

# AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

Cape Style Home on .10 +/- acre of land  
**Monday, November 10th, 2014 at 11 a.m.**  
153 South Main Street - Seabrook, NH  
**TO BE SOLD "AS IS"**



Assessed Value: \$126,600

Legal Reference: 4667/2194

Terms of Sale: \$10,000.00 in cash or certified check

For more information visit:

**mcinnisauctions.com**

978-388-0400

**John McInnis**  
AUCTIONEERS • APPRAISERS

76 MAIN STREET

AMESBURY, MA 01913

MA Lic#770 NH Lic# 2182

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Disclaimer

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Mortgagee's Notice of Sale of Real Estate

Memorandum of Sale

(To Follow)

Billing Statement - Town of Seabrook

# AUCTION

153 SOUTH MAIN ST - SEABROOK, NH  
AUCTION DATE: NOVEMBER 10 AT 11 A.M.

## 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.

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MORTGAGEE AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND

# *JOHN MCINNIS AUCTIONEERS*

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*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 Monday, November 10th at 11 a.m.*

*John McInnis Auctioneers has been hired by the Newburyport Five Cents Savings Bank and their attorney Ganz Law Office of Seabrook, NH to offer this property at public foreclosure auction.*

*The property will be sold*

*"As, Is"*

*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*

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
DIAMANTAKOU GEORGIA					RESIDENTL	1010	53,100	53,100	2011	1010	53,100	2011	1010	53,100
PO BOX 1585					RES LAND	1010	73,500	73,500	2012	1010	73,500	2011	1010	73,500
SEABROOK, NH 03874														
Additional Owners:														
Other ID:														
Type	01													
# Bldgs	1													
# Res Unit	1													
# Com Unit	1													
GIS ID: 16-30-0														
ASSOC PID#														
<b>VISION</b>														

RECORD OF OWNERSHIP	BK VOL/PAGE	SALE DATE	q/h	w/v	SALE PRICE	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
DIAMANTAKOU GEORGIA	4667/2194	06/13/2006	U	I	0	2013	1010	53,100	2012	1010	53,100	2011	1010	53,100
KARIOFILLIS DIMITRIOS &	4344/0457	08/11/2004	U	I	0	2013	1010	73,500	2012	1010	73,500	2011	1010	73,500
KARIOFILLIS DIMITRIOS	4006/0609	04/21/2003	Q	I	0	2013	1010							
RANDALL VERA	1479/0372													
<b>PREVIOUS ASSESSMENTS HISTORY</b>														
Total:								126,600			126,600			126,600

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>OTHER ASSESSMENTS</b>									
<b>ASSESSING NEIGHBORHOOD</b>									
NBHD/SUB			NBHD NAME			TRACING			
SI/A			STREET INDEX NAME			BATCH			
<b>NOTES</b>									
WHITE 1A									
NO CENTRAL HEAT = FUNC									
UBM ONLY-ACCESSABLE BY									
TRAP DOOR									
8/11 SOME MISSING SIDING									

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Imp. Date	% Comp.	Date Comp.	Comments	Date
2013-38	03/07/2013	RE	Remodel	300	03/17/2014	100	04/01/2014	NEW RAILINGS	03/17/2014
03-108	05/27/2003	OB	Outbuilding	2,000	07/21/2004	100	08/01/2003	6' FENCE AROUND EN	03/29/2013

LAND LINE VALUATION SECTION										
B Use #	Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L Factor	S Factor	
1	1010	Single Family	RES			4,370	SF	18.68	1.0000	
<b>APPRaised VALUE SUMMARY</b>										
Appraised Bldg. Value (Card) 53,100										
Appraised XF (B) Value (Bldg) 0										
Appraised OB (L) Value (Bldg) 0										
Appraised Land Value (Bldg) 73,500										
Special Land Value 0										
Total Appraised Parcel Value 126,600										
Valuation Method: C										
Adjustment: 0										
Net Total Appraised Parcel Value 126,600										

