

AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

Portsmouth, NH

Two Abutting Properties - Mixed Use - Located in Historic Downtown Area

THURS. SEPT 18TH AT 10 A.M.

40 BRIDGE AND 29 TANNER STREETS



John McInnis Auctioneers has been hired by The Provident Bank to offer these two abutting properties for one price at public foreclosure auction. Don't miss this opportunity to buy these two properties for one price!

Assessed Value Bridge Street \$443,600

Legal Reference: 4594-2817

Assessed Value Tanner Street: \$330,900

Legal Reference: 4587-2167

Terms of Sale: \$25,000 in cash or certified

For More Info:

mcinnisauctions.com

mcinnisauctions@yahoo.com

John McInnis
AUCTIONEERS • APPRAISERS

978-388-0400

Ma Lic# 770 NH Lic# 2182

76 Main Street

Amesbury, MA 01913

Table of Contents

Disclaimer

Transmittal Letter

Buyer Benefits

Assessors Card

Mortgagee's Notice of Sale of Real Estate

Memorandum of Sale

Property Tax Information

AUCTION

40 BRIDGE ST AND 29 TANNER ST
AUCTION DATE: SEPT 18 @ 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.

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, September 18th at 10 a.m. John McInnis Auctioneers has been hired by The Provident Bank and their attorney Bosen & Associates, PLLC, Portsmouth, NH to offer these two abutting properties at public foreclosure auction.

To be eligible to bid, at the time of registration you must present a \$25,000.00 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

Email us at mcinnisauctions@yahoo.com

AUCTION

MORTGAGEE'S SALE OF REAL ESTATE
40 BRIDGE & 29 TANNER STREET

Located in Historic Downtown Area
40 Bridge Street and 29 Tanner Street
Two Abutting Properties - Mixed Use

GREAT DEVELOPMENT OPPORTUNITY



Both properties will be sold together!

Located within walking distance of Historic
Downtown Portsmouth
Directly across the street from municipal parking
Road frontage on two streets Portsmouth's newest
development Hampton Inn diagonally across the
street

40 Bridge Street

.17± acre lot with a 2,837± sq.ft. office building
and parking area
Zone-MRO-Mixed Residential Office
Assessed Value: \$443,600
Tax Map 126/52



29 Tanner Street

.07± acre lot with a single-family,
1,801± sq. ft. 4-bedroom, 1-bath home.
Zone-MRO-Mixed Residential Office
Assessed Value: 330,900
Tax Map 126/49

40 BRIDGE ST

Location 40 BRIDGE ST **Assessment** \$443,600
Mblu 0126/ 0052/ 0000/ / **Appraisal** \$443,600
Acct# 37500 **PID** 37500
Owner 7 ISLINGTON ST LLC **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$233,600	\$210,000	\$443,600
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$233,600	\$210,000	\$443,600

Owner of Record

Owner 7 ISLINGTON ST LLC **Sale Price** \$515,000
Co-Owner C/O PORTSMOUTH CHEVROLET **Book & Page** 4594/2817
Address 549 ROUTE 1 BYPASS **Sale Date** 12/14/2005
 PORTSMOUTH, NH 03801

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1870
Living Area: 2837
Replacement Cost: \$353,890
Building Percent 66
Good:
Replacement Cost
Less Depreciation: \$233,600

Building Photo

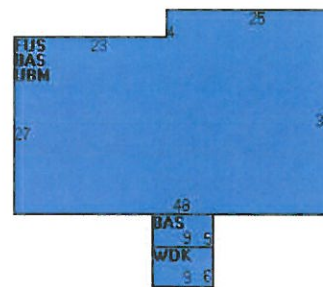
Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	C
Stories:	2

Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	OFFICE BLD
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Corn Wall	



(<http://images.vgsi.com/photos/PortsmouthNHPhotos//\00\00\78\23.JPG>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1441	1441
FUS	Upper Story, Finished	1396	1396
UBM	Basement, Unfinished	1396	0
WDK	Deck, Wood	54	0
		4287	2837

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	3400
Description	OFFICE BLD
Zone	MRO
Neighborhood	302
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.17
Frontage	
Depth	
Assessed Value	\$210,000
Appraised Value	\$210,000

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$233,600	\$210,000	\$443,600
2011	\$233,600	\$210,000	\$443,600
2010	\$233,600	\$206,400	\$440,000

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$233,600	\$210,000	\$443,600
2011	\$233,600	\$210,000	\$443,600
2010	\$233,600	\$206,400	\$440,000

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29 TANNER ST

Location	29 TANNER ST	Assessment	\$330,900
Mblu	0126/ 0049/ 0000/ /	Appraisal	\$330,900
Acct#	33662	PID	33662
Owner	7 ISLINGTON ST LLC	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$161,900	\$169,000	\$330,900

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$161,900	\$169,000	\$330,900

