

PROPERTY INFORMATION PACKAGE

Thank you for your interest in the Auction. We have compiled the following Property Information to assist you in your research. Please understand that this package is for informational purposes only. Most of the information contained herein has been obtained from public sources and our client. Although the information is believed to be accurate, bidders must verify, on their own behalf, all information. No representations or warranties are made with respect to the accuracy or validity of the information in this package. 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

72 Cherry Street, Spencer, Ma

Thursday, March 26, 2009 - 10:00 AM

AMG Reference #: 908

If you would like to view our "Auction Handbook", go to 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: 72 Cherry Street, Spencer, Ma

Recorded at: Worcester District Registry of Deeds, Book 32018, Page 322

Auction Date: March 26, 2009

Auction Time: 10:00 AM

Mortgage Position: First Mortgage Lien

Land Area: 7,184± SF

Building Area: 3,626± SF

Zoning: VR- Village Residential

Taxes: \$2009.30, FY 2009

Assessed Value: \$259,600.00

Water/sewer: Town sewer/town water

Year Built: 1880±

Features: This 2-Family Home features two three bedroom units plus 3 finished rooms on the 3rd floor and partially finished basement, recent vinyl siding, windows, wood/carpet & tile flooring, wrap around porch, updated electric & plumbing & blown insulation. The corner lot with parking for 4 consists of 7,184± SF. Ref # 908.

Directions: Route 9/Main Street, South on Greenville St, right on Cherry Street.

Terms: A \$5,000 deposit will be required to be paid by certified check or in cash by the purchaser at the time and place of sale and the balance to be paid in cash, certified check or bank check within 30 days at the office of Kevin M. David, Esq. One North Main St. Webster, Ma 01570 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.

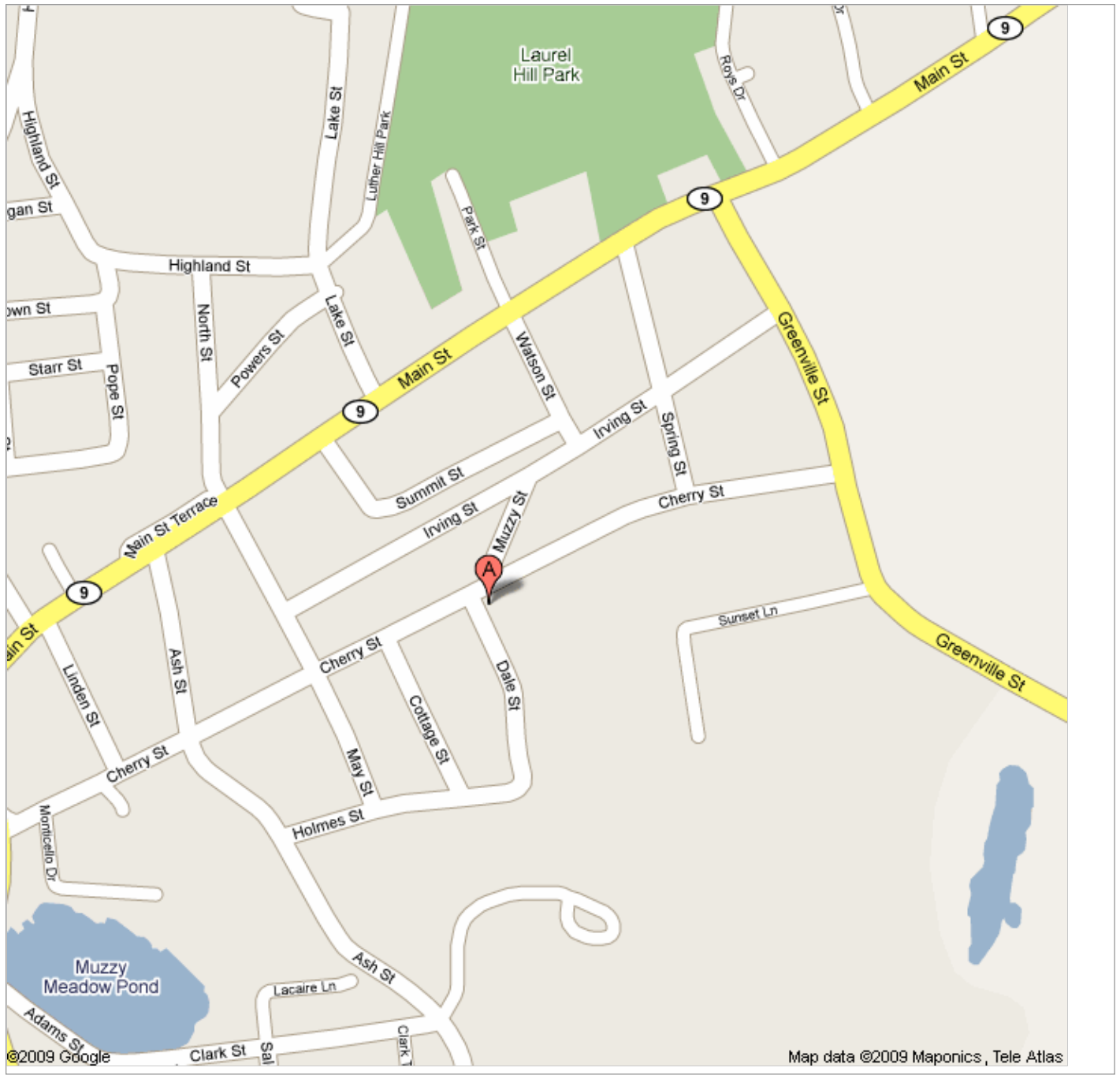
Auction Marketing Group
PO Box 107
Shrewsbury, MA 01545

Email: amg1000@cs.com
Phone: (508) 842-1900
Fax: (508) 925-4677



Address **72 Cherry St**
Spencer, MA 01562

Get Google Maps on your phone
Text the word "GMAPS" to 466453



©2009 Google

Map data ©2009 Maponics, Tele Atlas

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
ST GERMAIN JAMES L SUSAN J ST GERMAIN 2.5 BUTEAU RD						Description	Code	Appraised Value	Assessed Value
SPENCER, MA 01562 Additional Owners:		SUPPLEMENTAL DATA				RESIDNTL	1040	189,000	189,000
						RES LAND	1040	70,200	70,200
						RESIDNTL	1040	400	400
Other ID: SUB-DIV PHOTO WARD PREC.		ASSOC PID#			Total		259,600	259,600	

VISION

346
SPENCER, MA

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	W/E	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ST GERMAIN JAMES L DUNN FRANCIS T		13108/0327 02929/0351	11/20/1990	Q	1	90,000	IN	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
						0		2009	1040	189,000	2008	1040	179,400	2007	1040	179,400
								2009	1040	70,200	2008	1040	73,900	2007	1040	73,900
								2009	1040	400	2008	1040	400	2007	1040	400
Total:								259,600		Total:	253,700		Total:	253,700		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	186,800
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	70,200
Special Land Value	0
Total Appraised Parcel Value	259,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	259,600

NOTES	
UBA1= 1/2 DIRT FGR=DIRT	

BUILDING PERMIT RECORD									VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd	Purpose/Result
9978	05/06/1999	RS	Residential	0	09/28/2001	100	09/28/2001	GENERAL RENOVATI	9/28/2001			MW	49	Change building per
99-49	04/07/1999	RS	Residential	0	09/28/2001	100	09/28/2001	VINYL SIDING	3/23/1995			AL	00	Measur+Listed
94-157	09/26/1994	RS	Residential	5,000		0	03/23/1995	SIDING	8/31/1987			CN	00	Measur+Listed

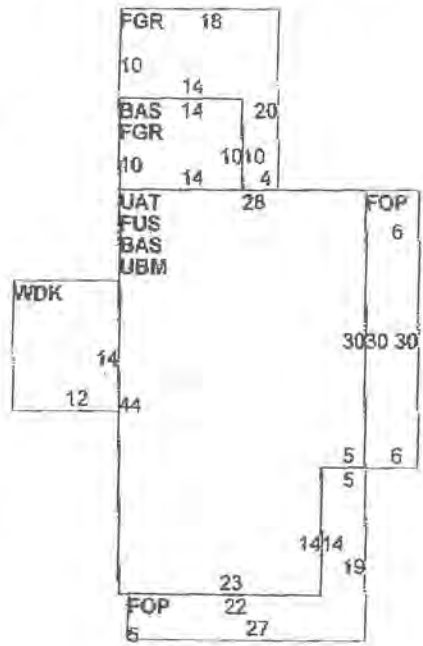
LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1040	TWO FAMILY	VR	01			7,184 SF	8.88	1.10	6	1.0000	1.00		0.00			9.77	70,200

03/05/2009 03:19 5089857512 PAGE 01/02

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	09		Family Flat				
Model	01		Residential				
Grade	04		Average +16				
Stories	2		2 Stories				
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthms	2						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	11		11 Rooms				
Bath Style							
Kitchen Style							

MIXED USE		
Code	Description	Percentage
1040	TWO FAMILY	100

COST/MARKET VALUATION		
Adj. Base Rate:		79.53
Section RCN:		242,567
Net Other Adj:		0.00
Replace Cost		242,567
AYB		1880
EYB		1985
Dep Code		G
Remodel Rating		
Year Remodeled		
Dep %		23
Functional Obslnc		0
External Obslnc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		77
Apprais Val		186,800
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OR-OUTBUILDING & YARD DIMENSIONS OF BUILDING EXTRA ATTACHED (B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Op Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	50	8.00	1999	0			100	400
FPL3	2 STORY CHU			B	1	2,800.00	1985	1			100	2,280

BUILDING SUBAREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,302	1,302	1,302	79.53	103,548
FGR	Garage	0	360	144	31.81	11,452
FOP	Porch, Open	0	385	77	15.91	6,124
FUS	Upper Story, Finished	1,162	1,162	1,162	79.53	92,414
UAT	Attic, Unfinished	0	1,162	116	7.94	9,225
UBM	Basement, Unfinished	0	1,162	232	15.88	18,451
WDK	Deck, Wood	0	168	17	8.05	1,352

Tot Gross Vis/Insc Area: 2,464 5,701 3,050 242,567

No Photo On Record

**Town of Spencer Property Record Card**

Property Id U06-157
Address 72 CHERRY ST
Owner ST GERMAIN JAMES L

Land Total Value \$73,900.00
Building Total Value \$177,200.00
Total Value \$253,700.00
Lot Size .16
Last Sale Date 11/20/1990
Last Sale Price \$90,000.00
Last Sale Book Page 13108/0327
State Use Code 1040
Mailing Address 2.5 BUTEAU RD
Mailing Town SPENCER
Mailing State MA
Mailing Zip 01562
Mailing Country USA
Living Area 2464
Effective Area 3050
Actual Year Built 1880
Total Bedrooms 05
Total Bathrooms 2
Total Rooms 11
Heat Type Forced Air-Duc
Heat Fuel Forced Air-Duc
Exterior Wall Vinyl Siding
Roof Cover Asph/F Gls/Cmp
Roof Structure Gable/Hip
Stories 2
Interior Wall Plastered
Interior Floor Hardwood
AC Type None



Assessment and Sales Report

Location & Ownership Information

Address: 72 Cherry St, Spencer, MA 01562-2231

Map Ref.: M:00U06 B:00157 L:00000 **Zoning:**

Owner 1: James L Stgermain

Owner 2:

Owner Address: 2-1/2 Buteau Rd, Spencer, MA 01562-3134

Property Information

Use:	2-Family Residence	Style:	Family Flat
Levels:	2	Lot Size:	0.16 Acres (7184 sqft.)
Year Built:	1880	Total Area:	5701 sqft.
Total Rooms:	11	Living Area:	2464 sqft.
Bedrooms:	5	First Floor Area:	0 sqft.
Full Baths:	2	Addl Floor Area:	0 sqft.
Half Baths:	1	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Forced Air	Basement:	0 sqft.
Fuel Type:	Natural Gas	Basement Type:	
Exterior:	Vinyl Siding	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:	Average		

Assessment Information

Last Sale Date:	11/20/1990	Last Sale Price:	\$90,000
Last Sale Book:	13108	Last Sale Page:	327
Map Ref.:	M:00U06 B:00157 L:00000	Tax Rate (Res):	7.92
Land Value:	\$73,900	Tax Rate (Comm):	7.92
Building Value:	\$179,800	Tax Rate (Ind):	7.92
Misc Improvements:	\$0	Fiscal Year:	2008
Total Value:	\$253,700	Estimated Tax:	\$2,009.30

Sales History

Recent Sale #1

Sale Price:	\$90,000	Sale Date:	11/20/1990
Buyer Name:	James L Stgermain	Seller Name:	Rachel C Dunn
Lender Name:	Leicester Svgs Bk	Mortgage Amount:	\$100,000
Sale Book:	0	Sale Page:	0

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
MLS PIN is not responsible for the accuracy or completeness of this information.

**MORTGAGEE'S SALE OF REAL ESTATE
72 CHERRY STREET,
SPENCER, MASSACHUSETTS**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **James L. St. Germain and Susan J. St. Germain** to the **Webster First Federal Credit Union** dated **October 17, 2003**, and recorded with the Worcester District Registry of Deeds in Book **32018**, Page **322** of which mortgage the undersigned is the present holder for breaching conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction, on the premises described in said mortgage on the **26TH** day of **March, 2009 at 10:00 A.M.** at the mortgaged premises of **72 Cherry Street, Spencer, Massachusetts**, all and singular, the premises conveyed by said mortgage, and therein described as follows:

The land in Spencer, Worcester, County, Massachusetts with buildings thereon, situated on the corner of Cherry and Dale Streets, bounded and described as follows:

On the North sixty-six and seven-twelfths (66 7/12) feet by said Cherry Street;

On the East one hundred twelve and three-quarters (112-3/4) feet;

On the South sixty-six (66) feet by land of Leon H. Moore;

On the West one hundred four (104) feet by said Dale Street.

Also conveying a right of way over Dale Street as described in a deed from Violet H. Moore dated April 27, 1964 and recorded in Worcester District Registry of Deeds in Book 4459, Page 378.

Being the same premises conveyed to grantor by deed dated November 19, 1990 and recorded in the Worcester District Registry of Deeds in Book 13108, Page 327.

The 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. The above described lot is sold subject to the requirements of the Title V standards for subsurface sewerage disposal system 310CMR 15.00 et al.

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.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of the Notice of Sale and/or the terms of the Memorandum of Sale agreement 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 the mortgagee's attorney the amount of the required deposit as set forth herein within three (3) working days after written notice of default of the previous highest bidder, and the balance of the sale price shall be paid by certified or bank check by the purchaser, and the deed shall be delivered to said second highest bidder, within twenty-nine (29) days of such notice.

TERMS OF SALE: Five Thousand and 00/100ths (\$5,000.00) dollars will be required to be paid by certified check or in cash by the purchaser at the time and place of sale and the balance to be paid in cash, certified check or bank check within thirty (30) days at the office of Kevin M. David, Esquire, One North Main Street, P.O. Box 1298, Webster, Massachusetts 01570.

Other terms to be announced at the sale.

WEBSTER FIRST FEDERAL CREDIT UNION

Present Holder of Said Mortgage

By its Attorney,

Kevin M. David

One North Main Street

P.O. Box 1298

Webster, MA 01570

Dated: February 20, 2009, February 27, 2009, March 6, 2009