



PROPERTY INFORMATION PACKAGE #25-2170

ABSOLUTE ESTATE AUCTION

1,458+/- SF, 3BR, 1.5BA HOME ON .29+/- AC.

Selling to the Highest Bidder, Regardless of Price

14 AYER CIR., SEABROOK, NH

THURSDAY, DECEMBER 4 AT 12PM ON-SITE

Preview: Auction Day (11am-12pm) Registered Bidder's Only

NH Lic. #6018



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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



October 22, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer at Absolute Estate Auction a 1,458+/- sf, 3-bedroom, 1.5-bath single family home on .29+/- ac. located at 14 Ayer Cir., Seabrook, NH. It's in a great location along the MA/NH border with easy access to I-95, US-1 & Rt. 107; convenient to shopping, restaurants, services and more. The property will sell to the highest bidder, regardless of price!

The owners have chosen Absolute Auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, December 4, 2025 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$15,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

ABSOLUTE ESTATE AUCTION

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Terms of Sale: 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, December 5, 2025. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, January 2, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults." We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

F. The property is being sold "Absolute" to the high bidder regardless of price.

G. The property is NOT being sold with a financing contingency. We recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(NH Auctioneer Lic# 6018)

This 4th day of December 2025

1. PARTIES AND MAILING ADDRESSES

Estate of Richard V. Sentner hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 14 Ayer Cir., Seabrook, NH.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Warranty Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$_____ have been paid as a deposit this day and

\$_____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, December 5, 2025 as the additional deposit

\$_____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, January 2, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a New Hampshire contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER/CERTIFICATES

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials:_____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Estate of Richard V. Sentner, Seller

By:

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Daytime Phone

Buyer's Evening Phone

BUYER

BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

14 AYER CIR

Location	14 AYER CIR	Mblu	9/ 133/ / /
Acct#	09133000	Owner	SENTNER RICHARD V
Assessment	\$400,300	PID	1362
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$154,300	\$246,000	\$400,300

Owner of Record

Owner	SENTNER RICHARD V	Sale Price	\$0
Co-Owner		Book & Page	2517/1979
Address	14 AYER CIR SEABROOK, NH 03874	Sale Date	

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
SENTNER RICHARD V	\$0	2517/1979	

Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	1,458
Replacement Cost:	\$270,741
Building Percent Good:	57
Replacement Cost	
Less Depreciation:	\$154,300

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential

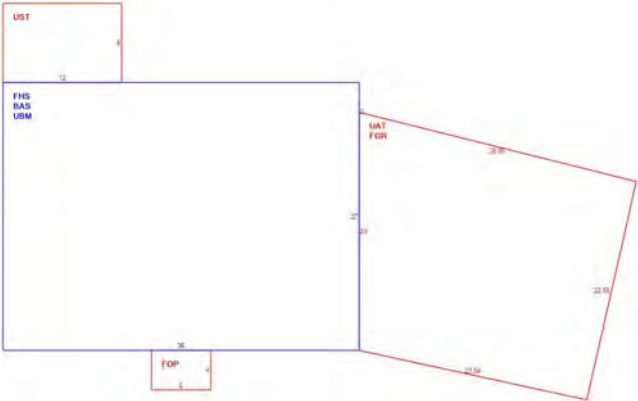
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Masonite
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Location:	
MHP	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/SeabrookNHPhotos///00/01/40/29.jpg)

Building Layout



(https://gis.vgsi.com/seabrooknh/ParcelSketch.ashx?pid=1362&bid=1362)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	972	972
FHS	Half Story, Finished	972	486
FGR	Garage, Framed	601	0
FOP	Porch, Open, Finished	24	0
UAT	Attic, Unfinished	601	0
UBM	Basement, Unfinished	972	0
UST	Utility, Storage, Unfinished	96	0
		4,238	1,458

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1010
Description SINGLE FAMILY
Deeded Acres 0.29

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.29
Description	SINGLE FAMILY	Assessed Value	\$246,000
Neighborhood	70		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$154,500	\$205,000	\$359,500
2022	\$154,500	\$205,000	\$359,500

DISCHARGE OF MORTGAGE

PENTUCKET BANK formerly known as Pentucket Five Cents Savings Bank, holder of a Mortgage

From: **Richard V Sentner of Seabrook, NH a single person**

To: **Pentucket Bank formerly known as Pentucket Five Cents Savings Bank**

Property Address: **14 Ayer Circle, Seabrook, NH 03874**

Recorded with **Rockingham County Registry of Deeds on February 16, 1993 in Book 2969 Page 1493** acknowledging satisfaction of the same.

