

AUCTION



Vacant Two-Family
22-24 North School Street
Portsmouth, New Hampshire

Wednesday, February 8th at 11:00 a.m.

On-site Auction with online bidding available by request

22-24 North School Street is a 1.75 story Saltbox on a .085-acre lot. The structure is comprised of two, 1-bedroom, 1-bathroom units each totaling 760+/- sq.ft. The units are separately metered for electricity and include their own 8' x 12' back deck. The property is serviced by natural gas and public water and sewer. Map 141, Lot 10.

Inspection: Friday, February 3rd from 9 a.m. to 11:00 a.m. and one hour prior to the auction.

Terms: Ten thousand-dollar (\$10,000.00) deposit in cash, certified check, or e-check made payable to Paul McInnis LLC Escrow deemed acceptable to mortgagee or agent of the mortgagee at time and place of sale. Balance due at closing within forty (40) days of sale. Online bidding available by request of the auctioneer. Subject to all terms of mortgagee's notice of sale.



BID ONLINE

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DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
<input type="checkbox"/> consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

NOTICE OF MORTGAGEE'S SALE

By virtue of the statutory power of sale contained in a certain mortgage given by Linda Greif, dated April 16, 2013, to Piscataqua Savings Bank of 15 Pleasant Street, Portsmouth, NH 03801 and recorded in the Rockingham County Registry of Deeds at Book 5430, Page 2663, the subscriber pursuant to and in execution of said power of sale and for breach of conditions of said mortgage and a note which it secures, including but not limited to, non-payment of principal and interest when due, and for the purpose of foreclosing same, will sell at public auction on February 8, 2023, at 11:00 in the morning at 22-24 North School Street, Portsmouth, County of Rockingham, State of New Hampshire, the property described in the same mortgage referenced above.

Excepting, reserving and subject to all rights-of-way, easements, restrictions, covenants and conditions of record. All further restrictions, conditions, and reservations set forth in said mortgage may be examined by anyone wishing to do so by appointment at the law offices of Flagg Law, PLLC, 93 Middle Street, Portsmouth, New Hampshire.

The above described premises shall be sold subject to unpaid taxes, prior liens and other enforceable encumbrances which are by law preferred over this mortgage. The mortgagee makes no warranties as to title or priority of lien. The above described premises shall also be sold on an AS IS and WHERE is basis, without any warranties whatsoever as to the condition of the premises and shall be sold subject to and without limitation to any and all provisions of the municipal zoning ordinance, state and federal land use regulations and local taxes.

Terms of Sale: \$10,000.00 cash, certified check, or e-check acceptable to the Mortgagee as down payment towards the purchase price to be paid at the time of sale with funds being made payable to Paul McInnis LLC Escrow; balance to be paid in forty (40) days or on delivery of deed, at option of the mortgagee; down payment shall be forfeited to the Mortgagee in the event the highest bidder shall fail to consummate the sale.

THE MORTGAGEE HEREBY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND THE RIGHT TO CHANGE THE FOREGOING TERMS OF SALE BY ANNOUNCEMENT, WRITTEN OR ORAL, MADE BEFORE THE AUCTION SALE, OR AT THE COMMENCEMENT THEREOF, AND SUCH CHANGE OR CHANGES SHALL BE BINDING UPON ANY BUYER AS CONSTRUCTIVE NOTICE BY VIRTUE OF THIS CLAUSE. THE MORTGAGEE FURTHER RESERVES THE RIGHT TO ADJOURN THE SALE TO ANOTHER DATE AND TIME, AFTER NOTICE THEREOF BY ANNOUNCEMENT AT THE TIME OF SALE.

The person conducting this sale shall have the right to qualify each bidder in advance of the sale by inspecting his/her certified check or cash. For questions regarding online bidding and the subject property, please contact: Paul McInnis LLC, Attn: Justin F. Conway, One Juniper Road, North Hampton, New Hampshire 03862 at (603) 964-1301 or justin@paulmcinnis.com.

