

**PAUL E. SAPERSTEIN CO., INC.**  
**144 Centre Street, Holbrook, MA 02343-1011**  
**(617) 227-6553 • fax (781) 767-9686**  
**Web Site: <http://www.pesco.com> E-mail: [pesco@pesco.com](mailto:pesco@pesco.com)**

---

**MORTGAGEE'S SALE  
OF REAL ESTATE AT PUBLIC**

**AUCTION**

**FRIDAY, SEPTEMBER 7, 2012 AT 11AM**



**129 Ballard Street, Saugus, MA**  
**7 Unit – 16,600+/-SF Contractor Building**

***PROPERTY LOCATION:***

129 Ballard Street, Saugus, MA

***PROPERTY DESCRIPTION:***

7 Unit – 16,300+/-SF Contractor Building

---

***AUCTION LOCATION:***

On Site

***AUCTION DATE/TIME:***

Friday, September 7, 2012 at 11AM

***TERMS OF SALE:***

A deposit of \$50,000 by certified, bank treasurer's or cashiers check will be required at the time & place of sale and will be increased to equal 10% of the bid price in 5 business days. Balance of purchase price due within 45 days.

***AUCTIONEER'S OFFICE:***

For more information on this auction, please contact:

**Contact:** Jeffrey Mann  
**Tel. #:** (617) 227- 6553  
**Fax:** (781) 767- 9686  
**Email:** jmann@pesco.com  
**Web Site:** www.pesco.com

***DISCLAIMER:***

All information contained within this package was derived from sources believed to be reliable. Information contained in this package does not constitute a representation or warranty of any kind by the Auctioneer, and/or the Mortgagee and/or their Attorneys, Agents, Servants, or Employees of the accuracy or completeness of any information herein. The Auctioneer, and/or the Mortgagee and/or their Attorneys, Agents, Servants, or Employees expressly disclaim any responsibility therefor. The Auctioneer, and/or the Mortgagee and/or their Attorneys, Agents, Servants, or Employees shall have no liability whatsoever for any loss, cost or damage arising from any inaccuracy therefrom. Prospective buyers should rely entirely on their own due diligence, inspection and judgment. Announcements from the auction block shall take precedence over any previously printed material or any other oral statements made.

**Mortgagee's Sale of Real Estate  
at Public Auction**

**SAUGUS**

**7 Unit – 16,300SF Contractor Building**

**129 Ballard Street, Saugus, MA  
Friday, September 7, 2012 at 11AM**

**85,006+/-sf of land located just off Rte 107 w/ easy access to Rtes 1 & 1A improved by a single story, steel framed, concrete & pre fab steel, multi-unit contractor bldg built in 2008 containing (4) 1,630sf & (3) 3,260 sf units. Bldg is built on slab & has (10) 12'x14' OH drive in drs, 18' clear, full sprinkler, 200 amp elec, sep util, flr drains & rest rms.**

**Terms of Sale: A deposit of \$50,000 by certified or bank check will be required at the time & place of sale & increased to equal 10% of bid price in 5 business days & balance in 45 days. All other terms announced at sale.**

**Paul G. Crochiere, Esquire  
Regnante, Sterio & Osborne LLP  
Wakefield, MA  
Attorney for Mortgagee**

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by BALLARD CORNER, LLC, to DANVERSBANK, with a usual place of business at One Conant Street, Danvers, Massachusetts 01923, dated August 3, 2007, and recorded with the Essex South District Registry of Deeds in Book 27079, Page 77, of which mortgage PEOPLE'S UNITED BANK, SUCCESSOR BY MERGER TO DANVERSBANK, is the present holder, for breach of the conditions contained in said mortgage, namely, default in the mortgage payments, and for the purpose of foreclosing the same, there shall be sold at Public Auction at 11:00 A.M. on Friday, September 7, 2012, on the mortgaged premises located at 129 Ballard Street, Saugus, Essex County, Massachusetts, where a flag shall be erected on the day of such sale, all and singular the remaining premises described in said mortgage, to wit:

The lot shown on that certain plan of land entitled "Plan of Land Showing land of Ballard, Inc. & Ballard Realty Trust" dated August 1, 2007, prepared by Otte & Swyer, Inc., Land Surveyors, and recorded of even date herewith, and containing, according to said plan, 203,716 feet of land, more or less,

but excepting therefrom the portions of the premises described in said Mortgage which previously have been released from said Mortgage, being: Lots 1, 3A, and 3B as shown on plan entitled "Plan of Land, 129 Ballard Street, Saugus, Mass. 01906, prepared for Ballard Corner, LLC" dated April 1, 2008, by Otte & Dwyer, Inc., Land Surveyors, and recorded with said Registry in Plan Book 418, Plan 90 (the "2008 Plan"). See Partial Releases of said Mortgage recorded with said Registry in Book 28452, Page 1 and in Book 31538, Page 125. The property to be sold at auction is shown as Lots 2A and 2B on the 2008 Plan.

