

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

330 Massasoit Road, Worcester, Ma

Thursday, January 29, 2004 - 10:00 AM

AMG Reference #: 200

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: 330 Massasoit Road, Worcester, Ma

Recorded at: Worcester District Registry of Deeds, Book 26576, Page 130

Auction Date: January 29, 2004

Auction Time: 10:00 AM

Land Area: 7,457± SF

Building Area: 3,058± SF

Zoning: Residential RS-7

Taxes: 1208.77, FY 2003

Assessed Value: \$149,600.00

Water/sewer: Public/Public

Heating: Steam

Year Built: 1890±

Features: This 3-family, located on an attractive corner lot of 7,457+/- SF in an area of single family homes, features 12 rooms in total, 6 bedrooms, 4 bathrooms, full basement, plenty of off street parking and contains 3,058+/- SF of living area..

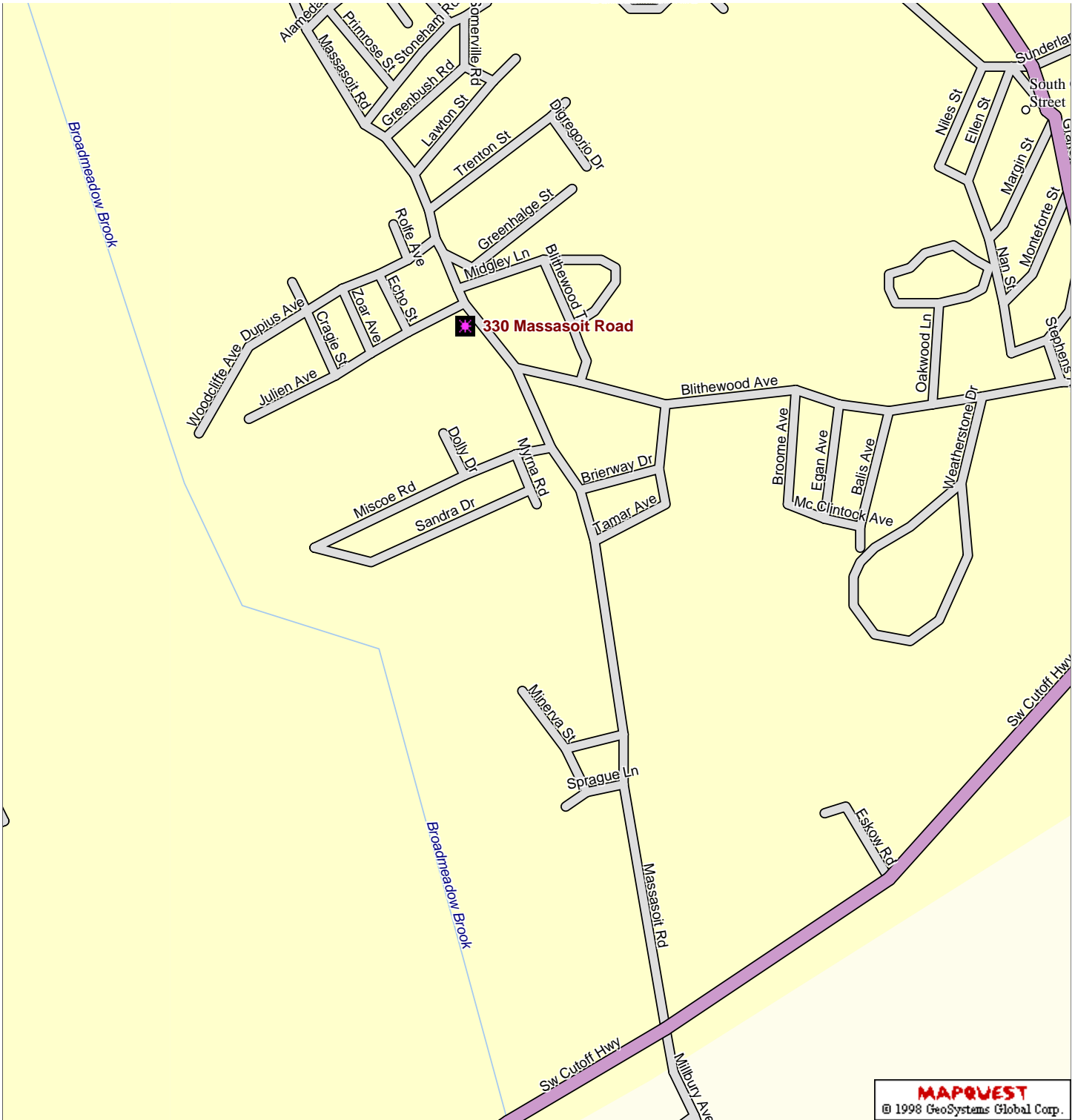
Directions: Located at the corner of Julian Ave and Massasoit Road approximately 2 miles north from the intersection of Rt 20/Southwest Cutoff.

