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## **BIDDER'S INFORMATIONAL PACKAGE**

### **83-97 MAIN STREET INDIAN ORCHARD, MASSACHUSETTS**

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## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marina Plaza LLC to Cathay Bank dated June 28, 2005 and recorded on June 29, 2005 with the Hampden County Registry of Deeds, Book 15130, Page 170, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 2:00 p.m. on December 17, 2010, on the mortgaged premises described below, being known as 83-97 Main Street, Indian Orchard (Springfield), Hampden County, Massachusetts all and singular the premises described in said mortgage, to wit:

### Parcel I

A certain parcel of land situate in the Village of Indian Orchard, City of Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning at a stone bound at the intersection of the southerly line of Main Street with the westerly line of Myrtle Street and running westerly along Main Street, two hundred (200) feet to a point; thence turning an interior angle of 90° 6' 30" and running southerly, one hundred fifty-two and 97/100 (152.97) feet to land now or formerly of one Pryczak; thence turning an interior angle of 89° 52' 30" and running easterly along land of Pryczak, land now or formerly of one Brouillette, approximately two hundred (200) feet to the westerly line of Myrtle Street; thence northerly along Myrtle Street, one hundred fifty-two and 92/100 (152.92) feet to the point of beginning.

### Parcel II

The land in Indian Orchard, Springfield, Massachusetts shown as Parcel 1-A, on a plan of land entitled "Plan of Land Front, Main & Myrtle Streets, Springfield, MA (Indian Orchard) Owned by Augusto A. Coelho and A & H Plaza, LLC" drawn by Smith Associates Surveyors, Inc., Scale 20 ft./in. Date: February 2004 recorded on November 19, 2004 in the Hampden County Registry of Deeds in Plan Book 335, Page 48, to which plan a more particular description may be had, said Parcel 1-A containing 223 square feet of land according to said plan.

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. TERMS OF SALE: A deposit of Twenty Thousand Dollars (\$20,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale and shall be increased to ten (10) percent of the purchase price payable by certified or bank check within five business days after the sale. The balance is to be paid by certified or bank check at Day Pitney LLP, One International Place, Boston, Massachusetts 02110, within thirty (30) days, or the next business day thereafter, after the sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale. Present holder of said mortgage, Cathay Bank, By its Attorney, Douglass C. Lawrence,

Esq., Day Pitney LLP, One International Place, Boston, Massachusetts 02110 Telephone: 617-345-4600 Fax: 617-345-4745 (11/24/10, 12/01/10, 12/08/10)

Office of the Collector of Taxes  
(413) 787-6115



Municipal Lien Certificate  
City of Springfield  
Commonwealth of Massachusetts

Certificate No. 6172  
Issuance Date: 11/23/2010  
09:43:47

Requested By  
**PITNEY DAY**  
**ONE INTERNATIONAL PLACE**  
**BOSTON, MA 02110**

I hereby 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 11/19/2010 are listed below

**PAYMENTS MADE ON ISSUANCE DATE MAY NOT BE REFLECTED HERE**

DESCRIPTION OF PROPERTY		
Location: 83 97 MAIN ST IO	Deed Date: 06/29/2005	
Parcel ID: 081320300	Book/Page: 15130/0168	Impr Value:
Owner: MARINA PLAZA LLC	Land Area: 30,822 SF	Land Use:
34 CUSHING RD	Land Value: 146,400	Exemptions:
WESTWOOD MA 02090	Build Value: 478,200	Taxable Value: 624,600

REAL ESTATE BILLS		
YEAR 2011 CHARGES	YEAR 2010 CHARGES	YEAR 2009 CHARGES
COMMERCIAL REAL ESTATE TAX 12257.78	COMMERCIAL REAL ESTATE TAX \$0.00	COMMERCIAL REAL ESTATE TAX \$0.00

TOTAL BILLED			TOTAL BILLED			TOTAL BILLED		
Issue Date	Billed	Balance	Issue Date	Billed	Balance	Issue Date	Billed	Balance
1 07/01/2010	6128.89	6128.89	1	\$0.00	\$0.00	1	\$0.00	\$0.00
2 10/01/2010	6128.89	6128.89	2	\$0.00	\$0.00	2	\$0.00	\$0.00
3 01/01/2011	0.00	0.00	3	\$0.00	\$0.00	3	\$0.00	\$0.00
4 04/01/2011	0.00	0.00	4	\$0.00	\$0.00	4	\$0.00	\$0.00
Charges/Fees		0.00	Charges/Fees		\$0.00	Charges/Fees		\$0.00
Abatements/Exemptions		0.00	Abatements/Exemptions		\$0.00	Abatements/Exemptions		\$0.00
Payments/Credits		0.00	Payments/Credits		\$0.00	Payments/Credits		\$0.00
Interest to 11/23/2010		317.38	Interest to 11/23/2010		\$0.00	Interest to 11/23/2010		\$0.00
<b>BALANCE DUE</b>		<b>12575.14</b>	<b>BALANCE DUE</b>		<b>***</b>	<b>BALANCE DUE</b>		<b>***</b>

\*Please note: The quarterly amounts billed may reflect Charges/Fees and Abatements/Exemptions.

\*Please contact the Water/Sewer Commission at 787-6060 for current water and sewer charges.

NOTE: Outstanding balance for Trash Bills, Code Violations, and/or Prior Year RE Bills in the amount of \$0.00

\*\*\*2009 AND 2010 BILLS PAID SEPTEMBER 29, 2010

CITY ORDINANCE VIOLATIONS  
CALL CITY CLERKS OFFICE  
AMOUNT DUE \$250.00

Stephen Lonergan  
Treasurer Collector  
For the City of Springfield