In witness whereof, the said Pentucket Bank, formerly known as Pentucket Five Cents Savings has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by **Valerie King VP, Head of Loan Servicing**, this **20th** day of **October 2025**.

PENTUCKET BANK

Kam Cooke

Witness to

By Valerie King
Valerie King, VP, Head of Loan Servicing

COVER SHEET

Present Owner Est. of Richard V. Sentner
Description 14 Ayer Circle
Seabrook
Book 2517 Page 1979 Date 10/9/25 Hour 4:00

The undersigned certifies that she has carefully searched the records at the Rockingham County Registry of Deeds and Probate, and the Rockingham Superior Court when applicable and the following title report sets forth all matters pertaining to the title to the premises in caption which were properly indexed therein from 10/29/84 to the above dated and hour.

Unless otherwise noted herein, all conveyances were properly signed, sealed, witnessed and acknowledged and dower, curtesy, and homestead were properly released.

Documentation of Declarations of Trusts and condominium documents should be closely examined by the Owner of this report, as the undersigned makes no express or implied guaranty that she has reviewed them for errors or omissions.

The undersigned reserves the right to access and reproduce the within report for her own use.

This report does not constitute a guaranty of opinion of title.

This report is for the sole use and benefit of:

Seven Rivers Law

hww

LESLIE RUSSELL LAFOND
Paralegal

REPORT SHEET

OWNER OF RECORD Est. of Richard V. SentnerSTREET 14 Ayer CircleTOWN Seabrook

SUBDIVISION/CONDO _____

SITE PLAN # _____ FLOOR PLAN# _____ LOT/UNIT# _____ SUB COMP _____

DECLARATION: DATED _____ RECORDED: BK _____ PG _____

CURRENT DEED: BOOK 2517 PAGE 1979SAID ESTATE SUBJECT TO:

(A) 1. Mortgage to Pentucket 5th Savings Bank
Book 2969 Page 1493 Amount 64,600 Dated 2/16/93 Rec'd 2/23/93
Assigned to _____ Book _____ Page _____ Dated _____

2. Mortgage to _____
Book _____ Page _____ Amount _____ Dated _____ Rec'd _____
Assigned to _____ Book _____ Page _____ Dated _____

3. Mortgage to _____
Book _____ Page _____ Amount _____ Dated _____ Rec'd _____
Assigned to _____ Book _____ Page _____ Dated _____

(B) RESTRICTIONS OR CONDITIONS:

(C) EASEMENTS:

(D) TAX/LIENS/CURRENT USE:

(E) ATTACHMENTS:

(F) FEDERAL LIENS: BUYER _____ SELLER Ø

(G) CERTIFICATE OF EXEMPTION / REGISTRATION:

PERIOD OF SEARCH:

FROM 10/29/84 TO 10/9/25

① mty should be discharged -
looks like a 15 yr so should
have been pd off 2008.

KNOW ALL MEN BY THESE PRESENTS, That I, PAUL J. RUSCETTA, a single person, of 14 Ayer Circle, Seabrook, County of Rockingham and State of New Hampshire,

EX2517 P1979

For consideration paid, grant to RICHARD V. Sentner of 2 Governor Wear Drive #3, Seabrook, County of Rockingham and State of New Hampshire,

with warranty covenants the following described real estate:

The land with the buildings thereon, situated in Seabrook, County of Rockingham and State of New Hampshire, being Lot 14A containing 12,500 square feet, more or less, as shown on a plan entitled "Revised Subdivision for Seabrook Development, Inc." dated May 1970 and recorded in Rockingham County Registry of Deeds and designated therein as Plan #D1917, bounded and described as follows:

Beginning at an iron stake on the Southerly side of Ayer Circle and on the Southerly section thereof, said stake being at the Northwest corner of Lot #13A; thence turning and running South 36° 03' 05" West a distance of 125 feet to an iron stake; thence turning and running North 53° 56' 55" West a distance of 100 feet to an iron stake; thence turning and running North 36° 03' 05" East a distance of 125 feet to an iron stake at Ayer Circle; thence turning and running South 53° 56' 55" East a distance of 100 feet to the point of beginning.