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

330 Massasoit Road, 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 | | |

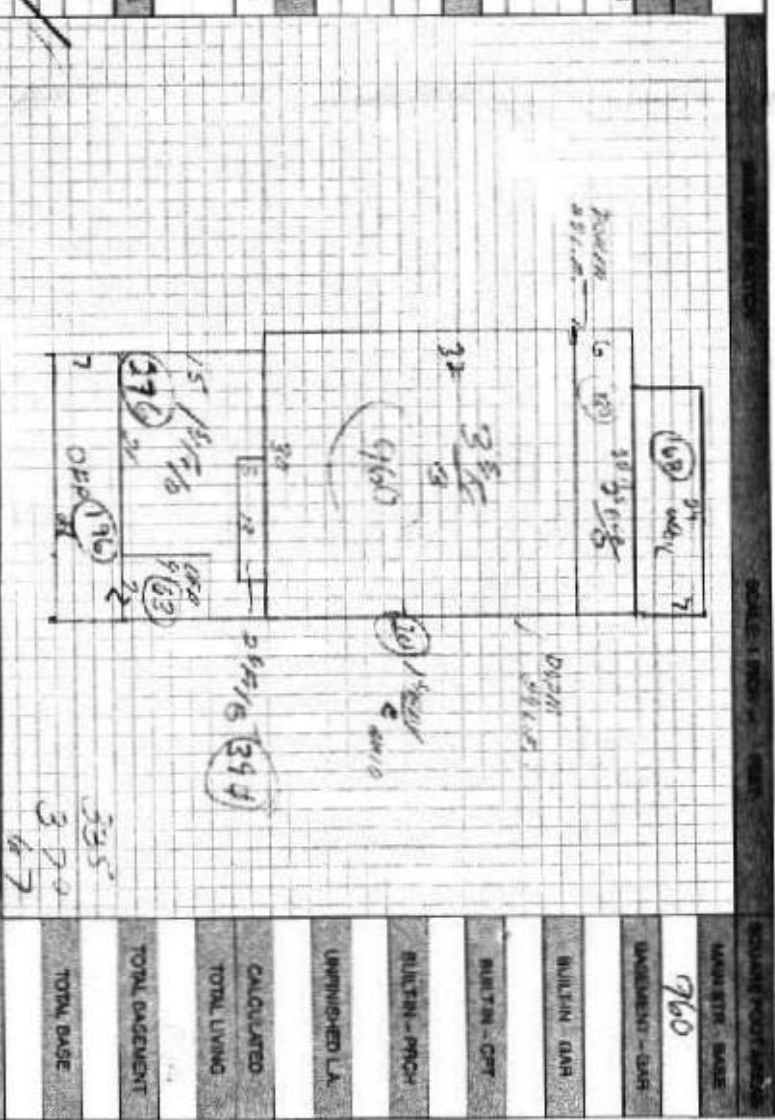
MAPQUEST
© 1998 GeoSystems Global Corp.

