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BIDDER'S INFORMATIONAL PACKAGE

100 NORTH EGREMONT ROAD ALFORD, MASSACHUSETTS

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MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE
(100 North Egremont Road, Alford, Massachusetts)

By virtue and in execution of the Power of Sale contained in a certain Mortgage (the "Mortgage") given by CARL I. STEWART a/k/a CARL STEWART of Alford, Berkshire County, Massachusetts and LORI H. LEVINSON a/k/a LORI LEVINSON, of Great Barrington, Berkshire County, Massachusetts, to LEE BANK, a Massachusetts Mutual Bank, with a place of business at 75 Park Street, Lee, Massachusetts 01238 (the "Mortgagee") dated August 28, 2007 and recorded September 7, 2007, with the Berkshire Southern District Registry of Deeds in Book 1794, Page 142, of which the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, there will be sold at Public Auction at 11:00 a.m. on the 5th day of April, 2013, on the mortgaged premises located at 100 North Egremont Road, Alford, Massachusetts, all and singular, the following portion of the premises described in the Mortgage (the "Mortgaged Premises"), to wit:

Beginning at an iron pipe found in the approximate northerly line of said North Egremont Roadway, said point being the southerly corner of the parcel herein described, and also being the southeast corner of land now or formerly of MacKenzie; running thence North 7° 26' 24" East a distance of 835.26 feet along land now or formerly of MacKenzie to an iron pipe set, said pipe being the southwest corner of other land now or formerly of Donald S. Thompson et ux; Running thence South 41° 55' 57" East a distance of 502.36 feet along other land now or formerly of Donald S. Thompson et ux to an iron pipe set in the approximate northerly line of North Egremont Road; Running thence South 37° 23' 37" West a distance of 150.95 feet along the approximate northerly line of North Egremont Road to a point computed; Running thence South 43° 24' 40" West a distance of 390.86 feet along the approximate northerly line of North Egremont Road to a point computed; Running thence 57° 25' 44" West a distance of 97.13 feet along the approximate northerly line of North Egremont Road to the point of beginning, containing 3.891 acres of land. Meaning and intending to convey and hereby conveying the same premises shown on a plan of land herein described as Parcel "2" prepared from a June, 1985 field survey by Kelly, Granger, Parsons & Associates, Inc. of Great Barrington and recorded in the Southern Berkshire Registry of Deeds in Plat File B-165. Being the same premises conveyed to Carl I. Steward and Lori H. Levinson by deed from Akiko Levinson recorded September 9, 1998 in the said Registry of Deeds in Book 1088, Page 22.

The Mortgaged Premises will be sold subject to and with the benefit of all restrictions, easements, improvements, leaseholds, tenancies, occupants, outstanding tax titles, municipal or other public taxes, liens, or other claims in the nature of liens, and existing encumbrances of record having priority over the Mortgage.

In the event of any typographical error set forth herein in the legal description of the Mortgaged Premises, the description as set forth and contained in the Mortgage shall control by reference.

TERMS OF SALE: FIFTEEN THOUSAND DOLLARS (\$15,000.00) will be required to be paid in cash, certified or bank check with no intervening endorsements at the time and place of sale. The Foreclosure Deed of the Mortgage Premises shall be delivered and the balance of the purchase price paid in immediately available funds within thirty (30) days of the Public Auction at the offices of HUNTER & GRAZIANO, P.C., 10 Park Place, Lee, Massachusetts 01238 .

The Mortgagee makes no representations concerning the condition of the Mortgaged Premises or its compliance with applicable zoning, building, sanitary or other state and/or municipal regulations. The successful bidder will be required to execute a Memorandum of Foreclosure Sale containing the above at the time and place of sale. Other terms, if any, to be announced at the time and place of sale.

Time is of the essence of the sale.

In the event that the successful bidder(s) at the foreclosure sale shall default in purchasing the Mortgaged Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorneys, HUNTER & GRAZIANO, P.C., the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within twenty (20) days of said written notice.

If the second highest bidder declines to purchase the Mortgaged Premises, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder.

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.

The successful bidder(s) will be required to execute a Memorandum of Sale containing the above-terms at the time and place of sale. Other terms, if any, shall be announced at the time and place of the sale.

LEE BANK, MORTGAGEE

By Its Attorney

Don C. Hunter

HUNTER & GRAZIANO, P.C.

10 Park Place

Lee, Massachusetts 01238

Telephone Number: (413) 243-0789

Facsimile Number: (413) 243-0213

March 7, 2013

March 14, 2013

March 21, 2013

AARON POSNIK & CO., INC.

Massachusetts Auctioneer

License #161

As of 3/18/2013 additional interest and the first half
2013 will increase the back taxes by about \$1,600.

HUNTER & GRAZIANO, PC
10 PARK PLACE
LEE, MA 01238

MUNICIPAL LIEN CERTIFICATE Certificate #: 2013 - 236
Office of the Collector of Taxes
The Commonwealth of Massachusetts TOWN OF ALFORD

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 9/6/2012 are listed below.