NOTICE TO MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES IS SITUATED WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

Piscataqua Savings Bank,
By its Attorneys,
FLAGG LAW, PLLC

By: 

Jonathan M. Flagg, Esq.
93 Middle Street
Portsmouth, NH 03801
(603) 766-6300
jflagg@flagglawfirm.com
Agent for service of process

Dated: December 20, 2022

GENERAL TERMS & CONDITIONS

Paul McInnis LLC has been retained by the Mortgagee to sell, at foreclosure auction, 22-24 North School Street, Portsmouth, NH described in the Mortgagee's Notice of Sale.

LOCATION: The **Live Auction** will take place on **Wednesday, February 8 th at 11:00 a.m. on-site at 22-24 North School Street, Portsmouth, NH.**

BIDDING ON-SITE OR ONLINE: Bidders interested in bidding on the property will join the auctioneer at 22-24 North School Street. If a Bidder is unable to attend the auction in person, they will have the option to bid online during the live auction from their computer or mobile device. In order to bid online, there are additional steps a bidder must take, which will be explained later in this package.

BIDDER DEPOSIT: Bidders can either bring a **Cash** or **Certified Check**, made payable to **Paul McInnis, LLC Escrow**, to the auction location at the time of the sale, or they can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 24 hours prior to the auction.

Deposit Amount: \$10,000.00

REGISTRATION: To bid, a bidder will need to fill out the **Bidder Registration Form**. If a bidder is attending the sale on-site, the completed and signed **Bidder Registration Form** must be presented with the required **Deposit(s)** to the auctioneer. If a bidder wishes to bid online, they will need to provide the required **Deposit to the Auctioneer's Office or electronically** and submit the completed and signed **Bidder Registration Form** to the office of the auctioneer no later than 24 hours prior to the auction. The **Bidder Registration Form** can be emailed to admin@paulmcinnis.com, or sent to you through Dotloop by request of the auctioneer.

SIGNING THE MEMORANDUM OF SALE: The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder is on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder is online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder's deposit will be forfeited. Should the successful bidder fail to execute the Memorandum of Sale, the Bidder agrees to forfeit the initial deposit which shall become a **NON-REFUNDABLE, NON-COMPLIANCE FEE**.

DUE DILIGENCE: It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the Memorandum of Sale with your attorney is encouraged.

PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Mortgagee, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Mortgagee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express, or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Mortgagee, Paul McInnis LLC or their agents.

If you have any questions about the property or the auction process, feel free to email justin@paulmcinnis.com.



EXECUTIVE SUMMARY

ADDRESS	22-24 School Street, Portsmouth, NH
TOWN REFERENCE	Map 141, Lot 10
ROCKINGHAM COUNTY DEED REFERENCE	Warranty Deed Book 5226, Page 2764
2022 ASSESSED VALUE	\$452,300
2023 ANNUAL REAL ESTATE TAXES	\$6,875
2023 TAX RATE	\$15.20/1,000
BACK REAL ESTATE TAXES	\$3,504 as of February 8 th , 2023
UTILITIES	Water: Public Sewer: Public
ACREAGE	.085-acre lot
ROAD FRONTAGE	54.5'

TYPE	Saltbox
MODEL – GARDEN STYLE	(Two) 1-bedroom, 1-bathroom units
YEAR BUILT	1820
LIVING AREA	760± sq.ft. per unit
BASEMENT	Crawl space, 266 sq. ft.
HEAT FUEL	Natural gas
HEAT TYPE	Hot water baseboard
ELECTRIC	Separately metered
BUILDINGS	Shed

Property Conditions: Except as expressly set forth in the Real Estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvement thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied. The seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied, concerning the land and improvements thereon. Offertory are required to undertake their own independent physical inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the seller, Paul McInnis LLC or their agents.