**Streets
USA**

MAP 45 BLOCK 025 LOT 06143 CANO 01 OF 01

MFL SUB PARCEL USE

SECTION	DESCRIPTION	QTY	UNIT	VALUE
FOUNDATION	CONCRETE	1	FULL	
FOUNDATION	CONC. BLOCK	3	3/4	
FOUNDATION	BRICK	2	1/2	
FOUNDATION	STONE	1	1/4	
FOUNDATION	POST/PILERS	1	NONE	
FOUNDATION	SLAB	1	CRAWL	
ROOF TYPE	GALE	1	TOTAL ROOMS	12
ROOF TYPE	HIP	3	BEDROOMS	3
ROOF TYPE	MAVSARD	3	FULL BATHS	1
ROOF TYPE	GAMBREL	1	HALF BATHS	1
ROOF TYPE	FLAT	1	EXTRA FIXTURES	1
ROOF MATERIAL	ASPH/FLT	1	ROOF COVER	
ROOF MATERIAL	WOOD SHINGLE	1	HARDWOOD	
ROOF MATERIAL	SLATE	1	SOFTWOOD	
ROOF MATERIAL	TAN & GRAYEL COMPOSITION	1	VINYL TILE	
ROOF MATERIAL	CLAY TILE	1	CARPET	
ROOF MATERIAL	METAL	1	ASPHALT TILE	
INTERIOR FINISH	DRY WALL	1	PLASTER	
INTERIOR FINISH	PLASTER	1	PANCL	
INTERIOR FINISH	CHIMNEYS	1	EXC-1	
INTERIOR FINISH	CHIMNEYS	1	EXC-2	
BASEMENT FINISH	NONE	1	ROOMS	1
BASEMENT FINISH	F.H.W.	2	1/2	
BASEMENT FINISH	ELECTRIC	3	3/4	
BASEMENT FINISH	STEAM	1	FULL	
BASEMENT FINISH	G.H.A.	1	DRT FLOOR	
BASEMENT FINISH	NONE	1	EXCELLENT	
BASEMENT FINISH	F.H.W.	2	GOOD	
BASEMENT FINISH	ELECTRIC	3	AVERAGE	
BASEMENT FINISH	STEAM	1	FAIR	
BASEMENT FINISH	G.H.A.	1	POOR	
BASEMENT FINISH	NONE	1	YEAR BUILT	1893
BASEMENT FINISH	F.H.W.	2	YEAR REMODELED	1960
BASEMENT FINISH	ELECTRIC	3	EFF. YEAR BUILT	1960
BASEMENT FINISH	STEAM	1	QUALITY CLASS	1.0
BASEMENT FINISH	G.H.A.	1	CONDITION	1.5
BASEMENT FINISH	NONE	1	EXCELLENT	
BASEMENT FINISH	F.H.W.	2	GOOD	
BASEMENT FINISH	ELECTRIC	3	AVERAGE	
BASEMENT FINISH	STEAM	1	FAIR	
BASEMENT FINISH	G.H.A.	1	POOR	
BASEMENT FINISH	NONE	1	YEAR BUILT	1893
BASEMENT FINISH	F.H.W.	2	YEAR REMODELED	1960
BASEMENT FINISH	ELECTRIC	3	EFF. YEAR BUILT	1960
BASEMENT FINISH	STEAM	1	QUALITY CLASS	1.0
BASEMENT FINISH	G.H.A.	1	CONDITION	1.5



SECTION	DESCRIPTION	QTY	UNIT	VALUE
OWNER EXPENSES	WATER	1	WAST	180
OWNER EXPENSES	WATER	1	WAC %	180
OWNER EXPENSES	ELECTRIC	1	EXP %	180
OWNER EXPENSES	HEAV	1	GRN	168
OWNER EXPENSES	HEAV	1	CAP RATE	168
OWNER EXPENSES	HEAV	1	YEAR RENT COLLECTED	168
ACCESSORY BUILDINGS	SHED	1	200	1900

MUNICIPAL LIEN CERTIFICATE

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF WORCESTER
 OFFICE OF THE COLLECTOR OF TAXES

Requested By: HOWARD B. D'AMICO, P.C.
 ATTORNEY AT LAW
 28 MECHANIC STREET
 WORCESTER, MA 01608

Issue Date: Dec 05, 2003

I certify from available information that all taxes, assessments and charges now payable that constitute a lien as of the date of this certificate on the parcel of real estate specified in your application received on Dec 01, 2003 are listed below.