Subject to certain easement and flowage rights and restrictions, all as referred to in said deed from George W. Merrill and Emily E. Merrill dated November 17, 1977 and recorded in Rockingham Records Book 2298, Page 1170.

Meaning and intending to convey the same premises conveyed to this grantor by deed of Wayne M. Reutter and Barbara J. Reutter dated February 17, 1984 and recorded in the Rockingham County Registry of Deeds at Book 2479, Page 1907.



I, Paul J. Ruscetta, ~~XXXXXX~~ ~~XXXXXX~~ said grantor, release to said grantee all rights of homestead and other interests therein.

Signed this 29 day of October, 1984

Paul J. Ruscetta L.S.

_____ L.S.

_____ L.S.

State of New Hampshire

Rockingham, ss.:

October 29 A.D. 19 84

Personally appeared Paul J. Ruscetta

known to me, or satisfactorily proven, to be the person

whose name

subscribed to the foregoing instrument and acknowledged that

he

executed the same

for the purposes therein contained.

Before me,

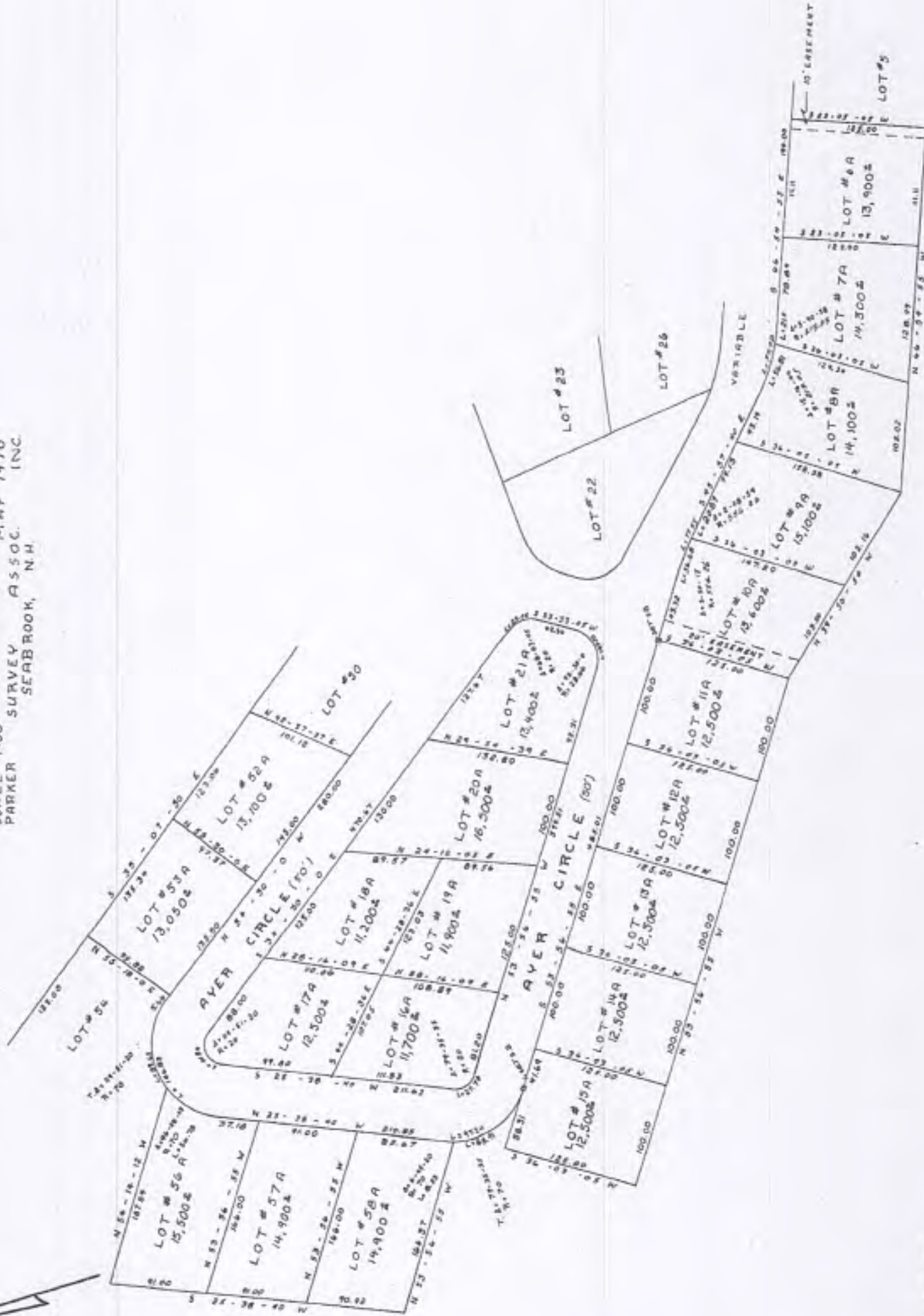
Ed J. McDermott
Justice of the Peace - Notary Public