VISIT/CHANGE HISTORY									
Date	Type	ID	CA	Purpose/Result					
03/17/2014	04	MS	11	BP Pickup					
03/29/2013		AS	11	BP Pickup					
08/18/2011		JG	15	Field Review					
09/15/2010		SU	10	STAT UPDATE					
08/18/2009	03	SU	09	STAT UPDATE					

LAND VALUATION SUMMARY									
Total Card Land Units:	0.10	AC	Parcel Total Land Area:	0.1 AC					
<b>Total Land Value:</b> 73,500									

VISIT/CHANGE HISTORY									
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03/17/2014	04	MS	11	BP Pickup					
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LAND VALUATION SUMMARY									
Total Card Land Units:	0.10	AC	Parcel Total Land Area:	0.1 AC					
<b>Total Land Value:</b> 73,500									

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	02		Below Average				
Stories	1.5		1 1/2 Stories				
Occupancy	1		Vinyl Siding				
Exterior Wall 1	25						
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Flr 1	06		Inlaid Shr Gds				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	03		Hot Air-no Duc				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Baths	1						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	5		5 Rooms				
Bath Style	01		Old Style				
Kitchen Style	01		Below Avg				
Location							
MHP							

**OB-OUTBUILDING & YARD ITEMS(D) /XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

**MIXED USE**

Code	Description	Percentage
1010	Single Family	100

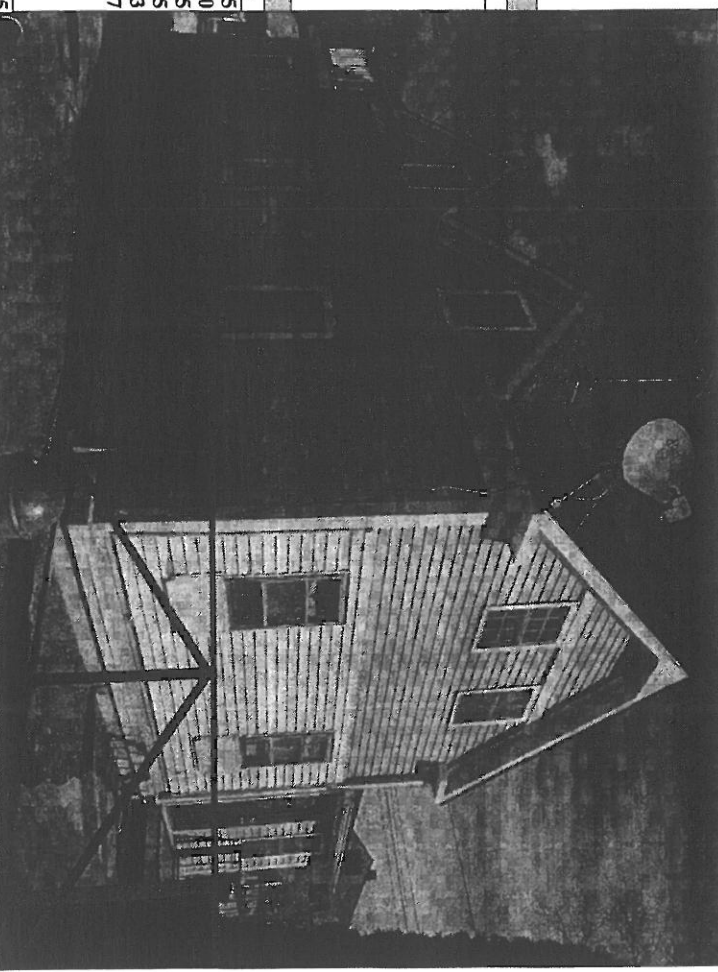
**COST/MARKET VALUATION**

Adj. Base Rate:	72.04
Net Other Adj:	84,505
Replace Cost:	4,050,00
AYB	88,555
EYB	1930
Dep Code	1976
Remodel Rating	A
Year Remodeled	
Dep %	35
Functional Obsolete	5
External Obsolete	0
Cost Trend Factor	1
Condition	
% Complete	50
Overall % Cond	53,100
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	698	698	698	72,04	50,285
CRL	Crawl Space	0	570	0	0,00	0
FEP	Porch, Enclosed, Finished	0	108	76	50,70	5,475
TOS	Three Quarter Story	360	480	360	54,03	25,935
UBM	Basement, Unfinished	0	128	26	14,63	1,873
UEP	Porch, Enclosed, Unfinished	0	25	13	37,46	937
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,058</b>	<b>2,009</b>	<b>1,173</b>		<b>88,555</b>