ASSESSED OWNER: LEBLANC, DAVID P,
 LOCATION OF PROPERTY: 0330 MASSASOIT RD
 PARCEL IDENTIFIER: 4502500143 LAND AREA: 7457.000 F VALUATION: 194900.00 F '04

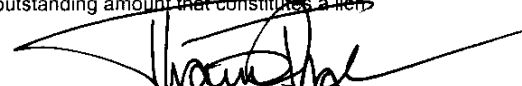
		FISCAL YEAR	2004-2003	2003-2002	2002-2001
TAXES:	QTR 1 *	DUE 08/01/03	604.39	548.00	386.03
	QTR 2 *	DUE 11/03/03	604.38	547.99	386.02
	QTR 3	DUE 02/02/04	.00	660.78	709.97
	QTR 4	DUE 05/03/04	.00	660.77	709.96
* preliminary taxes generally represent no more than 50% of prior year tax					
BETTERMENTS/ASSESSMENTS:					
	STREET		.00	.00	.00
	SEWER		.00	.00	.00
	DEMOLITION		.00	.00	.00
	COMMITTED INTEREST		.00	.00	.00
UTILITY LIENS:	WATER		.00	.00	306.78
	SEWER		.00	.00	212.87
TOTAL BILLED			1208.77	2417.54	2711.63
CHARGES AND FEES			.00	44.00	.00
INTEREST TO CML ISSUE DATE			37.14	56.02	.00
Less:	PAYMENTS		.00	-1756.77	-2711.63
	ABATEMENTS/EXEMPTIONS		.00	.00	.00
	BILLING ADJUSTMENTS		.00	.00	.00
BALANCE DUE			1245.91	760.79	.00

- THIS PROPERTY HAS PREVIOUS YEARS TAXES TOTALING: _____ .00
- THIS PROPERTY IS IN TAX TITLE FOR THE FOLLOWING: _____ .00
- THIS PROPERTY HAS UNPAID WATER/SEWER CHARGES FOR: Unpd Water to 08/21/2003. Loc. Code 26-0809-000 2011.36
- THIS PROPERTY HAS UNPAID BETTERMENTS NOT YET ADDED TO TAX FOR: _____ .00
- THERE ARE IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE A BETTERMENT.

TOTAL AMOUNT NOW DUE: 4018.06

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other outstanding amount that constitutes a lien.

INT



 COLLECTOR OF TAXES

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of that certain mortgage given by David LeBlanc to Flagship Bank and Trust Company dated May 8, 2002, and recorded with the Worcester District Registry of Deeds at Book 26576, Page 130, 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 29th day of January, 2004, on the mortgaged premises at 330 Massasoit Road, Worcester, Worcester County, Massachusetts, all and singular, the premises described in said mortgage:

To Wit:

The land with the buildings thereon situated in Worcester, County of Worcester, Massachusetts, at the corner of Julien Avenue and Massasoit Road and bounded and described as follows:

TRACT ONE

Two certain lots or parcels of land situated on Julien Avenue and being Lot Nos. 143 and 144 as shown on plan of lots recorded at the Worcester District Registry of Deeds in Plan Book 8, Page 25.

Said lots measure each 30 feet in width by 45 feet in depth and contain each according to said plan 1350 sq.ft., more or less.

TRACT TWO

One certain lot or parcel of land situated on Millbury Avenue, now Massasoit Road in said Worcester, being Lot No. 145 as shown on the plan herein mentioned.

Said lot measures 45.11 feet on Millbury Avenue, now Massasoit Road, 103.15 feet on Julien Avenue; 45 feet on Lot No. 144 on said plan; and, 100 feet on land of owners unknown. Containing accordingly to said plan 4570.8 sq. ft., more or less.

Being the same premises conveyed to Mortgagor by deed recorded at said Deeds in Book 21900, Page 5.

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
FLAGSHIP BANK and TRUST COMPANY

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.