Owner of Record

Owner	7 ISLINGTON ST LLC	Sale Price	\$352,333
Co-Owner	C/O PORTSMOUTH CHEVROLET	Book & Page	4587/2167
Address	549 ROUTE 1 BYPASS PORTSMOUTH, NH 03801	Sale Date	11/30/2005

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1901
Living Area: 1801
Replacement Cost: \$207,529
Building Percent: 78
Good:
Replacement Cost
Less Depreciation: \$161,900

Building Photo

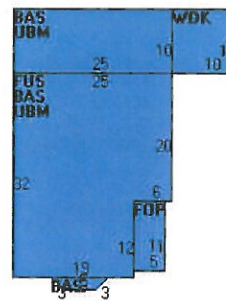
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	C+
Stories:	2

Occupancy	1
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	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Avg Quality
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0



(http://images.vgsi.com/photos/PortsmouthNHPhotos//\93\00\16\23.jpg)

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1041	1041	
FUS	Upper Story, Finished	760	760	
FOP	Porch, Open	66	0	
UBM	Basement, Unfinished	1020	0	
WDK	Deck, Wood	100	0	
		2987	1801	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	MRO
Neighborhood	105

Land Line Valuation

Size (Acres)	0.07
Frontage	
Depth	
Assessed Value	\$169,000

Alt Land Appr No
Category

Appraised Value \$169,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2012	\$161,900	\$169,000	\$330,900
2011	\$161,900	\$169,000	\$330,900
2010	\$170,100	\$170,900	\$341,000

Assessment			
Valuation Year	Improvements	Land	Total
2012	\$161,900	\$169,000	\$330,900
2011	\$161,900	\$169,000	\$330,900
2010	\$170,100	\$170,900	\$341,000

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NOTICE OF MORTGAGEE'S SALE

THE PROVIDENT BANK, of 5 Market Street, Amesbury, Massachusetts 01913 (the "Mortgagee") is the holder of a certain Commercial Mortgage, Security Agreement and Assignment of Leases Rents (the "Mortgage") given by 7 Islington Street, LLC (the "Mortgagor") dated December 14, 2005 and recorded at the Rockingham County Registry of Deeds at Book 4594, Page 2821 et seq.

By virtue of the power of sale contained in the Mortgage, the Mortgagee, in exercise of the power of sale and for breach of the conditions of the Mortgage, and for purpose of foreclosing the same, will sell the following described property at PUBLIC AUCTION at 10:00 a.m. on September 18, 2014, at the property located at 40 Bridge Street and 29 Tanner Street, Portsmouth, County of Rockingham, New Hampshire, which premises (the "Mortgaged Premises") are more particularly described in the Mortgage.

For Mortgagor's Title see deeds dated 11/29/05 at Book 4587, Page 2167, 11/29/05 at Book 4587, Page 2169 12/14/05 at Book 4594, Page 2817 and recorded with the Rockingham County Registry of Deeds.

Excepting, reserving and subject to all rights-of-way, easements, restrictions, covenants and conditions of record. The original Mortgage instrument may be examined by any interested person by appointment at the law offices of Bosen & Associates, P.L.L.C., 266 Middle Street, Portsmouth, N.H. 03801.

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 existence of any tenancies or 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.

The terms of sale are as follows: \$25,000.00 to be paid as a deposit by the successful bidder for the Mortgaged Premises by cash, bank or certified check at the time of sale. In order to qualify as a bidder the person attending the auction must have proof satisfactory to the Mortgagee or its agent conducting the sale, of such down payment in the specified form of funds. The balance of the purchase price must be paid in full by the successful bidder, by bank or certified check or in other immediately available funds, on or before the 30th day after the date of the sale, TIME BEING OF THE ESSENCE. If the successful bidder fails to complete the purchase of the Mortgaged Premises in accordance with the preceding sentence, then the Mortgagee may retain the deposit in full as liquidated damages resulting from the successful bidder's failure to perform. Conveyance of the Mortgaged Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's receipt of the balance of the purchase price.

The Mortgagee reserves the right to (1) cancel or continue the foreclosure sale to such later date as the Mortgagee may deem desirable; (2) bid on and purchase the Mortgaged Premises at the sale; (3) reject any and all bids for the Mortgaged Premises; and (4) amend or alter the terms of sale stated in this notice by oral or written announcement made at any time before or during the sale, in which event such terms as amended or altered shall be binding on all bidders and interested persons.

For further information regarding the Mortgaged Premises, contact John K. Bosen, Esquire, at the address stated below.

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 ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SAID BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

Dated this 18th day of July, 2014.

THE PROVIDENT BANK
By its Attorneys,
Bosen & Associates, P.L.L.C.
By: John K. Bosen, Esquire
266 Middle Street
Portsmouth, N.H. 03801
(603) 427-5500

Run: 7/29/14
3:36PM

Property Billing Statement

Page: 1
kawolf

City of Portsmouth
Tax Office
1 Jenkins Avenue
Portsmouth, NH 03801
603-610-7244

Summary of Account by Property

Interest Calculated as of: 7/29/2014

7 ISLINGTON ST LLC
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801

Map Lot: 0126-0049-0000
PID: 33662
Alt ID: 0126-0049-0000
Location: 29 TANNER ST

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	169,000.00	Bldg:	161,900.00	CU:	0.00	Other:	0.00	Total:	330,900.00
Year: 2012	Total Assessment:		330,900.00	Exemptions:		Credits:			
Land:	169,000.00	CU:	0.00						
Bldg:	161,900.00	Other:	0.00						
Bill #:	112047	Date:	11/12/2012	Due:	12/12/2012	Year:	2012	Type:	TAX
						Original Amnt:	2,903.65		
12/12/2012	Payment	ELECTRONIC	2,903.65	0.00	0.00	0.00	2,903.65		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
Bill #:	120796	Date:	4/22/2013	Due:	6/03/2013	Year:	2012	Type:	TAX
						Original Amnt:	2,903.65		
5/22/2013	Payment	ELECTRONIC	2,903.65	0.00	0.00	0.00	2,903.65		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
2012 Balance:			0.00	0.00	0.00	0.00	0.0000		
Year: 2013	Total Assessment:		330,900.00	Exemptions:		Credits:			
Land:	169,000.00	CU:	0.00						
Bldg:	161,900.00	Other:	0.00						
Bill #:	129728	Date:	11/11/2013	Due:	12/17/2013	Year:	2013	Type:	TAX
						Original Amnt:	2,963.20		
12/16/2013	Payment	ELECTRONIC	2,963.20	0.00	0.00	0.00	2,963.20		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
Bill #:	138402	Date:	4/24/2014	Due:	6/02/2014	Year:	2013	Type:	TAX
						Original Amnt:	2,963.20		
5/30/2014	Payment	CHK# 4471	2,963.20	0.00	0.00	0.00	2,963.20		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
2013 Balance:			0.00	0.00	0.00	0.00	0.0000		
Totals Parcel - 0126-0049-0000			0.00	0.00	0.00	0.00	0.0000		

<TUE> JUL 29 2014 15:19:57, 15:19:57, No. 7527147603 P 1

FROM

Run: 7/29/14
3:36PM

Property Billing Statement

Page: 1
kawolf

City of Portsmouth
Tax Office
1 Junkins Avenue
Portsmouth, NH 03801
603-610-7244

Summary of Account by Property

Interest Calculated as of: 7/29/2014

7 ISLINGTON ST LLC
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801

Map Lot: 0126-0052-0000
PID: 37500
Alt ID: 0126-0052-0000
Location: 40 BRIDGE ST

CYUEJUL 28 2014 15:16/ST. 15:16/No. 7527147888 P. 2

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	210,000.00	Bldg:	233,600.00	CU:	0.00	Other:	0.00	Total:	443,600.00
Year: 2012	Total Assessment:		443,600.00	Exemptions:		Credits:			
Land:	210,000.00	CU:	0.00						
Bldg:	233,600.00	Other:	0.00						
Bill #:	108854	Date:	11/12/2012	Due:	12/12/2012	Year:	2012	Type:	TAX
						Original Amnt:	3,892.59		
12/12/2012	Payment	ELECTRONIC	3,892.59	0.00	0.00	0.00	3,892.59		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
Bill #:	117802	Date:	4/22/2013	Due:	6/03/2013	Year:	2012	Type:	TAX
						Original Amnt:	3,892.59		
5/22/2013	Payment	ELECTRONIC	3,892.59	0.00	0.00	0.00	3,892.59		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
2012 Balance:			0.00	0.00	0.00	0.00	0.0000	0.00	
Year: 2013	Total Assessment:		443,600.00	Exemptions:		Credits:			
Land:	210,000.00	CU:	0.00						
Bldg:	233,600.00	Other:	0.00						
Bill #:	126517	Date:	11/11/2013	Due:	12/17/2013	Year:	2013	Type:	TAX
						Original Amnt:	3,972.44		
12/16/2013	Payment	ELECTRONIC	3,972.44	0.00	0.00	0.00	3,972.44		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
Bill #:	135192	Date:	4/24/2014	Due:	6/02/2014	Year:	2013	Type:	TAX
						Original Amnt:	3,972.44		
5/30/2014	Payment	CK# 4471	3,972.44	0.00	0.00	0.00	3,972.44		
Balance Due:			0.00	0.00	0.00	0.00	12.00	0.0000	0.00
2013 Balance:			0.00	0.00	0.00	0.00	0.0000	0.00	
Totals Parcel - 0126-0052-0000			0.00	0.00	0.00	0.00	0.0000	0.00	

FROM