

# AMG AUCTION MARKETING GROUP

## BIDDER PACKAGE

*Thank you for your interest in the Auction. We have compiled the following Bidder Due Diligence information to assist you in your research. Please understand that the information in this packet is for informational purposes only. All information contained has been provided by our client or obtained from public sources.*

*Although the information is believed to be true, bidders must verify, on their own behalf, all information contained herein. No representation or warranties are made to its accuracy and we strongly suggest that you do your own research with regard to the property.*

### Mortgagee's Sale of Real Estate at Auction



To be sold on the premises

**95-97 Suffolk Street, Springfield, Ma**

**Thursday, October 21, 2004 - 10:00 AM**

**AMG Reference #: 216**

*If you would like to view our "Auction Handbook," go to [www.auctionmarketinggroup.com](http://www.auctionmarketinggroup.com) or call to receive a copy by mail. If we can be of further assistance, please feel free to call our offices at any time.*

**508-842-1900**

# PROPERTY INFORMATION SHEET

*No warranty or representation is made concerning the accuracy of the following information.*

**Property Address:** 95-97 Suffolk Street, Springfield, Ma

**Recorded at:** Hampden County Registry of Deeds, Book 13830, Page 396

**Auction Date:** October 21, 2004

**Auction Time:** 10:00 AM

**Land Area:** 5,523± SF

**Building Area:** 3,069± SF

**Zoning:** Residential 2

**Taxes:** 1950.27, FY 2004

**Assessed Value:** \$102,700

**Water/sewer:** Public/public

**Heating:** FHW by Gas

**Year Built:** 1923±

**Features:** This Six Bedroom vinyl sided Two-Family features 12 rooms, off street parking, hot water gas heat and over 3000 sq ft of living area.

**Directions:** Off Wilbraham

**Terms:** Five Thousand (\$5,000) Dollars will be required to be in cash or certified check at the time and place of sale as earnest money. The balance is to be paid within thirty (30) days of the date of the sale, at the offices of de Verges & Katsonis, 40 Southbridge St, Suite 215, Worcester, Massachusetts 01608. Other terms to be announced at the sale. Not a representation or warranty by the auctioneer, mortgagee or their attorney. Auctioneer not responsible for errors or omissions.

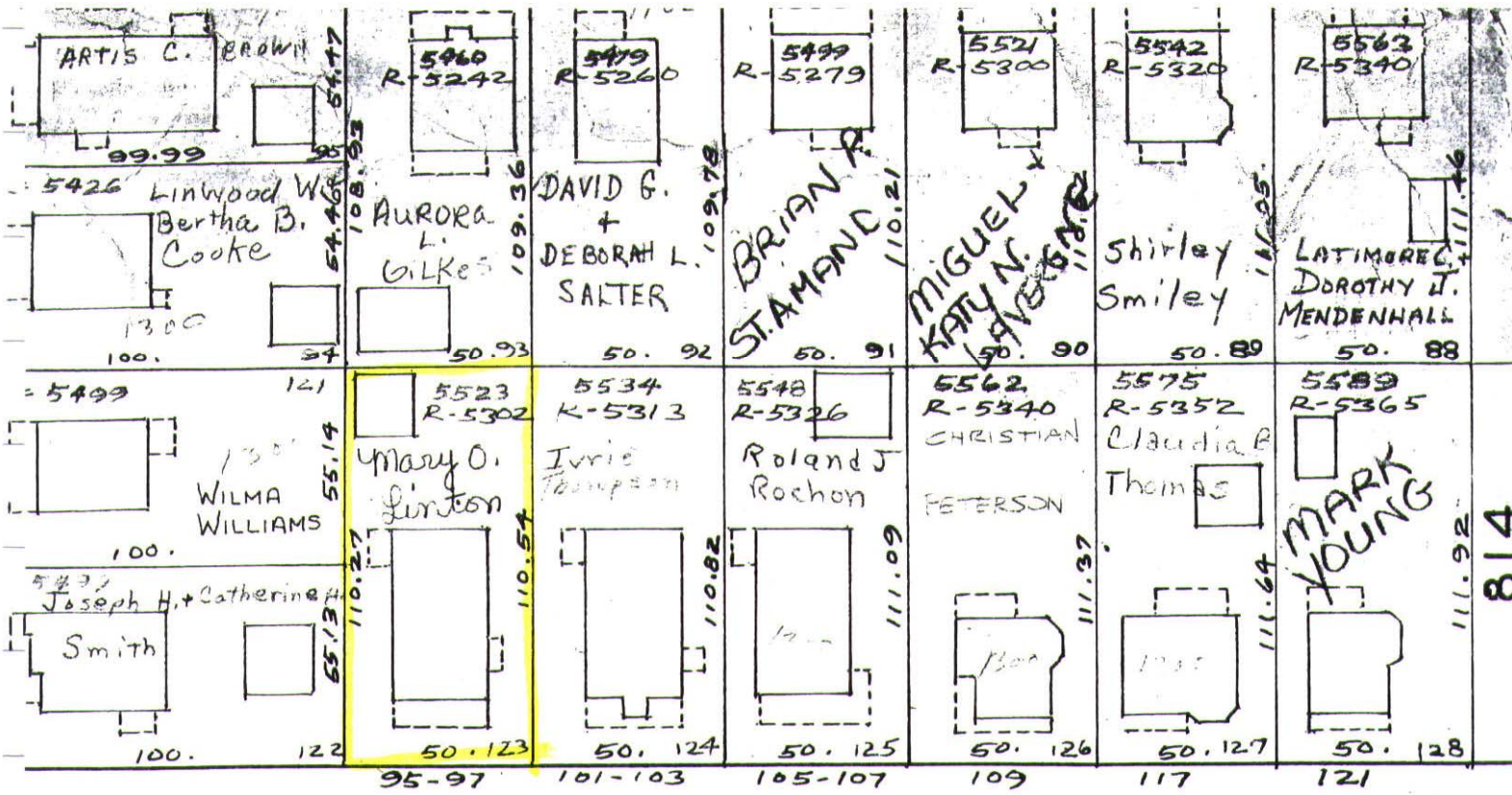
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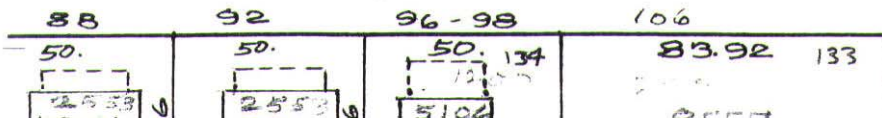








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## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mary O. Linton to Ludlow Savings Bank dated December 29, 1987 and recorded in the Hampden County Registry of Deeds in Book 6720 Page 192, of which mortgage the undersigned Ryan J. Evans, Trustee of the 95-97 Suffolk Street Realty Nominee Trust, u/d/t recorded in the Hampden County Registry of Deeds in Book 13830, Page 396, is the present holder under that Assignment of Real Estate Mortgage recorded in the Hampden County Registry of Deeds in Book 13830, Page 395, and that Assignment of Judgment to Foreclose Judgment recorded in the Hampden County Registry of Deeds in Book 14370, Page 354, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 o'clock A.M. on the 21<sup>st</sup> day of October, A.D. 2004, on the mortgaged premises described below, being known as 95-97 Suffolk Street, Springfield, Hampden County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land in Springfield, in the County of Hampden and Commonwealth of Massachusetts, bounded and described as follows:

Being known and designated as Lot #123 (One Hundred Twenty-Three) as shown on a plan of lots recorded in Hampden County Registry of Deeds, Book 510, Page 602 and 603, and being more particularly bounded and described as follows:

WESTERLY	by Suffolk Street, Fifty (50) feet;
NORTHERLY	by Lots #122 (one hundred twenty-two) and #121 (one hundred twenty-one) as shown on said plan, One Hundred ten and 27/100 (110.27) feet;
EASTERLY	by Lot #93 (ninety-three) as shown on said plan, fifty (50) feet;
SOUTHERLY	by Lot #124 (one hundred twenty-four) as shown on said plan, One Hundred Ten and 54/100 (110.54) feet.

Said premises being numbered 95-97 Suffolk Street.

TOGETHER with all the improvements now or hereinafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereinafter attached to the property

BEING the same premises conveyed to Mary O. Linton by deed of Daniel Bausch and Peggy Bausch dated December 29, 1987 and recorded in the Hampden County Registry of Deeds in Book 6720, Page 191.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession,

unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.

TERMS OF SALE: Five Thousand Dollars (\$5,000) will be required to be paid in cash or certified check at the time and place of sale as earnest money. The high bidder to sign a written Memorandum of Sale upon acceptance of the bid. The balance is to be paid in cash, certified check or bank check within thirty (30) days of the date of the sale, at the offices of de Verges & Katsonis, 40 Southbridge Street, Suite 215, Worcester, Massachusetts 01608. In the event the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, de Verges & Katsonis, 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 and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms to be announced at the sale.

For information, please contact counsel for the mortgagee:

George L. de Verges, Esq.  
40 Southbridge Street, Suite 215  
Worcester, Massachusetts 01608  
(508) 754-2600

Ryan J. Evans, Trustee of the 95-97 Suffolk Street Realty Nominee Trust, u/d/t recorded in the Hampden County Registry of Deeds in Book 13830, Page 396, present holder of the mortgage, by his attorney, George L. de Verges, Esq.