91979

Oct 29 9 13 AM '84
Rockingham County
Registry of Deeds

REVISED SUBDIVISION FOR SEABROOK DEVELOPMENT INC.

SCALE 1"=50'
PARKER SURVEY ASSOC.
SEABROOK, N.H.
MAY 1970
INC.



D-1917

Aug. 13 11:05 AM '70

100'

PROBATE ABSTRACT

Name: Richard Sentner Probate Docket # 95-1522
Late of: Scabbrook Date of Death: 8/15/25
Will Executed: Glen + Mark Wornstel No. of Witnesses: _____ Proved: _____
Exec./Admr. Appointed: Glen + Mark Wornstel Date: 8/27/25
Legacy Tax Statement filed: _____ Taxable? Yes _____ No _____
Legatees and/or next of Kin: _____ Inheritance: _____

Motion to expedite -
granted 8/27/25

waiver of full admin
granted 8/27/25
assent by Bernadette
Sentner (mother).

nothing further 10/15/25

Real Estate Report filed: _____
Petition License Real: Yes _____ No _____ Filed _____ Granted _____
Petition License Real Signed by: _____
Real Estate Described in Petition and/or Inventory: _____

License Real returned: _____ Approved: _____
Sold to: _____ For: \$ _____
Inventory Accepted: _____ Real \$ _____ Personal \$ _____
Inheritance Tax Receipt filed: _____ Account Settled: _____
Federal Tax Receipt filed: _____
Waiver of Will/Release of Dower/Curtesy & Homestead: _____
Receipts filed: _____

HAVERHILL MASSACHUSETTS 01831

CLEARLY LAW OFFICES

358 MAIN STREET

P.O. BOX 730

ENV

M

[Space Above This Line For Recording Data]

MORTGAGE

2969 P1493

THIS MORTGAGE ("Security Instrument") is given on February 16, 1993
The mortgagor is Richard V. Sentner of Seabrook, New Hampshire, a single person,

Pentucket Five Cents Savings Bank
which is organized and existing under the laws of Massachusetts

("Borrower"). This Security Instrument is given to
and whose address is

35 Merrimack Street, Haverhill, MA 01830

("Lender"). Borrower owes Lender the principal sum of

Sixty-Four Thousand Six Hundred and 00/100
Dollars (U.S. \$ 64,600.00)

This debt is evidenced by Borrower's note dated the same date as this Security
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on
March 1, 2008

This Security Instrument secures to Lender: (a) the repayment of the debt
evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other
sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of
Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby
mortgage, grant and convey to Lender, with mortgage covenants, and with power of sale, the following described property
located in Seabrook,
Rockingham County, New Hampshire:

SEE ATTACHED EXHIBIT "A".