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
GREIF LINDA PO BOX 20257 NEW YORK NY 10025			1	Level	0	All Public	1	Paved	1	Urban	Description	Code	Appraised	Assessed	2229 PORTSMOUTH, NH VISION
							7	2 Off-St PKG			RESIDNTL	1040	222,800	222,800	
											RES LAND	1040	229,000	229,000	
SUPPLEMENTAL DATA											RESIDNTL	1040	500	500	
Alt Prcl ID 0141-0010-0000-0000			CONDO C												
OLDACTN 50780			INLAW Y/												
PHOTO			LOT SPLIT												
WARD			2015 Reva JM												
PREC.			Ex/Cr Appli												
1/2 HSE			Assoc Pid#												
GIS ID 34247															
											Total	452,300	452,300		

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GREIF LINDA MCKENNEY MARYELLEN			5226	2764	07-01-2011		Q	I			307,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			3495	2238	08-11-2000			I			170,000		0	2021	1040	222,800	2020	1040	222,800	2019	1040	222,800
														1040	229,000		1040	229,000		1040	229,000	
														1040	500		1040	500		1040	500	
											Total	452,300	Total	452,300	Total	452,300	Total	452,300				

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 222,800			
Total			0.00						Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
131			Batch

NOTES											
2UNITS OLDER WINDOWS NEW ROOF SHINGLES BOTH KITCH FL HAVE PITCH TOWARD WALL 08/13- SOME ROT EXT & SOME REPAIRS TO SAME; 2 OFF STREET PARKING											
Appraised Land Value (Bldg) 229,000											
Special Land Value 0											
Total Appraised Parcel Value 452,300											
Valuation Method C											
Total Appraised Parcel Value 452,300											

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
15-1733	11-19-2015	BP		0	03-31-2016	100		SLEEVE GAS LINE & REPLA		07-13-2017	PM			FR	Field Review Stat Update
										03-31-2016	JM			50	Building Permit
										07-10-2015	LS			AD	Address Change
										03-06-2015	DG			FR	Field Review Stat Update
										08-29-2013	JM			10	Measu/LtrSnt No Respons
										09-30-2008	JW			00	Measur+Listed INACTIVE
										08-19-2000	ET		0	2	No one home INACTIVE

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1040	TWO FAMILY	GRA			3,645 SF	36.95	1.0000	1	1.00	131	1.700	0		1.0000	62.81	229,000
Total Card Land Units 0 AC Parcel Total Land Area 0 Total Land Value 229,000																	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	2 Unit			
Model	01	Residential			
Grade:	B	B			
Stories:	2				
Occupancy	2				
Exterior Wall 1	11	Clapboard			
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					
Heat Fuel	03	Gas			
Heat Type:	04	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	7				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

MIXED USE		
Code	Description	Percentage
1040	TWO FAMILY	100
		0
		0

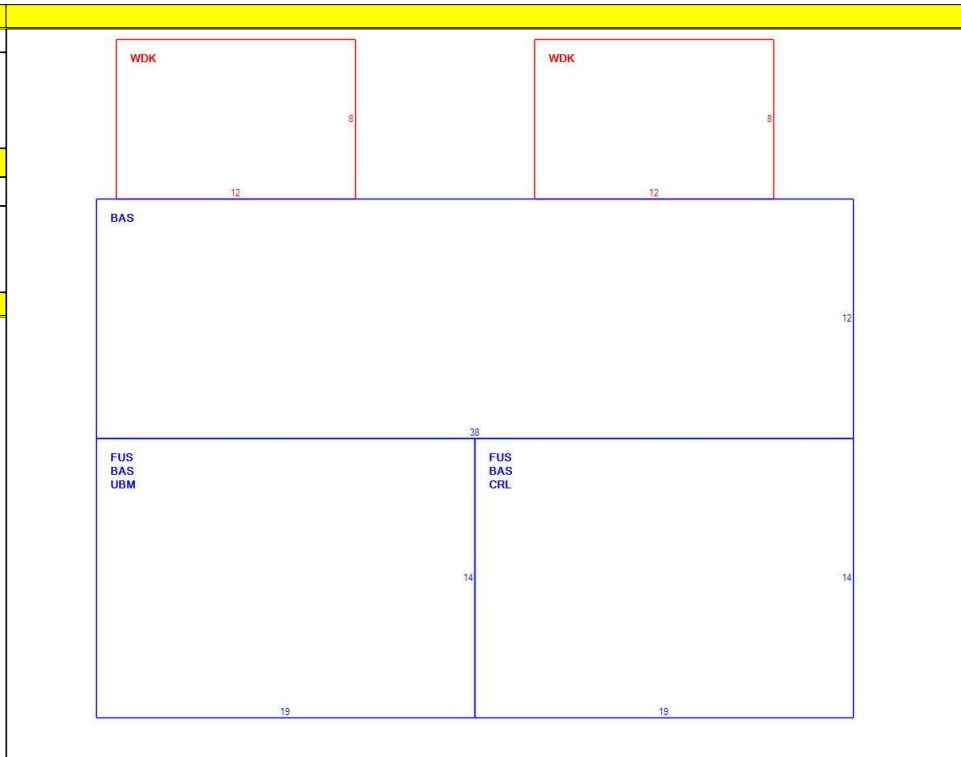
COST / MARKET VALUATION		
Adj. Base Rate		195.51
Building Value New		313,800
Year Built		1820
Effective Year Built		1990
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		71
RCNLD		222,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	80	13.00	1990	A	50	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	195.51	193,168
CRL	Crawl Space	0	266	13	9.56	2,542
FUS	Upper Story, Finished	532	532	532	195.51	104,013
UBM	Basement, Unfinished	0	266	53	38.96	10,362
WDK	Deck, Wood	0	192	19	19.35	3,715
Ttl Gross Liv / Lease Area		1,520	2,244	1,605		313,800