Code	Description	Value
BAS	Basement	16
UBM	Unfinished Basement	8
TOS	Three Quarter Story	5
BAS	Basement	5
CRL	Crawl Space	30
FEP	Finished Porch	5
UEP	Unfinished Porch	18
		12
		9



## **NOTICE OF FORECLOSURE SALE**

By virtue of the Power of Sale contained in a certain Mortgage given by Dimitrios Kariofilis dated May 24, 2004 and recorded in the Rockingham County Registry of Deeds at Book 4300, Page 2890, (the "Mortgage") which mortgage was given to Newburyport Five Cents Savings Bank in execution of said power and for breach of the conditions of said Mortgage, and for the purposes of foreclosing the same, Newburyport Five Cents Savings Bank will sell at

### **PUBLIC AUCTION**

on Monday, November 10, 2014 at 11:00 A.M. in Seabrook, County of Rockingham, State of New Hampshire, premises situated at 153 South Main Street, Seabrook, Rockingham County, New Hampshire which are described in the Mortgage and which may be currently described as follows (the "Mortgage Premises"):

A certain tract of land with the buildings thereon, situate in said Seabrook bounded and described as follows, to wit:

Starting at a stake and stone at the Southeast corner of land now or formerly of Annie L. Dow; thence running Northerly by said Dow land One Hundred Fifteen (115) feet to a stake; thence Easterly by land now or formerly of Asa Beckman Thirty-eight (38) feet to a stake; thence Southerly by said Beckman land One Hundred Fifteen (115) feet to the highway leading to Seabrook Beach; and thence Westerly by said highway thirty-eight (38) feet to the point of beginning

The original Mortgage may be examined by any interested person at the law office of Mary Keohan Ganz, 779 Lafayette Road, Seabrook, New Hampshire 03874.

The sale will take place at the mortgaged premises.

To the Mortgagor or any other person claiming a lien or other encumbrance upon the Mortgage Premises: You are hereby notified that you have a right to petition the superior court for the county in which the Mortgage Premises are situated, with service upon the Mortgagee, and upon such bond as the court may require, to enjoin the scheduled foreclosure sale.

Said Mortgage Premises will be sold subject to all unpaid taxes, betterments, assessments, claims, water bills, mortgages, and all other liens entitled to precedence over said Mortgage, including the right of redemption available to the Internal Revenue Service pursuant to Federal Tax laws and all restrictions and encumbrances of record prior to said mortgage, if any there be.

Terms: Ten Thousand Dollars (\$10,000.00) must be paid as a deposit by the successful bidder for the Mortgage Premises in cash or by certified check at the time of sale. The balance of the purchase price must be paid in full by the successful bidder in cash or certified check on or before the thirtieth (30th) day after the date of the foreclosure sale. If the successful bidder fails to complete the purchase of the Mortgage Premises, the mortgagee reserves the right to retain the deposit in full as liquidated damages as a result of the bidder's failure to perform. The successful bidder shall pay the full transfer tax stamps on the foreclosure deed.

As an additional condition and term of the sale, in the event the successful bidder refuses to sign the Foreclosure Sales Agreement or fails to complete the purchase in accordance with the terms and conditions of said foreclosure sale, the holder of the mortgage reserves the right to sell the mortgaged premises to the next highest bidder ("Second Bidder") and to accept all bids upon the condition that the Second Bidder shall deposit with mortgagee's attorney 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. Upon deposit of the earnest money by Second Bidder, Second Bidder shall become Purchaser for purposes of the foregoing paragraphs and completion of the sale.

**Right to Amend:** The mortgagee reserves the right to (I) continue the foreclosure sale to such subsequent date or dates as the mortgagee may deem necessary or desirable, (ii) bid upon and purchase the Mortgage Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgage Premises, (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale, and such change(s) or amendment(s) shall be binding on all bidders.