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

FEB 23 1 15 PM '93

0008005

which has the address of 14 Ayer Circle
New Hampshire 03874
("Property Address")

Seabrook
[City]

NEW HAMPSHIRE - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
ITEM 1921 (9012)

Form 3030 9/90 (page 1 of 6 pages)

Great Lakes Business Forms, Inc.
To Order Call 1-800-530-0303 FAX 616-791-1111

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

RESIDENTIAL WATER & SEWER BILL

Bill#	Bill Date	Due Date	Map/Lot
00293417	7/31/2025	9/02/2025	9-133
Reading Date	Prev Reading	Cur Reading	Usage
7/02/2025	971909	972810	901
Service Location	Account#		
14 AYER CIR TEST 12/15 & 02/23	152850		

SENTNER RICHARD V

14 AYER CIRCLE
SEABROOK, NH 03874

Description	Charges
Last Payment Received 06/02/2025:	68.65
Outstanding Balance:	0.00
New Charges:	
Water residential	1.34
Sewer residential	1.42
S-SC 5/8" Meter	40.14
W-SC 5/8" Meter	21.24

Total Amount Due 64.14

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

RESIDENTIAL WATER & SEWER BILL

Acct# 152850

Service Location: 14 AYER CIR TEST 12/15 & 02/23

SENTNER RICHARD V

14 AYER CIRCLE
SEABROOK, NH 03874

Meter#	Prev Read	Curr Read	Usage
57089988	971909	972810	901

Total Usage: 901

History					
Bill Date	4/30/2025	1/31/2025	10/31/2024	7/31/2024	4/30/2024
Usage	2,369	2,864	2,181	643	1,453

Bill#	Bill Date:	Due Date:	Map/Lot
00293417	7/31/2025	9/02/2025	9-133

Make Checks Payable to:

Town of Seabrook Tax Office - 99 Lafayette Rd - Town Hall
 Tax Office Days: M,T,T 7:30-4:00 Wed 7:30-5:30 Fri 7:30-12
 PO Box 476 Telephone: 603-474-9881
 Seabrook, NH 03874

***When paying at the Tax Office, and a receipt is needed, please bring the entire bill. Also, an interest charge of 8% (annual percentage rate) will be added to any unpaid balance that is not paid by the due date. If you have not paid your prior bill, call the Tax Office for the updated interest amount.

All other questions may be directed to:
 Seabrook Water Department
 Telephone: 603-474-9921
 Hours: Monday - Friday 7:00 AM - 3:00 PM
 Email: water@seabrooknh.org

Please visit us at: www.seabrooknh.info

*** ONLINE PAYMENTS AVAILABLE - New rates effective 2024

Description	Charges
Water residential 1.4900/1000	1.34
Sewer residential 1.5800/1000	1.42
SSC58 3@13.38	40.14
WSC58 3@7.08	21.24

New Charges: 64.14

Outstanding Balance: 0.00

Total Amount Due 64.14

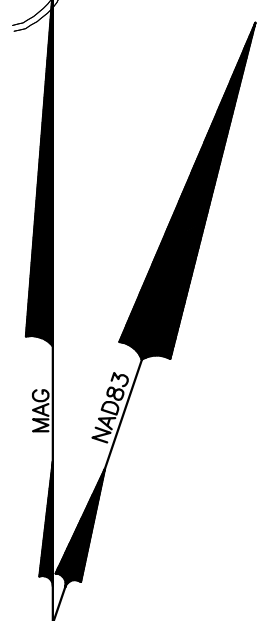
Billing Period
4/04/2025 through 7/07/2025