City of Portsmouth, 2021 Property Tax Bill

BILL FOR FISCAL YEAR 2022

1 Junkins Avenue, Portsmouth, NH 03801 (603) 610-7244

To: GREIF LINDA

PO BOX 20257
NEW YORK, NY 10025

Owner(s)

of Record: GREIF LINDA

Account: 34247		Map-Lot: 0141-0010-0000	Location: 22 NORTH SCHOOL ST		
TAX RATE INFORMATION		ASSESSED VALUES			
MUNICIPAL	7.02	Property Valuation:	452,300.00	First Half Tax Bill: (Due on 12/20/2021)	3,399.00
LOCAL EDUCATION	5.18			Pre-payments First Half:	0.00
COUNTY	0.89	Net Valuation	452,300.00	Due First Half Bill:	3,399.00
STATE EDUCATION	1.94			Second Half Tax Bill: (Due on 6/01/2022)	3,399.00
Total Tax Rate:	15.03	2021 ANNUAL TAX	6,798.00	Prepayments Second Half:	0.00
TAX RATE PER \$1000 OF NET ASSESSED VALUE		2021 Net Annual Tax	6,798.00	Due Second Half Bill:	3,399.00
				Tax Lien Amount Due for Prior Years	3,249.81
				Please contact the Tax Collector for the full amount due including interest before paying prior liens.	

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

Detach at perforation above and mail this remittance coupon with your payment due. 6/01/2022 **SECOND INSTALLMENT**

MAP/LOT NUMBER	LOCATION	TAX YEAR	Invoice #	DUE DATE
0141-0010-0000	22 NORTH SCHOOL ST	2021	328588	6/01/2022

City of Portsmouth, 1 Junkins Avenue, Portsmouth, NH 03801

HOURS OF OPERATION: MON 8:00am - 6:00pm
TUES-THU 8:00am - 4:30pm FRI 8:00am - 1:00pm

Please make any address changes here

8% APR Interest Charged After 6/01/2022

Second Installment

Make checks payable to: City of Portsmouth

Amount To Pay 3,399.00

If receipt desired, please include self-addressed, stamped envelope.

Account: 34247

GREIF LINDA
PO BOX 20257
NEW YORK, NY 10025

20 0000328588 0000339900 4

Detach at perforation above and mail this remittance coupon with your payment due. 12/20/2021 **FIRST INSTALLMENT**

MAP/LOT NUMBER	LOCATION	TAX YEAR	Invoice #	DUE DATE
0141-0010-0000	22 NORTH SCHOOL ST	2021	319760	12/20/2021

City of Portsmouth, 1 Junkins Avenue, Portsmouth, NH 03801

HOURS OF OPERATION: MON 8:00am - 6:00pm
TUES-THU 8:00am - 4:30pm FRI 8:00am - 1:00pm

