0556	0.00	283.70
S	20	09/26/2008	10/22/2008	134.97	134.97	91.42	0.0444	0.00	226.39
W	3263	12/24/2008	01/22/2009	175.70	175.70	113.69	0.0578	0.00	289.39
S	19	12/24/2008	01/22/2009	139.89	139.89	90.48	0.0460	0.00	230.37
W	12052	05/29/2009	06/29/2009	432.52	432.52	257.24	0.1422	0.00	689.76
S	12052	05/29/2009	06/29/2009	351.47	351.47	209.12	0.1156	0.00	560.59
W	17088	07/24/2009	08/24/2009	160.24	160.24	92.38	0.0527	0.00	252.62
S	17088	07/24/2009	08/24/2009	128.17	128.17	73.80	0.0421	0.00	201.97
W	20633	10/01/2009	11/02/2009	170.22	170.22	94.25	0.0560	0.00	264.47
S	20633	10/01/2009	11/02/2009	135.73	135.73	75.06	0.0446	0.00	210.79
W	25738	01/13/2010	02/15/2010	327.56	327.56	169.95	0.1077	0.00	497.51
S	25738	01/13/2010	02/15/2010	264.95	63.73	30.85	0.0210	0.00	94.58
W	34508	07/02/2010	08/02/2010	250.20	250.20	116.04	0.0823	0.00	366.24
S	34508	07/02/2010	08/02/2010	201.17	201.17	93.20	0.0661	0.00	294.37
W	39642	10/11/2010	11/10/2010	294.73	294.73	126.94	0.0969	0.00	421.67
S	39642	10/11/2010	11/10/2010	252.90	252.90	108.86	0.0831	0.00	361.76
W	43189	01/07/2011	02/07/2011	226.99	226.99	91.09	0.0746	0.00	318.08
S	43189	01/07/2011	02/07/2011	192.88	192.88	77.41	0.0634	0.00	270.29
W	46783	04/01/2011	05/02/2011	418.64	418.64	156.45	0.1376	0.00	575.09
S	46783	04/01/2011	05/02/2011	362.68	362.68	135.53	0.1192	0.00	498.21
W	50299	07/01/2011	08/01/2011	229.32	229.32	78.87	0.0754	0.00	308.19
S	50299	07/01/2011	08/01/2011	194.68	194.68	66.94	0.0640	0.00	261.62
W	53834	09/30/2011	10/31/2011	220.45	220.45	69.24	0.0725	0.00	289.69
S	53834	09/30/2011	10/31/2011	186.83	186.83	58.64	0.0614	0.00	245.47
W	57371	12/30/2011	01/30/2012	275.42	275.42	78.19	0.0905	0.00	353.61
S	57371	12/30/2011	01/30/2012	235.47	235.47	66.87	0.0774	0.00	302.34
W	60957	03/30/2012	04/30/2012	48.78	48.78	12.37	0.0160	0.00	61.15
S	60957	03/30/2012	04/30/2012	21.05	21.05	5.33	0.0069	0.00	26.38
W	64537	06/29/2012	07/30/2012	244.31	244.31	54.76	0.0803	0.00	299.07
S	64537	06/29/2012	07/30/2012	198.86	198.86	44.60	0.0654	0.00	243.46
W	68097	10/01/2012	10/30/2012	281.57	281.57	54.63	0.0926	0.00	336.20
S	68097	10/01/2012	10/30/2012	230.24	230.24	44.66	0.0757	0.00	274.90
W	71662	12/31/2012	01/31/2013	306.41	306.41	50.05	0.1007	0.00	356.46

S	71662	12/31/2012	01/31/2013	251.16	251.16	41.05	0.0826	0.00	292.21
W	75252	03/29/2013	04/30/2013	274.12	274.12	36.76	0.0901	0.00	310.88
S	75252	03/29/2013	04/30/2013	223.97	223.97	30.03	0.0736	0.00	254.00
W	78822	06/28/2013	07/31/2013	330.63	330.63	34.35	0.1087	0.00	364.98
S	78822	06/28/2013	07/31/2013	271.56	271.56	28.22	0.0893	0.00	299.78
W	82392	09/30/2013	10/31/2013	360.81	360.81	26.57	0.1186	0.00	387.38
S	82392	09/30/2013	10/31/2013	296.98	296.98	21.86	0.0976	0.00	318.84
W	85989	12/31/2013	01/31/2014	260.27	260.27	11.30	0.0856	0.00	271.57
S	85989	12/31/2013	01/31/2014	212.30	212.30	9.21	0.0698	0.00	221.51
W	89626	04/01/2014	04/30/2014	340.50	340.50	4.81	0.1119	0.00	345.31
S	89626	04/01/2014	04/30/2014	279.87	279.87	3.96	0.0920	0.00	283.83
Utility Billing Total Due					10,412.55	3,274.13	3.4231	0.00	13,686.68





**AN INVITATION TO ALL LICENSED REAL  
ESTATE BROKERS AND SALESPERSONS**

**141-143 FRONT STREET - EXETER, NH  
THURSDAY, JUNE 26<sup>TH</sup> AT 9:00 A.M.**

*Broker Participation is invited.*

*At this auction John McInnis Auctioneers will offer a  
ONE AND A HALF PERCENT (1.5%) commission to any Licensed Broker or  
Salesperson who has procured a Buyer through his or her own efforts.*

*\*\*Remember you must pre-register, (48 HOURS prior to the sale) your bidder and  
complete a Broker's Participation Form to be eligible for the commission.*

*The registration form is included in the  
Property Information Packet on our website.*

*Please visit our website at [www.mcinnisauctions.com](http://www.mcinnisauctions.com) for further details.*

*76 Main Street ♦ Amesbury, Massachusetts 01913 ♦ (978)-388-0400  
[mcinnisauctions@yahoo.com](mailto:mcinnisauctions@yahoo.com)*

**PREVIEW: DRIVE BY RECOMMENDED**



## BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: \_\_\_\_\_  
Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, \_\_\_\_\_  
License Number \_\_\_\_\_ (attach copy of Real Estate  
License),

Wish to register my client:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

For the upcoming auction of the following property: **141-143 FRONT ST EXETER, NH**  
with an opening bid amount of \$ \_\_\_\_\_.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property. I agree that only the first registration of prospective client will be accepted and honored.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A **ONE AND ONE HALF PERCENT (1.5%) commission** of the hammer price will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

**THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.**

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Broker/Salesperson      Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Broker/Salesperson      Date