ADJACENT MAP 6

NEW HAMPSHIRE TURNPIKE

SALISBURY,
MASSACHUSETTS



TOWN OF SEABROOK

ROCKINGHAM
COUNTY, NH

ASSESSOR'S MAP 9

ADJACENT MAP 10

SCALE: 1"=200' REVISED TO APRIL 2025

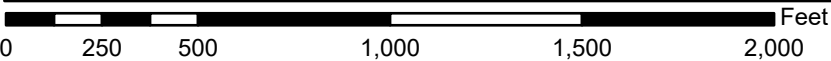
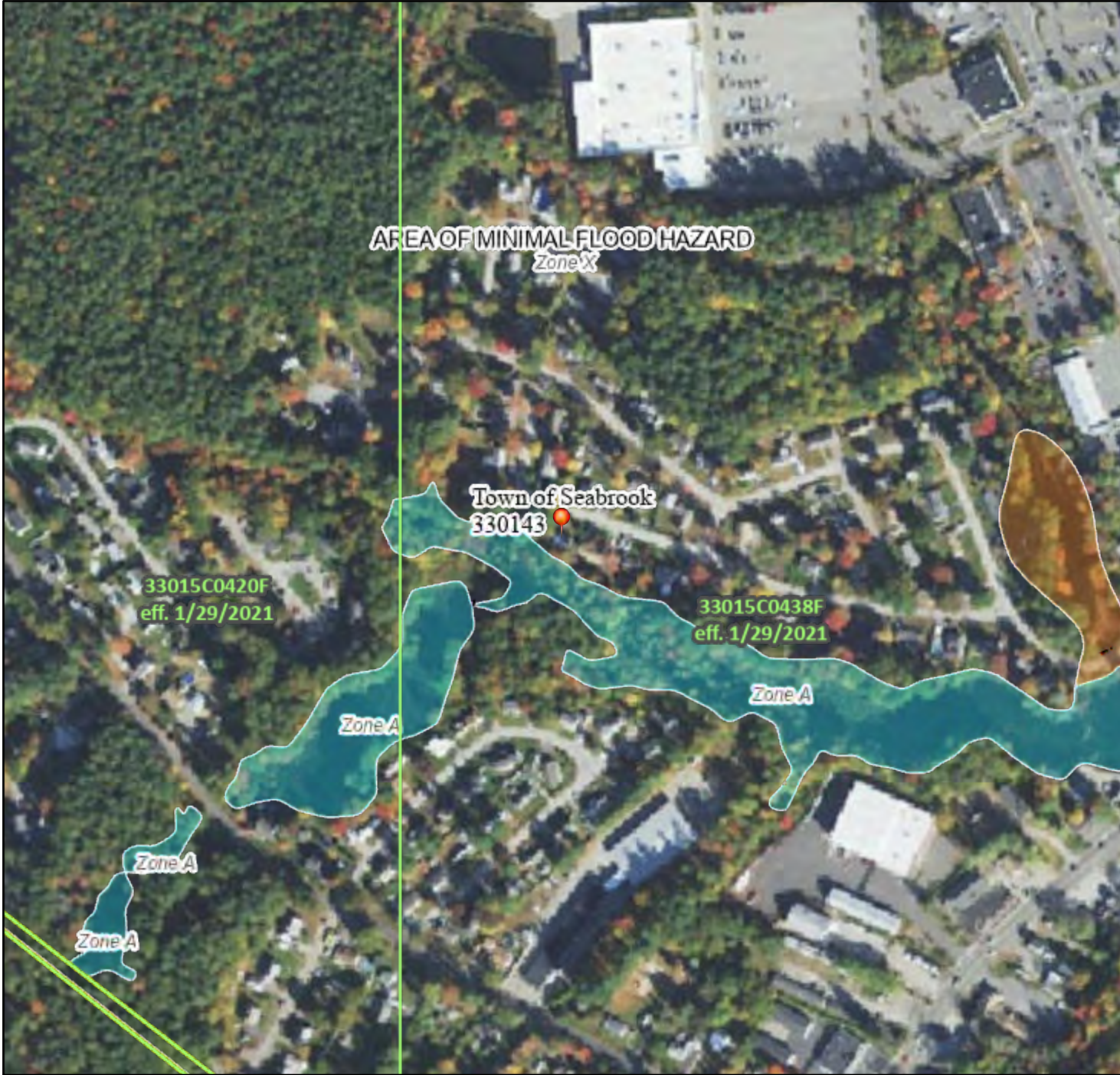
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National Flood Hazard Layer FIRMMette



70°52'43"W 42°53'7"N



1:6,000

70°52'6"W 42°52'40"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

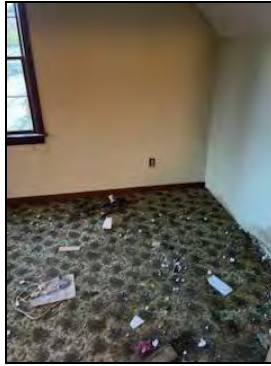
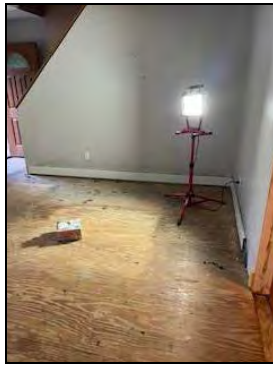
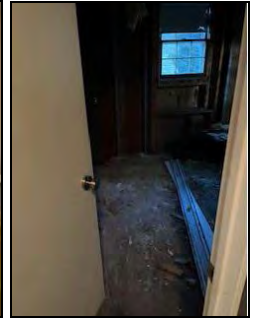
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/10/2025 at 3:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHOTO GALLERY