The sale shall be subject to a Declaration of Access Easement and Maintenance Obligations, dated March 19, 2009, and recorded in Book 28417, Page 497, to which said mortgage has been subordinated by instrument recorded in Book 28495, Page 563, and to a Grant of Negative Easement recorded in Book 27513, Page 396, as amended by instrument recorded in Book 31004, Page 583, an Easement to Massachusetts Electric Company, recorded in Book 30939, Page 198, an Amendment to Access Easement recorded in Book 31004, Page 585, and an Easement to Massachusetts Electric Company, recorded in Book 28215, Page 28, to which said Mortgage has been subordinated by instrument recorded in Book 31577, Page 55. All references to recording are to recording in said Registry.

The Mortgaged Premises shall be sold subject to any and all unpaid taxes, charges and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all leaseholds, tenancies and/or rights of parties in possession, including rights or claims in improvements and personal property now located on the Mortgaged Premises and installed by current or former owners or occupants. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, subdivision, state and local building, environmental condition, sanitary or other Federal, State and/or Municipal regulations, utilities, condition or permitted use of the premises, state of title, or otherwise.

**TERMS OF SALE:**

Cash, cashier's or certified check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, in the sum of FIFTY THOUSAND AND 00/100

(\$50,000.00) DOLLARS (the "Initial Deposit"), must be presented at the time and place of the sale in order to qualify as a bidder and shall be tendered by the purchaser at the time and place of sale; the high bidder shall pay within five (5) business days of the auction date an additional deposit equal to the difference between the Initial Deposit and ten (10%) percent of the amount of the high bid; the high bidder shall execute and agrees to comply with the terms of the written Memorandum of Foreclosure Sale upon acceptance of his/her bid; the balance of the bid price shall be paid in cash, cashier's or certified check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, or by federal wire transfer, in or within forty-five (45) days after the date of sale. The deed for the Mortgaged Premises shall be delivered upon receipt of the balance of the purchase price.

The mortgagee reserves the right to postpone the sale to a later date by public proclamation by the mortgagee, its attorney or its auctioneer 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. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Sale to be conducted by PAUL E. SAPERSTEIN CO. INC., 144 Centre Street, Holbrook,  
Massachusetts 02343-1011, Auctioneer's License No. 295, Telephone No. (617) 227-6553,

Internet: [www.pesco.com](http://www.pesco.com)

PEOPLE'S UNITED BANK,  
SUCCESSOR BY MERGER TO  
DANVERSBANK,  
Present holder of said Mortgage,  
By Its Duly Authorized Attorney

REGNANTE, STERIO & OSBORNE LLP

By \_\_\_\_\_  
PAUL G. CROCHIERE, ESQUIRE  
401 Edgewater Place, Suite 630  
Wakefield, Massachusetts 01880  
Telephone: (781) 246-2525  
E-mail: [pcrochiere@regnante.com](mailto:pcrochiere@regnante.com)

The Commonwealth of Massachusetts  
Office of the Collector of Taxes  
Town of Saugus  
Municipal Lien Certificate

Number: 7884  
7/30/2012

Regnante Sterio Osborne LLP  
401 Edgewater Place Ste 630  
Wakefield, MA 01880

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 7/30/2012 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	H5/1/2	Assessed Owner	BALLARD CORNER LLC
Account	5144036	Additional Owner	
Location of Property	129 BALLARD ST	Supposed Present Owner	
Acreege	1.86 Acres	Legal Reference	Book 27079 Page 69 Deed Date 8/3/2007

VALUATION

FY 2013	Residential 0	Rate1 Open Space 11.04	0	Rate 2 Commercial 24.16	1,721,300	Rate 3 Industrial 24.16	0	Rate 4 24.16	Exempt 0
---------	---------------	------------------------	---	-------------------------	-----------	-------------------------	---	--------------	----------