Please make any address changes here

8% APR Interest Charged After 12/20/2021

First Installment

Make checks payable to: City of Portsmouth

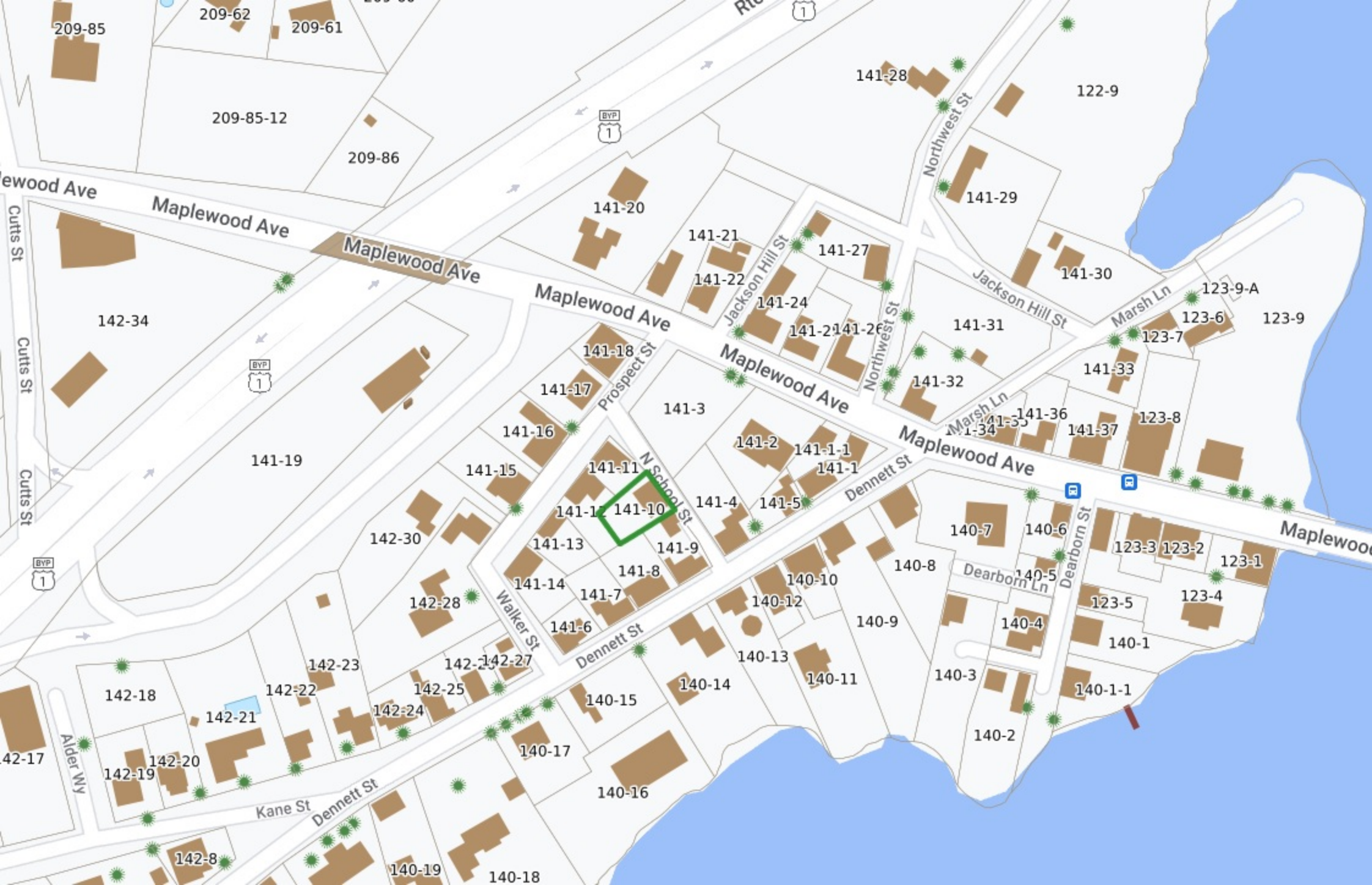
Amount To Pay 3,399.00

If receipt desired, please include self-addressed, stamped envelope.

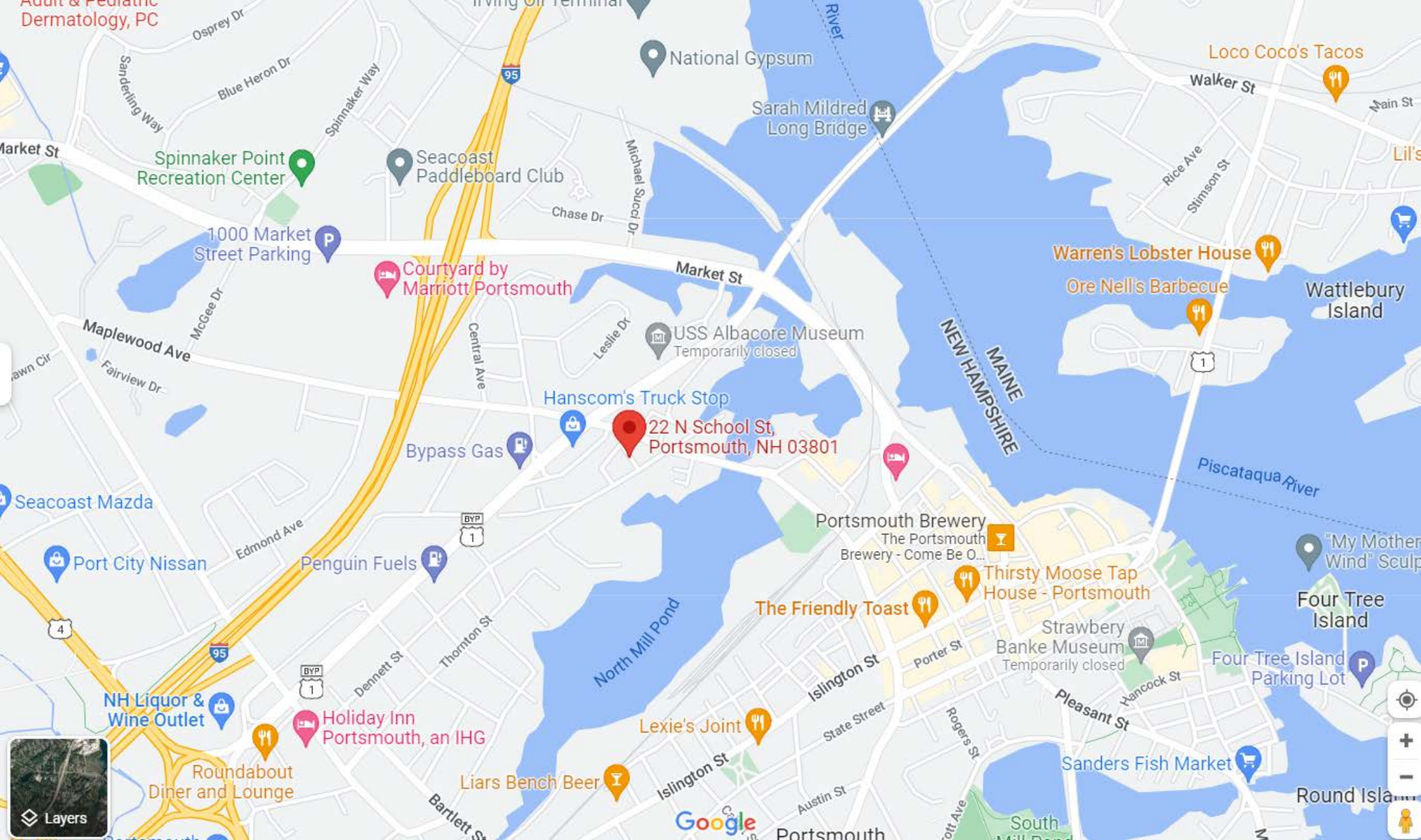
Account: 34247

GREIF LINDA
PO BOX 20257
NEW YORK, NY 10025

20 0000319760 0000339900 6







Adult & Pediatric Dermatology, PC

Osprey Dr

Blue Heron Dr

Spinnaker Way

95

National Gypsum

Sarah Mildred Long Bridge

Loco Coco's Tacos

Walker St

Spinnaker Point Recreation Center

Seacoast Paddleboard Club

Market St

1000 Market Street Parking

Courtyard by Marriott Portsmouth

Chase Dr

Michael Street Dr

Rice Ave

Stimson St

Warren's Lobster House

Ore Nell's Barbecue

Wattlebury Island

Maplewood Ave

McGee Dr

Central Ave

Leslie Dr

USS Albacore Museum
Temporarily closed

Market St

NEW HAMPSHIRE

1

Piscataqua River

Hanscom's Truck Stop

22 N School St,
Portsmouth, NH 03801

Bypass Gas

Seacoast Mazda

Port City Nissan

Edmond Ave

Penguin Fuels

BYP 1

Portsmouth Brewery
The Portsmouth Brewery - Come Be O...

Thirsty Moose Tap House - Portsmouth

"My Mother Wind" Sculpture

Four Tree Island

4

95

BYP 1

Dennett St

Thomton St

North Mill Pond

The Friendly Toast

Strawbery Banke Museum
Temporarily closed

Four Tree Island Parking Lot

NH Liquor & Wine Outlet

Holiday Inn Portsmouth, an IHG

Roundabout Diner and Lounge

Lexie's Joint

Islington St

Porter St

Pleasant St

Hancock St

Sanders Fish Market

Round Island

Liars Bench Beer

Islington St

State Street

Rogers St

Portsmouth

Google

Layers



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, MARY ELLEN MCKENNEY, single of 24 North School Street, Portsmouth, Rockingham County, New Hampshire, 03801

For consideration paid, grant to **LINDA GREIF** of PO Box 596, Portsmouth, New Hampshire, 03802-0596,

With Warranty Covenants, the following described premises situate in Portsmouth, Rockingham County, New Hampshire:

A certain parcel of land, with the buildings thereon, situate in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows, viz:

Beginning at the Northeasterly corner of the granted premises on the Westerly side of North School Street at other land now or formerly of George J. Davis and Arthur E. Hurley;

thence running Westerly by said Davis and Hurley land and by land now or formerly of Christine Alessi seventy-five and five tenths (75.5) feet to a corner;

thence turning and running South by said land of Alessi forty-three and eight tenths (43.8) feet to land now or formerly of Mabel Pettie;

thence turning and running Easterly by said Pettie land now or formerly of James Y. Watt seventy-six and five tenths (76.5) feet to North School Street;

thence turning and running Northerly by North School Street fifty-four and five tenths (54.5) feet to the point of beginning.

Being the same premises conveyed in deed of Drew T. Fitch to Mary Ellen McKenney dated August 11, 2000, recorded in Rockingham County Registry of Deeds, Book 3495, Page 2238.

2011 JUL -1 PM 12:35

028174

ROCKINGHAM COUNTY
REGISTRY OF DEEDS


Signed this 30th day of June, 2011.


Mary Ellen McKenney

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

Personally appeared this 30th day of June, 2011, Mary Ellen McKenney,
who acknowledged that she executed the foregoing instrument as her free act and deed
for the purposes contained herein.

Before me,


Charles A. Griffin, Notary Public

My commission expires: 12/18/13



MEMORANDUM OF SALE BY FORECLOSURE

(Foreclosure of Mortgage)

Date: February 8, 2023

Portsmouth, NH

I hereby acknowledge to have this date purchased Mortgagee's Sale at Public Auction for the sum of \$ _____ Dollars (\$ _____), that certain tract of land with the buildings thereon, being situate at 22-24 North School Street, Portsmouth, County of Rockingham, State of New Hampshire, described in Notice of Mortgagee's Sale hereto attached and I agree to comply with the terms of the sale as therein stated and with the additional terms as stated by the Auctioneer and hereto annexed, having paid into the hands of the Auctioneer the sum of \$ _____ Dollars (\$ _____) in accordance with the terms of sale. I hereby agree to forfeit said sum to the Mortgagee should I fail to comply with the remainder of the terms.

The balance of the purchase money is to be paid in cash or certified bank check in accordance with the terms of the sale.

I further agree to pay all of the transfer taxes and all recording fees incurred as a result of this conveyance.

SELLER NOTICES:

Pursuant to New Hampshire RSA 477:4, Sellers hereby provide Buyers with the following notices and, by execution of this Agreement, Buyers acknowledge receipt of said notices:

- a. Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- b. Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

I have read the above and agree to be bound by it and other terms of sale as well as the additional terms which are attached to this Memorandum.