**Warranties:** Except for warranties arising by operation of law, the conveyance of the Mortgage Premises will be made by the mortgagee and accepted by the successful bidder therefor without any other express or implied representations or warranties whatsoever.

For further information regarding the Mortgaged Premises and terms of the foreclosure sale, please contact McInnis Auctioneers, 76 Main St, Amesbury, MA 01913, Tel: (978) 388-0400.

**Newburyport Five Cents Saving Bank**  
By its attorney,



Alan H. Ganz, Esq.  
GANZ LAW OFFICE  
779 Lafayette Road, PO Box 238  
Seabrook, NH 03874-0238  
(603) 474-2737  
NH Bar #8783

Dated: October 10, 2014

#5371-A-1

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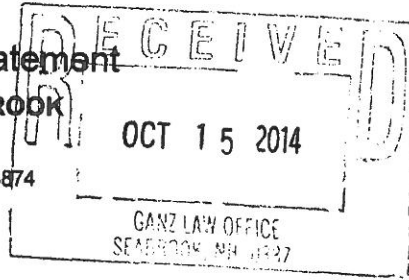


Run: 10/14/14  
12:51PM

Owner Billing Statement

TOWN OF SEABROOK  
PO BOX 476  
SEABROOK, NH 03874

(603)474-9881



Page: 1  
Lillian

DIAMANTAKOU GIORGIA  
PO BOX 1585  
SEABROOK, NH 03874

Summary of Account by Owner

Interest Calculated as of: 10/10/2014

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
<b>Map Lot: 16-30</b>			<b>PID:2747</b>		<b>Location: 153 SOUTH MAIN ST</b>				
<b>Current Assessments</b>									
Land:	73,500.00	Bldg:	53,100.00	CU:	0.00	Other:	0.00	Total:	126,600.00
<b>Year: 2012</b>	<b>Total Assessment:</b>		0.00	<b>Exemptions:</b>		<b>Credits:</b>			
Land:	0.00	CU:	0.00						
Bldg:	0.00	Other:	0.00						
<b>Bill #</b>	<b>85981</b>	<b>Date: 4/30/2013</b>	<b>Due: 4/30/2013</b>	<b>Year: 2012</b>	<b>Type: LIEN</b>	<b>Original Amnt:</b>		<b>2,000.06</b>	
5/07/2013	Modificati		0.00	-10.41	0.00	0.00			
<b>Balance Due:</b>			2,000.06	10.41	0.00	520.77	18.00	0.9863	2,531.24
<b>Year: 2013</b>	<b>Total Assessment:</b>		0.00	<b>Exemptions:</b>		<b>Credits:</b>			
Land:	0.00	CU:	0.00						
Bldg:	0.00	Other:	0.00						
<b>Bill #</b>	<b>94707</b>	<b>Date: 4/28/2014</b>	<b>Due: 4/28/2014</b>	<b>Year: 2013</b>	<b>Type: LIEN</b>	<b>Original Amnt:</b>		<b>2,100.77</b>	
5/07/2014	Modificati		0.00	-8.85	0.00	0.00			
6/11/2014	Modificati		0.00	-17.00	0.00	0.00			
<b>Balance Due:</b>			2,100.77	25.85	0.00	170.94	18.00	1.0360	2,297.56
<b>Year: 2014</b>	<b>Total Assessment:</b>		126,600.00	<b>Exemptions:</b>		<b>Credits:</b>			
Land:	73,500.00	CU:	0.00						
Bldg:	53,100.00	Other:	0.00						
<b>Bill #</b>	<b>96851</b>	<b>Date: 5/16/2014</b>	<b>Due: 7/01/2014</b>	<b>Year: 2014</b>	<b>Type: TAX1</b>	<b>Original Amnt:</b>		<b>967.00</b>	
<b>Balance Due:</b>			967.00	0.00	0.00	32.11	12.00	0.3179	999.11
<b>Totals Parcel - 16-30</b>			5,067.83	36.26	0.00	723.82	2.3402		5,827.91
<b>Totals Owner - DIAMANTAKOU GIORGIA</b>			5,067.83	36.26	0.00	723.82	2.3402		5,827.91