ASSESSMENT

	2013 1st Quarter	2013 2nd Quarter	2013 3rd Quarter	2013 4th Quarter	FY 2012	FY 2011
Preliminary Tax	\$11,031.89	\$11,031.89	N/A	N/A	\$21,389.48	\$18,584.58
Actual Tax					\$20,197.13	\$21,624.99
Water Lien						\$120.00
Water Int Lien						\$13.86
WS Fee Lien						\$5.00
Snow Lien					\$1,015.57	
Charges and Fees					\$5.00	\$5.00
Interest To Date	\$0.00	\$0.00			\$0.00	\$0.00
Tax Title/Tax Deferral					\$45,807.96	\$43,109.10
Per Diem	\$0.00	\$0.00			\$0.00	\$0.00
Balance Due	\$11,031.89	\$11,031.89			\$0.00	\$0.00

Property Tax Interest Per Diem \$0.00  
Committed Tax Balance \$22,063.78

Misc Receivable	Balance	Interest	Per Diem	
Final Fee	\$0.00	\$0.00	\$0.00	Plus any addl UNASCERTAINABLE charges not yet billed. Please call Collectors Office at 781-231-4135 for a FINAL WATER READING. All amts listed above are paid to the Collector.  WATER ACCOUNT 290251-00 290265-00
Sewer	\$60.00	\$5.64	\$0.02	
Swr Dmd	\$10.00	\$0.00	\$0.00	
Water	\$70.00	\$6.58	\$0.03	
Wtr Dmd	\$10.00	\$0.00	\$0.00	
<b>Misc. Totals</b>	<b>\$150.00</b>	<b>\$12.22</b>	<b>\$0.05</b>	

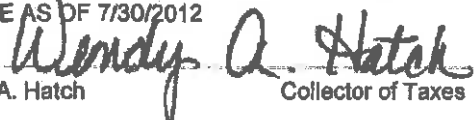
Property has been placed in tax title for non-payment of prior year(s) taxes. Add current amount due plus tax title amount to determine total payment. Tax Title to be paid to the Treasurer by separate check: Tax Title Amount Due: \$147,062.90.

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

INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 7/30/2012

Wendy A. Hatch

Collector of Taxes



## **Exterior**

Number of Buildings: 1

Building Type: Commercial—multi-tenanted contractors building

Configuration: Freestanding

Architectural Style: Conventional

Structural System: Steel framed (clear span)

Building Height: One-Story

Roof: Gable Roof, enameled metal surface

Exterior Walls: Prefabricated metal panel with architectural block to a height of 8' on the end of the building facing Ballard Street.

Windows: Metal casement windows with insulated glass.

Doors: Steel doors at all pedestrian entrances. Ten 12' x 14' overhead doors.

Foundation: Concrete slab and continuous footing

Insulation: Double insulated with sandwich panel construction and fiberglass bats on the walls and roof.

Gross Building Area: 17,000(+/-) Square Feet

Net Rentable Area: 16,300 (+/-) square feet per owner

Actual Year Built: 2008

## **Interior:**

Building Layout: The rectangular building is divided into seven bays, each with overhead door access, a lavatory, and separately metered gas, electric, and water/sewer. The seven rental units consist of four that are 1,630 SF and three "double" units that are 3,260 SF in size. There are no common areas.

Interior Finish: Interior surfaces consist of concrete floors with exposed framing at the walls and roof. Bathrooms and a small office area in one unit feature drywall partitions, suspended tile ceilings, vinyl base molding, and composite doors.

Overhead Doors: Ten 12' x' 14' drive-in overhead doors

Clear height: 18'

Lighting: High efficiency sodium halide fixtures

**Baths:** Seven modern lavatories-one in each rental unit. Most have two fixtures. The lavatory in unit 9-10 has three fixtures including a fiberglass stall shower.

**Mechanical Systems:**

**HVAC:** Each unit is equipped with suspended gas fueled warm air space heaters.

**Electric:** 200-amps per unit with circuit breaker service panels that are individually metered.

**Plumbing:** PVC waste and pex supply lines.

**Hot Water:** Tankless electric water heaters

**Security:** Hardwired smoke/fire alarm. Cylinder locks at all entrances

**Sprinkler Coverage:** Full coverage wet system

**Other Features:** Floor drains with oil/gas separators.