Purchaser

Purchaser

Address

Telephone

Social Security Number

The above sale is hereby confirmed.

Auctioneer or Attorney

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 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. The premises shall be conveyed subject to any tenants in occupancy and subject to any leases, if any, affecting said premises.
6. No representation is made by the mortgage holder, what, if any, the monthly rental income from such tenancies.
7. 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.
8. No warranty is made as to status of title.
9. If the debtors reinstate anytime up until the moment that the auctioneer/attorney announces that the property is sold, the sale is void whether or not the reinstatement is announced at the sale.
10. Failure of any bidder to consummate the sale shall constitute an assignment of the purchase and sales agreement to the next highest bidder for the amount of their bid, at the sole option of the mortgagee.
11. CLOSING COSTS: Buyer shall pay Seller's counsel, Flagg Law, PLLC, a closing fee of \$350.00 at closing for preparation of seller's documents.

How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at paulmcinnis.nextlot.com. Finally, submit your Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

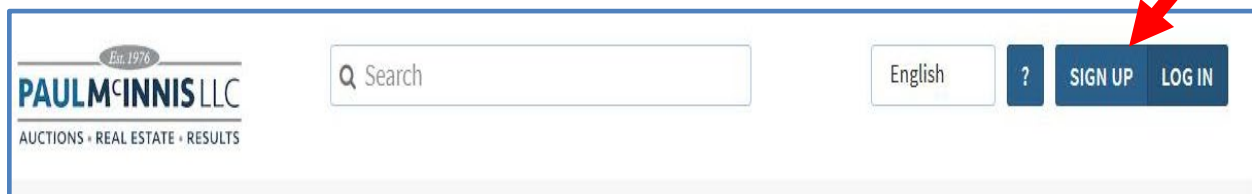
BIDDER DEPOSIT: Online Bidders can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 24 hours prior to the auction.

Deposit Amount: \$10,000.00

SIGNING THE MEMORANDUM OF SALE: The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder is on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder is online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder's deposit will be forfeited. Should the successful bidder fail to execute the Memorandum of Sale, the Bidder agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

You can access the online auction portal by [clicking here](#).

As shown below, you will need to "**SIGN UP**" in the upper right-hand corner of your screen to register and create your *NextLot* online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your *NextLot* account.



Please contact the auction office with any questions
admin@paulmcinnis.com or (603) 964-1301



1 Juniper Road, North Hampton, NH 03862
Phone (603) 964-1301 paulmcinnis.com Fax (603) 964-1302

On-site bidders bring this completed form to auction site. Online bidders should email this completed form to admin@paulmcinnis.com

1 Juniper Road, North Hampton, NH 03862
 paulmcinnis.com
 Phone (603) 964-1301 Fax (603) 964-1302

BIDDER REGISTRATION FORM • 23PM-04
Date: Wednesday, February 8th at 11:00 a.m.
22-24 North School Street, Portsmouth,
New Hampshire

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)
EMAIL ADDRESS

BIDDER DEPOSIT: Bidders can either bring Cash or a Certified Check, made payable Paul McInnis, LLC Escrow, to the auction location at the time of the sale or they can provide their deposit electronically through EARNNEST. EARNNEST is a digital payment platform, and a link can be found either on the Auctioneer’s website, in this package, or by request of the auctioneer at admin@paulmcinnis.com. Electronic Deposits must be initiated no less than 24 hours prior to the auction.

SIGNING THE MEMORANDUM OF SALE: The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder is on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder is online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder’s deposit will be forfeited. Should the successful bidder fail to execute the Memorandum of Sale, the Bidder agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

TERMS: Balance due at closing within forty (40) days of sale. Subject to all terms of Mortgagee’s Notice of Sale. For a Property Information Package with further details go to paulmcinnis.com

I hereby represent that I have reviewed the Property Information Package including the Mortgagee’s Notice of Sale, Memorandum of Sale Agreement, and I agree to abide by any and all Terms.

PRINT BIDDER’S NAME:

SIGNATURE OF BIDDER:

DATE:

23PM-04 Reviewed by: