

AUCTION

COURT ORDERED RECEIVERS SALE
OF REAL ESTATE

Multi-Family Home

94 Summer St ~ Lawrence, MA

TO BE SOLD TO THE HIGHEST BIDDER

Tuesday, December 2nd @ 11 am



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 multi-family home at public auction.

Don't miss this opportunity to buy this property at today's market prices!

MA Lic# 770

John McInnis
AUCTIONEERS • APPRAISERS

For more info:

mcinnisauctions.com

978-388-0400 Ma Lic# 770 NH Lic # 2182

76 Main Street Amesbury, MA 01913

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AUCTION COURT ORDERED RECEIVER'S SALE

94 Summer St ~ Lawrence, MA

Tuesday, December 2nd @ 11 am

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 11 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 multi - 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

C O U R T O R D E R E D R E C E I V E R S S A L E O F
R E A L E S T A T E

- 6 Bedrooms
- 3 Bathrooms
- 3,596 +/- sq ft
of Total Living Space



- Fully Renovated in 2014
- Move in Condition
- GREAT
OPPORTUNITY FOR
FIRST TIME HOME
BUYERS or
INVESTORS!



- Easy Access to I-495
- Detached Garage
- New Appliances &
Heating System



94 SUMMER ST

Location 94 SUMMER ST **Assessment** \$218,400
Mblu 107/ / 46/ / **Appraisal** \$218,400
Acct# 0107 0000 0046 A **PID** 4927
Owner RICHARDSON SERAH T/E **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$179,300	\$39,100	\$218,400
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$179,300	\$39,100	\$218,400

Owner of Record

Owner RICHARDSON SERAH T/E **Sale Price** \$1
Co-Owner ADAM SEWANYANA **Book & Page** 8586/ 2
Address 10205 E 8TH AVE **Sale Date** 02/25/2004
 SPOKANE VALLEY, WA 99206-6909

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
NJUHIGA SARAH	\$225,000	6982/ 85	08/01/2002
REYES FELIPE	\$0	4577/ 208	08/23/1996

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 3596
Replacement Cost: \$264,853
Building Percent Good: 60
Replacement Cost Less Depreciation: \$178,000

Building Attributes	
Field	Description
Style	Family Conver.
Model	Multi-Family
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

Building Photo



(http://images.vgsi.com/photos/LawrenceMAPotos/00_01/07/16.jpg)

Building Layout

Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bkhrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Modern



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2064	2064
FUS	Upper Story, Finished	1532	1532
FEP	Porch, Enclosed, Finished	48	0
FOP	Porch, Open, Finished	150	0
UBM	Basement, Unfinished	1560	0
		5354	3596

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 104M
 Description Two Family
 Zone R4
 Neighborhood 400
 Alt Land Appr No
 Category

Land Line Valuation

Size (Sqr Feet) 4557
 Frontage 0
 Depth 0
 Assessed Value \$39,100
 Appraised Value \$39,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			200 S.F.	\$1,300	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2013	\$163,100	\$39,100	\$202,200	
2012	\$145,800	\$46,900	\$194,700	
2011	\$144,900	\$51,400	\$196,300	

Assessment				
Valuation Year	Improvements	Land	Total	
2013	\$163,100	\$39,100	\$202,200	

2012	\$145,800	\$48,900	\$194,700
2011	\$144,900	\$51,400	\$196,300

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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 Lawrence v. Serah Richardson, et al.," Docket No. 13-CV-0070 recorded with the Essex South District Registry of Deeds at Book 13506, Page 217 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 94 Summer Street, Lawrence Massachusetts 01841 on December 2, 2014 at 11 A.M. at the mortgaged premises. The premises are described as follows:

The land with the buildings thereon in Lawrence, Essex County, Massachusetts bounded and described as follows:

NORTHERLY: forty-nine (49) feet by the southerly line of Summer Street;

EASTERLY: ninety-three (93) feet by land formerly of John Cole;

SOUTHERLY : forty-nine (49) feet by a passageway; and

WESTERLY: ninety-three (93) feet by land now or formerly of Thomas H. Fernold.

For Serah Richardson and Adam Sewanyana title see Deed recorded with the Essex North District Registry of Deeds at Book 8586, Page 2.

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 sixty (60) 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 Serah Richardson and Adam Sewanyana 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

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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

State Tax Form 290
 Certificate: 10589
 Issuance Date: 10/24/2014

MUNICIPAL LIEN CERTIFICATE
 CITY OF LAWRENCE
 COMMONWEALTH OF MASSACHUSETTS

Requested by RACHEL L JUDKINS

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 10/24/2014 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0107-0000-0046

94 SUMMER ST

RICHARDSON SERAH T/E
 ADAM SEWANYANA
 10205 E 8TH AVE
 SPOKANE VALLEY WA 99206


Land area : 4,557 SF
 Land Value : 39,100
 Impr Value : 179,300
 Land Use : 0
 Exemptions : 0
 Taxable Value: 218,400

Deed date: 02/25/2004 Book/Page: 8586/2
 Class: 1040-RESIDNTL

FISCAL YEAR	2015	2014	2013
DESCRIPTION			
2015 REAL ESTATE TAX	\$1,704.61	\$3,409.22	\$3,049.18
WATER LIENS - PRINCIPAL	\$.00	\$248.00	\$286.43
WATER LIENS COMMITTED INTER	\$.00	\$34.15	\$19.70
SEWER LIEN - PRINCIPAL	\$.00	\$268.00	\$402.00
SEWER LIEN - COMMITTED INTE	\$.00	\$36.91	\$23.46
TOTAL BILLED:	\$1,704.61	\$3,996.28	\$3,780.77
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$852.31	-\$3,996.28	-\$3,780.77
Interest to 10/24/2014	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$852.30	\$.00	\$.00

NOTE: Actual 2015 taxes not yet issued.

WATER AND SEWER DUE \$0


 MARK J TANELLO
 TREASURER/COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE