

AUCTION MARKETING GROUP

AMG

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

6 Timrod Dr, Worcester, Ma

Tuesday, December 16, 2003 - 10:00 AM

AMG Reference #: 199

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: 6 Timrod Dr, Worcester, Ma

Recorded at: Worcester District Registry of Deeds, Book 25225, Page 332

Auction Date: December 16, 2003

Auction Time: 10:00 AM

Land Area: 9,155

Building Area: 1,028± SF

Zoning: Residential

Taxes: 1069.79, FY 2003

Assessed Value: \$132,400.00

Water/sewer: Public/Public

Year Built: 1983±

Features: This 1028+/- SF Split Entry home features 7+ rooms, 3+ bedrooms, two full bathrooms, a wood deck and forced hot air heating system by gas. The lower level is set-up as an in-law apartment. The corner lot consists of 9,155 ± SF..

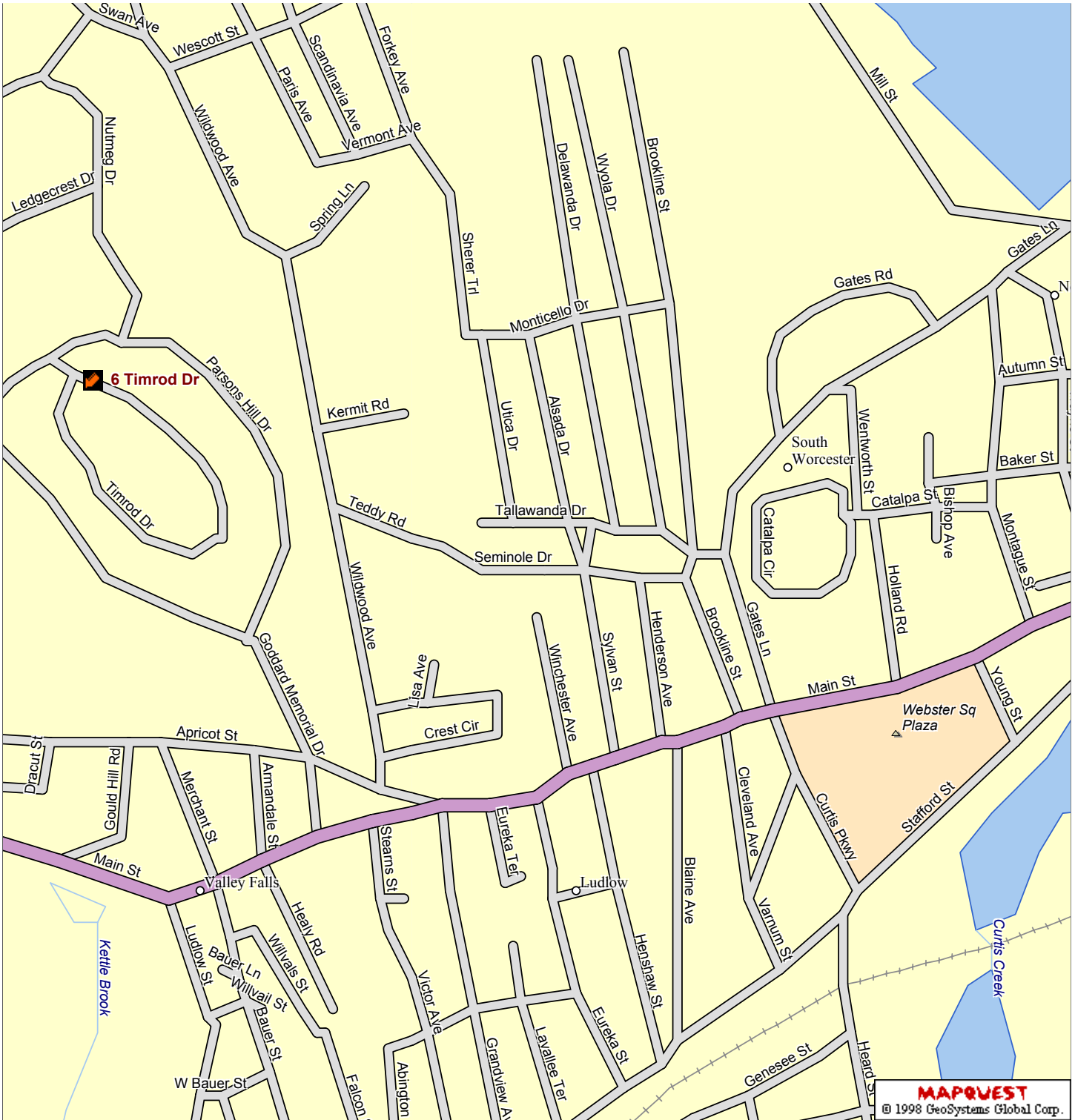
Directions: From Main Street, turn north on Goddard Memorial Drive, go past the first Parsons Hill Dr, turn right at the second Parsons Hill Drive. First street on the right is Timrod.