Assessed Property Owner: STEWART CARLE & LORI H LEVINSON Map Block/Lot: 0064020000000480
Property Location: NORTH EGREMONT RD 100
Land Area: 3.8900 Chapter Land No: Valuation: 635200 Use: 101 Book/Page: 1088/022

Real Estate-Semi Annual	Fiscal Year:	2009	2008	2007	Interest as of:	9/6/2012
Tax Preliminary:		\$0.00	\$0.00	\$0.00		
Actual:		\$2,804.15	\$2,705.18	\$2,870.10		
Betterments/Special Assessments:		\$0.00	\$0.00	\$0.00		
Committed Interest:		\$0.00	\$0.00	\$0.00		
Charges and Fees:		\$0.00	\$0.00	\$0.00		
Community Preservation Fund:		\$0.00	\$0.00	\$0.00		
Tax Payments:		\$0.00	\$0.00	\$2,870.10		
Interest:		\$1,441.26	\$1,767.28			
Demand and Fees:		\$5.00	\$5.00			
Taxes Due:		\$4,250.41	\$4,477.46			
District Preliminary:		\$0.00	\$0.00	\$0.00		
District Actual:		\$0.00	\$0.00	\$0.00		
District Interest:		\$0.00	\$0.00	\$0.00		
District Demand and Fees:		\$0.00	\$0.00	\$0.00		
District Payments:		\$0.00	\$0.00	\$0.00		
District Due:		\$0.00	\$0.00	\$0.00		

OTHER LIENS	Lien 1:	\$0.00	Lien 3:	\$0.00	
	Lien 2:	\$0.00	Lien 4:	\$0.00	
Other Lien Penalty Interest:	\$0.00	Other Lien Payments:	\$0.00	Total Other Liens Due	\$0.00

Balance Due: per diem: \$3.22 Will be placed in Tax Title on:

Payments include \$0.00 in Abatements and \$0.00 in Exemptions. Exemptions may only apply to current owner.

Unpaid Betterments/Special Assessments not yet added to tax: \$0.00 Interest from: 9/6/2012 to be added.

Unpaid Utility Charges: \$0.00 Other Unpaid Charges: \$0.00

Improvements voted for which there will probably be betterment/special assessments:

Preliminary taxes generally represent no more than 50% of the prior year's tax.

Real Estate taxes in this community are subject to a Community Preservation Fund surcharge of

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.

Rexanne Heineken
Collector of Taxes

HUNTER & GRAZIANO
10 PARK PLACE
LEE, MA 01238

MUNICIPAL LIEN CERTIFICATE Certificate #: 2013 - 235
Office of the Collector of Taxes
The Commonwealth of Massachusetts TOWN OF ALFORD

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 9/6/2012 are listed below.

Assessed Property Owner: STEWART CARLE & LORRIE LEVINSON Map/Block/Lot 0064020000000480
Property Location NORTH EGREMONT RD 100
Land Area 3.8900 Chapter Land: No Valuation: 635200 Use: 101 Book/Page 1088.022

Real Estate-Semi Annual	Fiscal Year:	2012	2011	2010	Interest as of:	9/6/2012
Tax Preliminary:		\$0.00	\$0.00	\$0.00		
Actual:		\$2,794.88	\$2,731.36	\$2,879.10		
Betterments/Special Assessments:		\$0.00	\$0.00	\$0.00		
Committed Interest:		\$0.00	\$0.00	\$0.00		
Charges and Fees:		\$0.00	\$0.00	\$0.00		
Community Preservation Fund:		\$0.00	\$0.00	\$0.00		
Tax Payments:		\$0.00	\$0.00	\$0.00		
Interest:		\$263.18	\$612.87	\$1,073.59		
Demand and Fees:		\$5.00	\$5.00	\$5.00		
Taxes Due:		\$3,063.06	\$3,349.23	\$3,945.69		
District Preliminary:		\$0.00	\$0.00	\$0.00		
District Actual:		\$0.00	\$0.00	\$0.00		
District Interest:		\$0.00	\$0.00	\$0.00		
District Demand and Fees:		\$0.00	\$0.00	\$0.00		
District Payments:		\$0.00	\$0.00	\$0.00		
District Due:		\$0.00	\$0.00	\$0.00		

OTHER LIENS Lien 1: \$0.00 Lien 3: \$0.00
Lien 2: \$0.00 Lien 4: \$0.00

Other Lien Penalty/Interest: \$0.00 Other Lien Payments: \$0.00 Total Other Liens Due: \$0.00

Balance Due: **\$10,357.98** per diem: \$3.22 Will be placed in Tax Title on:

Payments include \$0.00 in Abatements and \$0.00 in Exemptions. Exemptions may only apply to current owner.

Unpaid Betterments/Special Assessments not yet added to tax: \$0.00 Interest from: 9/6/2012 to be added:

Unpaid Utility Charges: \$0.00 Other Unpaid Charges: \$0.00

Improvements voted for which there will probably be betterment/special assessments:

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Real Estate taxes in this community are subject to a Community Preservation Fund surcharge of:

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.

Rexanne Newman
Collector of Taxes