

AUCTION

MORTGAGEE'S SALE OF REAL ESTATE

2,721 sq. ft Detached Cape Style Condominium
8 Hampton Meadows - Hampton, NH

TO BE SOLD TO THE HIGHEST BIDDER

Friday, June 28th @ 11 a.m.



Assessed Value: \$387,100

Legal Reference: 4936/0185

Terms of Sale: \$10,000 in cash or certified check

For complete terms, information and bidder's prospectus:

mcinnisauctions.com

John McInnis
AUCTIONEERS • APPRAISERS

978-388-0400
76 Main Street
Amesbury, MA 01913
Ma Lic# 770 NH Lic# 2182

Table of Contents

Disclaimer

Transmittal Letter

Buyer Benefits

Assessors Card

Mortgagee's Notice of Sale of Real Estate

Tax Statement

Broker Participation

MORTGAGEE'S SALE OF REAL ESTATE

AUCTION

8 HAMPTON MEADOWS - HAMPTON, NH
FRIDAY, JUNE 28 @ 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, June 28th at 11 a.m.. John McInnis Auctioneers has been hired by The Institution for Savings Bank and their attorney Hoefle, Phoenix, Gormley & Roberts PA, Portsmouth, NH to offer this detached cape style condominium at public foreclosure auction.

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

AUCTION

BUYER BENEFITS

Excellent Location

9 Rooms - 3 Bedrooms

2 Fireplaces - Gas Heat - Garage

2.5 Bath Detached Cape Style Condo

Premium Lot in a Private Setting

Includes many Upgrades - Central Air

Close to Major Highways, Shopping and Beaches

Community Club House

Pool

Tennis Courts

Jogging Trails





MBLU : 172/ 6/ / 8/ /

Location: 8 HAMPTON MEADOWS

Owner Name: FORTE, PETER J & BARBARA E

Account Number:

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	382,400	382,400
Xtra Bldg Features	4,700	4,700
Outbuildings	0	0
Land	0	0
Total:	387,100	387,100

Owner of Record

FORTE, PETER J & BARBARA E
 8 HAMPTON MEADOWS
 HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FORTE, PETER J & BARBARA E	4936/0185	7/18/2008	430,000
BEAUMAN, KAREN E REVOC TRUST	3327/1423	9/24/1998	0
BEAUMAN, KAREN E	3327/1420	9/24/1998	40
BEAUMAN, DAVID A & KAREN E	3293/1448	5/19/1998	284,500
HAMPTON MEADOWS, LLC	3193/1881	12/31/1996	370,600

Land Use

Land Use Code	Land Use Description
1021	CONDO NL MDL-05

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.00 AC	G	0	0

Construction Detail

Building # 1		
STYLE Condominium	Grade Average +20	Stories: 1.75
Interior Wall 1: Drywall/Sheet	Interior Floor 1 Carpet	Interior Floor 2 Hardwood
Heat Fuel: Gas	Heat Type: Forced Air-Duc	AC Type: Central
Ttl Bedrms: 3 Bedrooms	Ttl Bathrms: 2 Full	Ttl Half Bths: 1
Xtra Fixtres 2	Total Rooms: 8	

Building Valuation

Living Area: 2,721 square feet	Year Built: 1998	Depreciation: 13%
Building Value: 382,400		

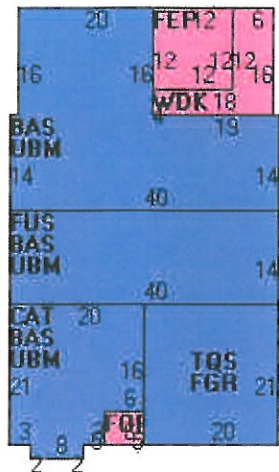
Extra Features

Code	Description	Units	Appraised Value
FPL	METAL PRE-FAB	2 UNITS	4700

Outbuildings

Code	Description	Units	Appraised Value
No Outbuildings			

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1846	1846
CAT	Cathedral Ceiling	406	0
FEP	Porch, Enclosed, Framed	144	0
FGR	Garage, Framed	420	0
FOP	Porch, Open, Framed	30	0
FUS	Upper Story, Finished	560	560
TQS	Three Quarter Story	420	315
UBM	Basement, Unfinished	1846	0
WDK	Deck, Wood	144	0

**LEGAL NOTICE OF MORTGAGEE'S
FORECLOSURE SALE**

By virtue of the Power Of Sale contained in a certain mortgage from **PETER J. FORTE AND BARBARA E. FORTE** to **INSTITUTION FOR SAVINGS**, dated and recorded on July 18, 2008 in the Rockingham County Registry of Deeds in Book 4936, Page 0188, (the "Mortgage"), for default and breach of the conditions contained in the Mortgage and for the purpose of foreclosing the same, shall sell the mortgaged premises at:

PUBLIC AUCTION

on

June __, 2013

_____ (time)

The sale will be held at the mortgaged premises at 8 Hampton Meadows, Unit #8, Hampton, Rockingham County, New Hampshire. The premises are more particularly described in the Mortgage, as follows:

A certain Condominium Unit, with appurtenances thereto, located in the Hampton Meadows Condominium, a Condominium established pursuant to RSA 356-B, situate in Hampton, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Unit 8, as defined, described and identified in the Declaration of Hampton Meadows Condominium, dated 3/27/97 recorded in Rockingham County Registry of Deeds in Book 3205, Pages 2210-2251 and in the Declaration and By-Laws for Hampton Meadows Master Association dated 3/27/97 and recorded in said Registry of Deeds in Book 3205, Pages 2187-2209, and as amended by Amendment to the Declaration dated 6/16/97 and recorded in said Registry at Book 3221, Page 1445; and as it may have been or in the future will be amended.

Said Condominium is shown on a certain Site Plan entitled "Amendment 1 to Condominium Site Plan of Hampton Meadows f/k/a Hampton Farms for Hampton Meadows, L.L.C. Drakeside Road County of Rockingham Hampton, N.H.," dated September 20, 1996, with revisions through 3/20/97, recorded in Rockingham County Registry of Deeds as Plan #D-25321 (Sheets 1-3); as amended by "Amendment 2 to Condominium Site Plan of Hampton Meadows f/k/a Hampton Farms for Hampton Meadows, L.L.C. Drakeside Road, County of Rockingham, Hampton, N.H.," dated September 20, 1996, with revisions through 5/30/97, recorded in Rockingham County Registry of Deeds as Plan #D-25507 (Sheets 1-3).

Said Unit is further shown on certain Floor Plans entitled "Hampton Meadows Drakeside Rd., Hampton, NH Unit #8 Site and Floor Plans" prepared for Hampton Meadows L.L.C. dated April 29, 1998 and recorded in the Rockingham County Registry of Deeds as Plan No. D-26273.

Also conveying an undivided interest in the common area, including the Limited Common Area, as defined, described and identified in the Declaration and on the Plans.

Subject to the following:

1. Subject to all notations, facts, easements, and issues as shown on Plan #D-25321 and Plan #D-25507 recorded in the said Registry of Deeds.
2. Utility easement for the construction and future maintenance of water and gas lines, with access, granted to Leonard Woodman and Timothy H.E. Berry in deed of Hampton Meadows, LLC, dated March 18, 1997 and recorded with the Rockingham County Registry of Deeds in Book 3205, Page 2176
3. Utility easement to New England Telephone and Telegraph Company dated 7/2/1997, recorded in said Registry of Deeds at Volume 3225, Page 584 and as shown on Plan #D-25321 (Sheet 2 of 3), recorded with said Registry of Deeds.
4. 10 foot Water Line Easement originally to Leonard and Louisa Woodman, now Leonard Woodman and Timothy H.E. Berry as set forth on Lot Line Relocation Plan #D-17466, and as described in deed recorded with said Deeds in Book 2721, Page 1967. Said easement further shown on Plan #D-25321.
5. Conservation easement to Town of Hampton Conservation Commission as reserved deed dated October 28, 1996 and recorded in Volume 3197, Page 1332 and as may have been modified in the said Registry of Deeds. See also joinder in conservation easements dated 3/2/1997 and recorded at said Registry of Deeds in Volume 3205, Page 2180.
6. Flowage and/or drainage rights, terms and conditions, as set forth in State of New Hampshire Department of Environmental Services Construction Approval dated July 17, 1996 and recorded in Volume 3195, Page 0027 of said Registry of Deeds.
7. Rights to Woodman and the heirs of Louisa Woodman to cut wood on the "industrial land" as described in Paragraph 7 of the Notice of Agreement, dated October 23, 1990 and recorded in Volume 2856, Page 875 of the said Registry of Deeds and as further described in Affidavit of Thomas L. Nigrelli, dated January 9, 1997, recorded in Volume 3194, Page 2901 of said Registry of Deeds.
8. Slope and embankment easements in deed to State of New Hampshire dated May 25, 1962 and recorded in Volume 1626, Page 371.
9. Utility easement to Exeter & Hampton Electric Company dated September 26, 1989 and recorded in Volume 2809, Page 1697 of the said Registry of Deeds.

10. Restrictions and/or conditions imposed by the Wetlands and Watershed Protection District and/or N.H. Water Supply and Pollution Control Commissions on wetland areas as shown on Plan #D-25321, recorded in said Registry of Deeds.
11. Conservation easement as shown on Plan D-25321 recorded in said Registry of Deeds.
12. Utility easement to Exeter & Hampton Electric Company and New England Telephone & Telegraph dated 4/9/98 and recorded in Volume 3286, Page 769 of the said Registry of Deeds.
13. Declaration and By-Laws for Hampton Meadows Master Association and all the terms and conditions, agreements, covenants, restrictions, obligations and easements created therein, dated March 27, 1997 recorded in said Registry of Deeds at Volume 3205, Page 2187.
14. Hampton Meadows Condominium Declaration & By-Laws and all the terms, conditions, agreements, covenants, restrictions, obligations and easements contained therein dated March 27, 1997 and recorded in Volume 3205, Page 2210 of the said Registry of Deeds, and as amended and in any instrument creating the estate, and amendments thereto.
15. Restrictions to Industrial Use in Accordance with Variance dated May 22, 1995 and recorded in Volume 3101, page 0600 of the said Registry of Deeds.

Being the same premises conveyed to us by deed of Karen E. Beauman, Trustee of The Karen E. Beauman Revocable Trust, dated July 16, 2008, and recorded with the Rockingham County Registry of Deeds herewith.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25 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.

TERMS OF SALE

The mortgaged premises shall be sold subject to conveyances, zoning, tenants, leases, life estates, unpaid taxes, prior state or federal liens and all other enforceable liens, easements, rights and encumbrances of every nature, whether or not of record, which by law take precedence over the mortgages and security interest being foreclosed.

The conveyance of the mortgaged premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties or guarantees whatsoever including, without limitation, past, present or future use of the premises, condition of the premises, occupancy, zoning, insurance, tenants, leases, title, liens, encumbrances or priority

thereof. All property sold is sold "AS IS WHERE IS". From and after the conclusion of the auction, all risk of loss or damage to the premises shall pass to and be borne by the successful bidder.

The mortgaged premises shall be sold at auction to the highest bidder. The auction shall be conducted in such fashion as the auctioneer sees fit.

In order to qualify to bid at the foreclosure sale, any interested person must register to bid and prior to the commencement of the auction sale deposit with the auctioneer cash, bank drafts, certified checks, or other forms satisfactory to the mortgagee in the amount of **Ten Thousand (\$10,000.00)** dollars. The cash or checks of all unsuccessful bidders will be returned at the conclusion of the auction. The check or funds of the successful bidder shall become a non-refundable deposit at such time as the bid is accepted. The successful bidder will be required to execute a purchase and sale agreement immediately after the close of bidding. The balance of the purchase price must be paid in full by cash or certified check within **forty-five (45) days** of the auction sale, time being of the essence. If the successful bidder fails to complete the purchase as set forth herein, mortgagee may, at its option, retain the deposit as reasonable liquidated damages. Mortgagee reserves the right to bid at the sale, to reject any and all bids, to extend the time of closing of the sale, to amend the date and/or terms of the sale by written or oral announcement before or during the foreclosure sale.

Dated this ___ day of May, 2013.

INSTITUTION FOR SAVINGS

By Its Attorneys,

HOEFLE, PHOENIX, GORMLEY &
ROBERTS, P.A.

R. Timothy Phoenix, Esquire
Hoefle, Phoenix, Gormley & Roberts, PA
402 State Street, P.O. Box 4040
Portsmouth, NH 03802-4040
(603) 436-0666

Town of Hampton
 100 Winnacunnet Rd.
 Hampton NH 03842

Tax Statement

Date: 5/13/2013
 Page: 1
 Map / Lot: 172-6-8
 Account ID: 89943
 Property Class: 1000
 Interest Thru: 5/13/2013

FORTE, PETER J & BARBARA E
 8 HAMPTON MEADOWS
 HAMPTON, NH 03842

FORTE, PETER J & BARBARA E
 8 HAMPTON MEADOWS
 HAMPTON, NH 03842

Property	172-6-8	Land	0.00		0.00
Location	8 HAMPTON MEADOWS	Building	387,100.00		0.00
Taxable Value	387,100.00	Current Use	0.00		0.00
Exemptions	0.00				
Net Taxable Value	\$387,100.00	Tax Credits:	0.00		

Tax Year 2012

Invoice	Date	Due Date	Description	Amount Due: \$0.00		Billed	Due
2012-1-506280	06/01/2012	07/02/2012	2012-1-0-2012 1ST HALF TAX WARRANT			\$3,470.36	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	06/01/2012	Current Property Tax		\$3,470.36	\$0.00		
Payment	06/21/2012	Ck #-IFS11455 FORTE, PETER J & BAR		(\$3,470.36)	\$0.00		
2012-2-555206	11/16/2012	12/17/2012	2012-2-0-2012 TAX WARRANT			\$3,408.40	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	11/16/2012	Current Property Tax		\$3,408.40	\$0.00		
Payment	11/26/2012	Ck #-IFS11705 FORTE, PETER J & BAR		(\$3,408.40)	\$0.00		

Tax Year 2011

Invoice	Date	Due Date	Description	Amount Due: \$0.00		Billed	Due
2011-1-398781	05/31/2011	07/01/2011	2011-1-0-2011 TAX WARRANT			\$3,415.32	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	05/31/2011	Current Property Tax		\$3,415.32	\$0.00		
Payment	06/28/2011	Ck #-IS16145 FORTE, PETER J & BAR		(\$3,415.32)	\$0.00		
2011-2-449900	11/18/2011	12/19/2011	2011-2-0-2011 TAX WARRANT			\$3,584.55	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	11/18/2011	Current Property Tax		\$3,584.55	\$0.00		
Payment	12/01/2011	Ck #-IFS15399 FORTE, PETER J & BAR		(\$3,584.55)	\$0.00		

Town of Hampton
 100 Winnacunnet Rd.
 Hampton NH 03842

Tax Statement

Date: 5/13/2013
 Page: 2
 Map / Lot: 172-6-8
 Account ID: 89943
 Property Class: 1000
 Interest Thru: 5/13/2013

FORTE, PETER J & BARBARA E
 8 HAMPTON MEADOWS
 HAMPTON, NH 03842

FORTE, PETER J & BARBARA E
 8 HAMPTON MEADOWS
 HAMPTON, NH 03842

Tax Year 2010

Invoice	Date	Due Date	Description	Amount Due: \$0.00		Billed	Due
2010-1-289922	05/20/2010	07/01/2010	2010-1-0-2010 tax warrant			\$3,452.00	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	05/20/2010	Current Property Tax		\$3,452.00	\$0.00		
Payment	06/25/2010	Ck #-10528 FORTE, PETER J & BAR		(\$3,452.00)	\$0.00		
2010-2-346396	11/01/2010	12/01/2010	2010-2-0-2010 tax warrant			\$3,378.64	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	11/01/2010	Current Property Tax		\$3,378.64	\$0.00		
Payment	11/18/2010	Ck #-731 FORTE, PETER J & BAR		(\$3,378.64)	\$0.00		

Tax Year 2009

Invoice	Date	Due Date	Description	Amount Due: \$0.00		Billed	Due
2009-1-2887	05/29/2009	07/01/2009	2009-1-PROPERTY TAX			\$3,461.96	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	05/29/2009	2009-1-PROPERTY TAX		\$3,461.96	\$0.00		
Payment	07/01/2009	2009-1-PROPERTY TAX		(\$3,461.96)	\$0.00		
2009-2-2887	11/05/2009	12/07/2009	2009-2-PROPERTY TAX			\$3,440.76	\$0.00
Billing Detail				Principal	Interest Due		
Tax Bill	11/05/2009	2009-2-PROPERTY TAX		\$3,440.76	\$0.00		
Payment	12/07/2009	2009-2-PROPERTY TAX		(\$3,440.76)	\$0.00		

\$0.00

Principal Due \$0.00
 Interest Due \$0.00
 Cost Due \$0.00

Total Taxes Currently Due \$0.00

~ An invitation to all Licensed Real Estate Brokers ~

Mortgagee's Sale of Real Estate

AUCTION

2,721 sq. ft Detached Cape Style Condominium

Excellent Location, 9 Rooms,
3 BR, 2.5 Bath Detached Cape
Style Condo on a Premium
Lot in a Private Setting .
Includes many Upgrades.
Close to Major Highways,
Shopping and Beaches.
Community Club House,
Pool, Tennis Courts &
Jogging Trails.

**BROKER PARTICIPATION
INVITED!!**

John McInnis Auctioneers has been hired
by the Institution for Savings
to offer this detached cape style
condominium at public
foreclosure auction.

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

TERMS OF SALE: Ten Thousand Dollars in
cash or certified check. Closing in forty-five
days.

Subject to All Terms of Sale
NH Lic# 2182

PREVIEWS:

Drive by Recommended
Registration 1 hr prior to sale



8 Hampton Meadows – Hampton, NH

TO BE SOLD TO THE HIGHEST BIDDER

Friday, June 28th @ 11 a.m.

John McInnis
AUCTIONEERS • APPRAISERS

For more info:

mcinnisauctions.com

76 Main Street

Amesbury, MA 01913 NH LIC 2182

978-388-0400 800-822-1417

Email: mcinnisauctions@yahoo.com

Attention Realtors!!

A 15% co-broke fee will be
offered to any licensed real estate agent who produces
a high bidder for this auction.





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: **8 HAMPTON MEADOWS-HAMPTON, 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