Terms: \$5,000 non refundable deposit shall be paid in cash or bank cashier's check by the purchaser at the time and place of sale, and the balance to be paid in cash or by certified or bank cashier's check at the offices of Howard B. D'Amico, 28 Mechanic St. Worcester, Ma, within 30 days of the sale. 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) 842-4488

6 Timrod Dr, Worcester, MA



- | | | |
|-----------------|----------------------|-------------------------|
| Water | Cemetery | Limited access road |
| Park | Hospital, university | Primary road |
| Urban area | County border | Other road |
| Military land | Ferry | Unpaved or private road |
| Airport | | Railroad |
| Golf course | | Geographic feature |
| Shopping Center | | |

MAPQUEST
© 1998 GeoSystems Global Corp.

**Streets
USA**

MORAN SURVEY, INC.
 P.O. BOX 220
 SHERBURN, MA 01545
 TEL. 542-8757 FAX 542-9740

MORTGAGE INSPECTION PLAN No Other Use Intended
 Do not use this plan to erect fences, sheds, or other structures.

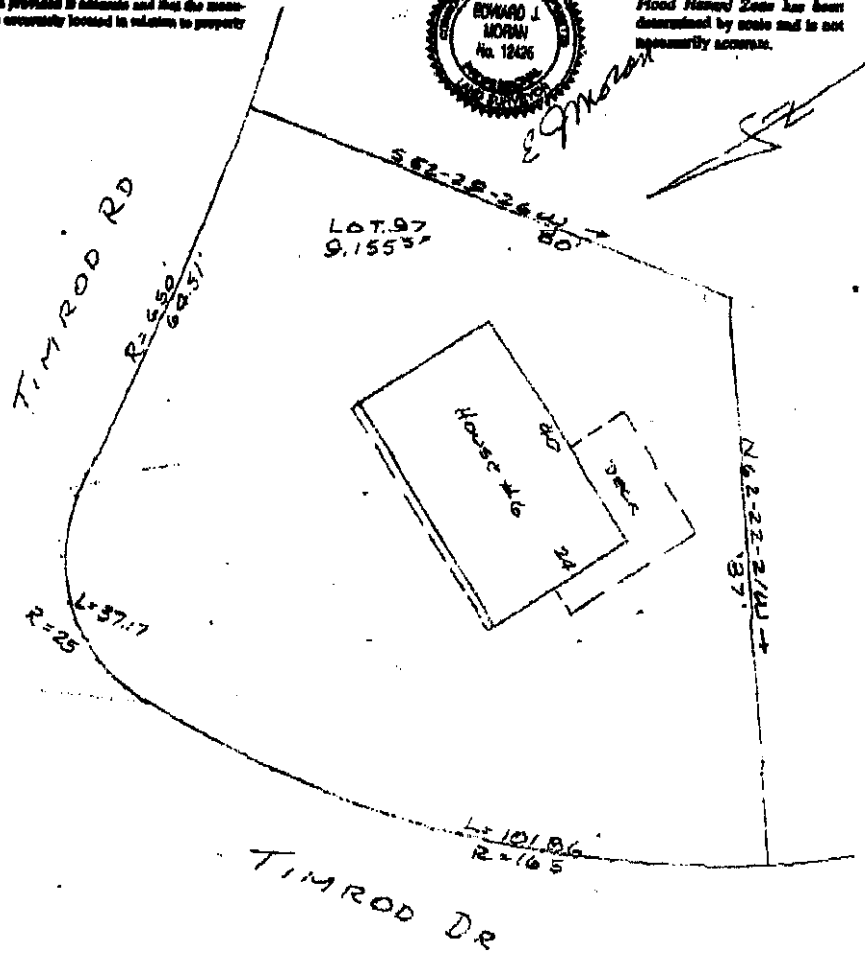
Name: CHRISTOS & MARIA GEORGATIDIS
 Location: 6 TIMROD RD
WORCESTER

Scale: 1" = 20' Date: AUG 7 '95
 Deal Book: 8105-312
 File Book: 471-77

We certify that the building(s) shown on the Special Flood Hazard Area shown on the Flood Hazard Insurance Map # 20A Deal 8105
 Flood Hazard Zone has been determined by scale and is not necessarily accurate.



Based on documentation provided, required measurements were made of the buildings and buildings delineated on this MORTGAGE INSPECTION PLAN. In our judgment, all visible encroachments are shown and there are no violations of zoning requirements regarding structures to property line offsets. NOTE: This plan shows above ground pools, driveways, or sheds with no foundations. The above certifications are made with the proviso that the information provided is accurate and that the measurements were accurately located in relation to property lines.



M.G.
 P.O. CONNELLY, ESQ.

5 2ND ST UNIT 56/N26/00097
 22245/000500 92155 101

CHRISTOS + MARIA GEORGIADIS
 20006 TIMPOD DRIVE 01603
 WORCESTER MASS HOUSE + GAR
 DRIVE

PROPERTY RECORD CARD CITY OF WORCESTER, MASS.
 NO. OF MAP 2 PARTIAL CORP
 INCOME OR OWNERSHIP
 TRANS. DATE 1/1/81 SALE PRICE
 DEED NO. 111



ASSESSMENT RECORD				ABATEMENTS				BUILDING PERMITS	
YEAR	LAND	BUILDING	TOTAL	AMOUNT	CHAPTER	DESCRIPTION	AMOUNT	% COMP	
FY 84									
85									
86									
87	18500	68300	86800						
88	18500	68300	86800						

LAND RECORD				RECORD OF INSPECTION						
LN	VAL. GROUP	PGSE UN.	VALUABLE FEET	ACRES	FACTORY	ADJ.	CU.	DATE	INI	REASON
A	0721	P	50	2000				1/15/81	SPR	W.P.
C	0123	E	50	2000				9/21/81	SPR	W.P.

TOPOGRAPHY		ACCESS		UTILITIES		USE	
U	HIGH	P	PKWD	S	SEWER	QUADANT	
D	LOW <td>D</td> <td>PART ST <td>S</td> <td>SEPTIC <td>3</td> <td></td> </td></td>	D	PART ST <td>S</td> <td>SEPTIC <td>3</td> <td></td> </td>	S	SEPTIC <td>3</td> <td></td>	3	
L	LEVEL <td>V</td> <td>PRIVATE ST <td>M</td> <td>AL UTIL <td>120</td> <td>NBHD</td> </td></td>	V	PRIVATE ST <td>M</td> <td>AL UTIL <td>120</td> <td>NBHD</td> </td>	M	AL UTIL <td>120</td> <td>NBHD</td>	120	NBHD
A	EXT HIGH <td>P</td> <td>PKWD DR <td>W</td> <td>WATER</td> <td></td> <td>NBHD VAR</td> </td>	P	PKWD DR <td>W</td> <td>WATER</td> <td></td> <td>NBHD VAR</td>	W	WATER		NBHD VAR
D	EXT LOW <td>D</td> <td>DIST TR <td>G</td> <td>GAS</td> <td></td> <td></td> </td>	D	DIST TR <td>G</td> <td>GAS</td> <td></td> <td></td>	G	GAS		
R	ROLLING <td>N</td> <td>NO DRIVE <td>E</td> <td>ELECTRIC</td> <td>RL7</td> <td>ZONING</td> </td>	N	NO DRIVE <td>E</td> <td>ELECTRIC</td> <td>RL7</td> <td>ZONING</td>	E	ELECTRIC	RL7	ZONING
E	EXT ROLLING <td>N</td> <td>LANLOCKED</td> <td>NO</td> <td>NO UTIL</td> <td></td> <td>NON-CON LOT</td>	N	LANLOCKED	NO	NO UTIL		NON-CON LOT
R	SWAMPY <td>E</td> <td>BARMENT <td>I</td> <td>WELL</td> <td></td> <td>NON-CON BLDG</td> </td>	E	BARMENT <td>I</td> <td>WELL</td> <td></td> <td>NON-CON BLDG</td>	I	WELL		NON-CON BLDG
W	WET <td>R</td> <td>NO W</td> <td>A</td> <td>ARLESIAN</td> <td></td> <td>OWNER OCC</td>	R	NO W	A	ARLESIAN		OWNER OCC
K	ROCKY <td>W</td> <td>W/ASSMENT</td> <td>G</td> <td>WIND</td> <td></td> <td>PERMIT UN-2</td>	W	W/ASSMENT	G	WIND		PERMIT UN-2
U	LEDGE <td>A</td> <td>DEAD END</td> <td>U</td> <td>SILAR</td> <td></td> <td></td>	A	DEAD END	U	SILAR		

VERIFICATION OF INSPECTION
 NAME: [Signature] DATE: [Signature]

MAP 56 BLOCK 229 LOT 00097 CARD 01 of 01

BUILDING DESCRIPTION

DESIGN TYPE	HEATING TYPE	BASEMENT FINISH
RA RANCH	N NONE	N NONE ROOMS
SI 3/4 LEVEL	A F.H.A.	1 1/4
RH RAISED RANCH	W F.H.W.	2 1/2
CR CONVENTIONAL	S ELECTRIC	3 3/4
CC CONCRETE	8 STEAM	F FULL
TU TUDOR	G G.H.A.	D DIRT FLOOR
OC CAPE COD	N PARTIAL	D
BR BUNGALOW	1 1/2 HEAT	E EXCELLENT
MD MODERN	2 1/2 HEAT	G GOOD
CO CONDOMINIUM	3 2/3 HEAT	A AVERAGE
2F 2 LEVEL FLAT	N NONE	F FAIR
3F 3 LEVEL FLAT	C CENTRAL	P POOR
4F 4 LEVEL FLAT	P PARTIAL	F
DP DUNLEAV	P PARTIAL	F
FC FAMILY CONV	L PARTIAL	F
	H HEAT PUMP	F

ROOF TYPE

GA GABLE	7
HI HIP	7
MA MANSARD	7
GM GAMBLE	7
FL FLAT	7

ROOF AND WALL

AS ASPHALT	7
WS WOOD SHINGLE	7
SL SLATE	7
TG T.G. & GRANITE	7
CO COMPOSITION	7
TI TILE	7
MI METAL	7

INTERIOR FINISH

AS ASPHALT	7
WS WOOD SHINGLE	7
SL SLATE	7
TG T.G. & GRANITE	7
CO COMPOSITION	7
TI TILE	7
MI METAL	7

FLOOR COVER

HW HARDWOOD	7
SW SOFTWOOD	7
VT VINYL TILE	7
OP CARPET	7
AV ASPHALT T.I.F.	7
N NONE	7
R ROOMS	7

BASEMENT TYPE

F FULL	7
3/4	7
1/2	7
1/4	7
NONE	7
DIRT FLOOR	7

ENTRANCE CODE

R RECURSAL	7
I INTERIOR	7
D AT DOOR	7
C EXTENSION	7
N N.O.H.	7
DNA COLLECTION	7

VALUE ADJUSTMENTS

EXC-1	7
EXC-2	7

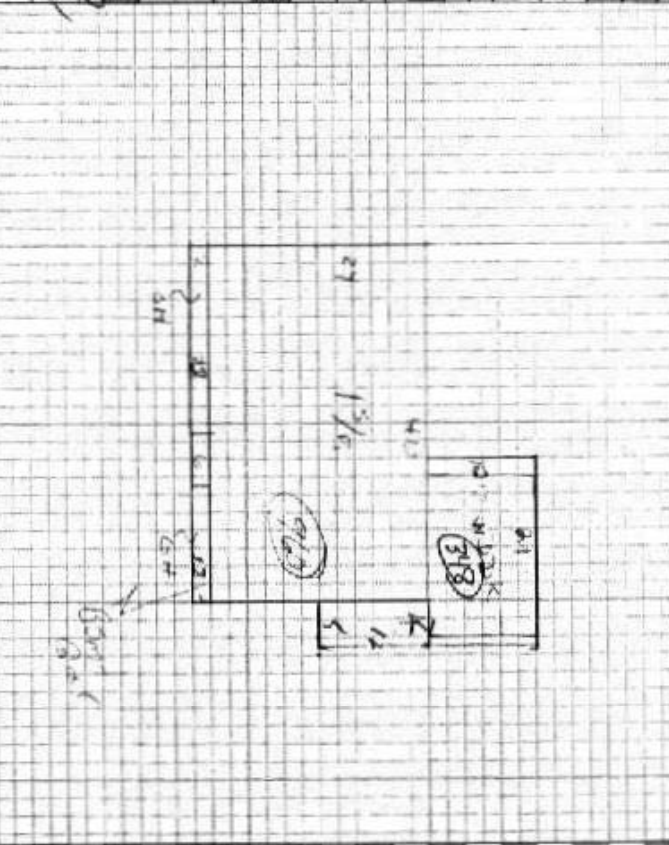
CONDITION

E EXCELLENT	7
A AVERAGE	7
F FAIR	7
P POOR	7
V VERY POOR	7

BASEMENT FINISH

N NONE	7
1/4	7
1/2	7
3/4	7
F FULL	7

SCALE 1/4" = 1' FEET



RENTAL DATA

UNITS	RMS	BRS	HEAT	MO	KT	RENT/MON	LINE	STORY	HEIGHT	RSMT	RSMT	FIN.	FIN.	CODE	CODE	CONST	CONST	BASE AREA	YEAR BLT	DUAL	CD.
							A	1		F	N	F	O	AT				960			

OWNER EXPENSES

WATER	MAINT	IN	TYPE	CONST	BASE AREA	CADJ	MANDJ	YEAR BLT	DUAL	CD.

ACCESSORY BUILDINGS

LN	TYPE	COST VALUE	MARKET VALUE	DESCRIPTION	AREA	YEAR BLT	DUAL	CD.
1								
2								
3								
4								

YEAR RENT COLLECTED

E	
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RENTAL DATA

RENT/MON	RENTAL DATA
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RENTAL DATA

RENTAL DATA	RENTAL DATA
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SQUARE FOOT AREAS

BASEMENT - CAR 960

GULLY IN - CAR 264

BASEMENT - GAR 0

GULLY IN - PROX 0

UNIMPROVED LA 0

CALCULATED 0

TOTAL LIVING 0

TOTAL RESIDENT 0

TOTAL BASE 0

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of that certain mortgage given by Maria Georgiadis to Savers Co-Operative Bank d/b/a Savers Bank dated November 6, 2001, and recorded with the Worcester District Registry of Deeds at Book 25225, Page 332, for breach of conditions of said mortgage and for the purpose of foreclosing the same, said premises, and the buildings thereon, will be sold at Public Auction at 10:00 A.M. on the 16th day of December, 2003, on the mortgaged premises at 6 Timrod Drive, Worcester, Worcester County, Massachusetts, all and singular, the premises described in said mortgage:

To Wit:

The land with the buildings thereon in Worcester, Worcester County, Massachusetts, bounded and described:

Lot 97-6 Timrod Drive, Worcester, Massachusetts

Beginning at a point in the westerly street line of Timrod Drive, said point being the south easterly corner of the parcel herein described;

THENCE S. 52 degrees 29' 26" W. along Lot 98, a distance of 80.00 feet to a point;

THENCE N. 62 degrees 22' 21" W. along Lot 127, a distance of 87.00 feet to a point;

THENCE Easterly along the southerly street line of Timrod Drive, being a curve to the right whose radius is 165.00 feet, a distance of 101.86 feet to a point;

THENCE continuing easterly and southerly along the northerly and westerly street line of Timrod Drive being a curve to the right whose radius is 25.00 feet, a distance of 37.17 feet to a point;

THENCE continuing southerly along the westerly street line of Timrod Drive, being a curve to the left whose radius is 650.00 feet, a distance of 64.51 feet to the point of beginning;

Said parcel is more fully shown on a map entitled, "Definitive Plan Parsons Hill Worcester, Mass. Property of Parsons Hill Assoc. Scale 1"=40' Sept. 20, 1976 Sheet 5 of 7. " recorded with the Worcester District Registry of Deeds, Plan Book 471, Plan 75.

BEING the same premises conveyed to the mortgagors by deed recorded with the Worcester District Registry of Deeds in Book 8105, Page 312.

The description of the premises contained in the mortgage shall control in the event of a typographical error in this publication.

TERMS OF SALE: \$5,000.00 non refundable deposit shall be paid in cash or bank cashier's check by the purchaser at the time and place of sale, and the balance to be paid in cash or by certified or bank cashier's check at the offices of Howard B. D'Amico, P.C., 28 Mechanic Street, Worcester, Massachusetts, 01608, within 30 days of the sale. All bidders must exhibit said required deposit to the auctioneer immediately prior to the auction sale in order to qualify as a bidder.

Said premises will also be sold subject to and/or with the benefit of any and all rights of way, easements, restrictions, covenants, conditions, reservations and agreements of record, to the extent that the same are in force and applicable, outstanding taxes, tax titles, municipal or other public liens or assessments, water bills, sewer bills, liens or claims in the nature of liens, all existing encumbrances of record created prior to this mortgage, and the right of redemption of the United States of America, if any. It shall be the bidders' sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning regulations. The mortgaged premises, if occupied, shall be conveyed subject to existing occupancies and/or tenancies.

This sale may be postponed or adjourned from time to time, if necessary, by the Attorney for the mortgagee at the scheduled time and place of sale.

Other terms, if any, to be announced at the sale. The successful bidder shall be required to sign a Memorandum of Terms and Conditions containing the above terms at the sale.

If the highest bidder fails to complete the purchase of the premises on the terms provided in this notice and in the Memorandum of Terms and Conditions signed following the sale, the Mortgagee reserves the right to sell the premises to the second highest bidder who will then have three (3) days to deliver the deposit specified above to the Mortgagee's attorney as herein indicated, and to agree to a closing date for payment of the remaining balance of such second highest bid and transfer of deed that is within thirty (30) days thereafter.

Present Holder of Said Mortgage
SAVERS CO-OPERATIVE BANK d/b/a SAVERS BANK

By Its Attorney
Howard B. D'Amico, Esquire
Howard B. D'Amico, P.C.

28 Mechanic Street
Worcester, MA 01608

Auction Marketing Group,
Auctioneer (508) 842-1900

ADDITIONAL TERMS

1. The successful bidder shall be required to execute a memorandum of sale upon acceptance of the bid.
2. The successful bidder shall deposit the required deposit with the auctioneer which deposit shall be forfeited if, after the premises are sold to him, the bidder shall refuse to execute a memorandum of sale, or if, after signing, the bidder does not

perform his part of the agreement. In case of forfeiture, the deposit shall become the property of the seller and such forfeiture by the purchaser shall not release him from his agreement.

3. No adjustment shall be made for real estate taxes, assessments, or other municipal charges, liens or claims in the nature of liens, as the successful bidder shall take the property subject to all taxes, charges, assessments and liens up to the date of delivery of the deed.

4. The title to the premises shall be that which was conveyed by mortgage deed to the mortgagee and the purchaser shall take title to the premises by the usual deed under power.

5. Bids shall only be accepted in increments of Five Hundred dollars or more.

6. The premises shall be conveyed subject to any tenants in occupancy and subject to any leases, if any, affecting said premises.

7. No representation is made by the mortgage holder whether the present tenancies are subject to rent control, or what, if any, the monthly rental income is from such tenancies.

8. Said premises shall be sold and conveyed without representation or warranty as to their condition, construction, or fitness for habitation, or whether they conform to applicable state or local building and sanitary codes.