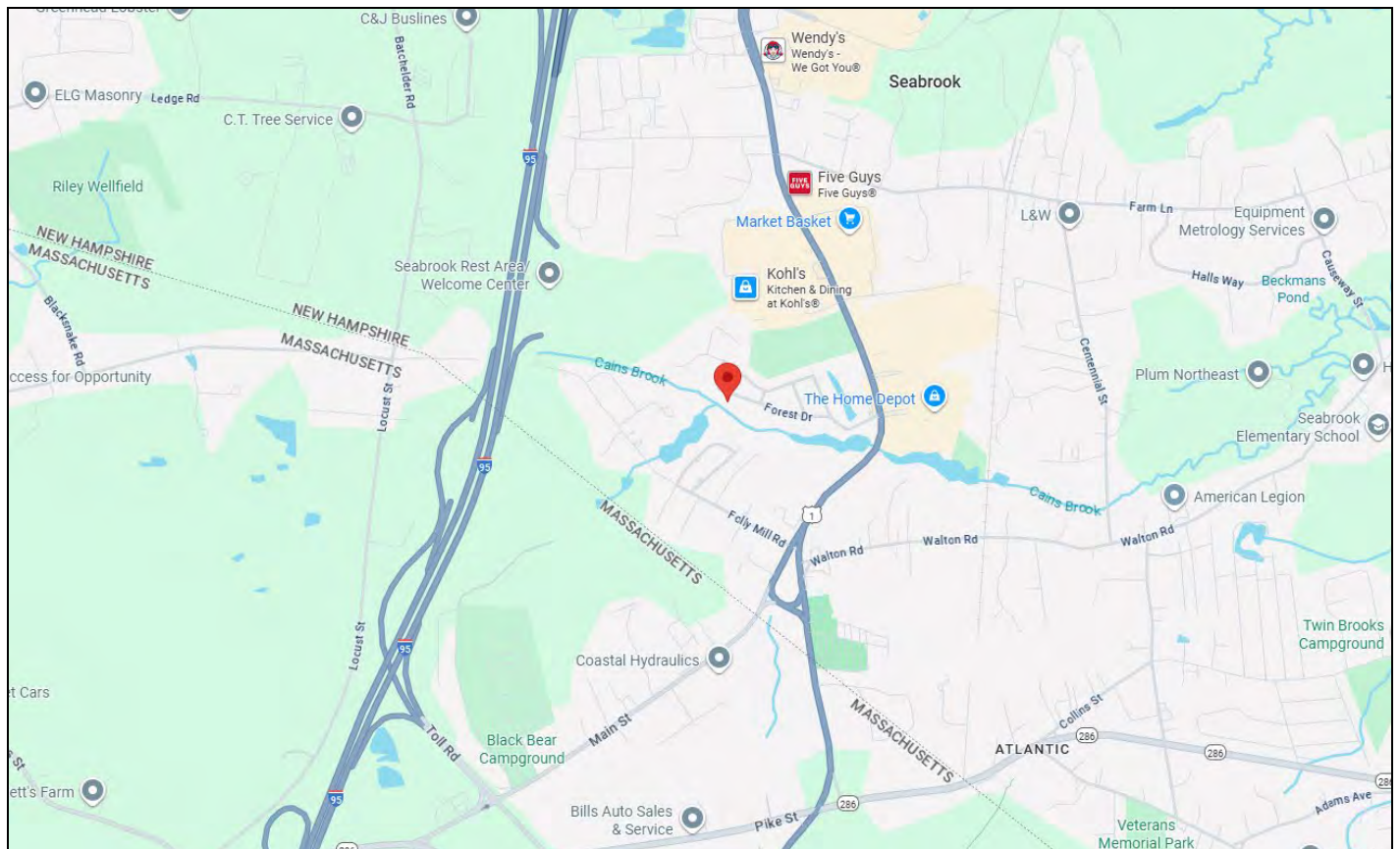
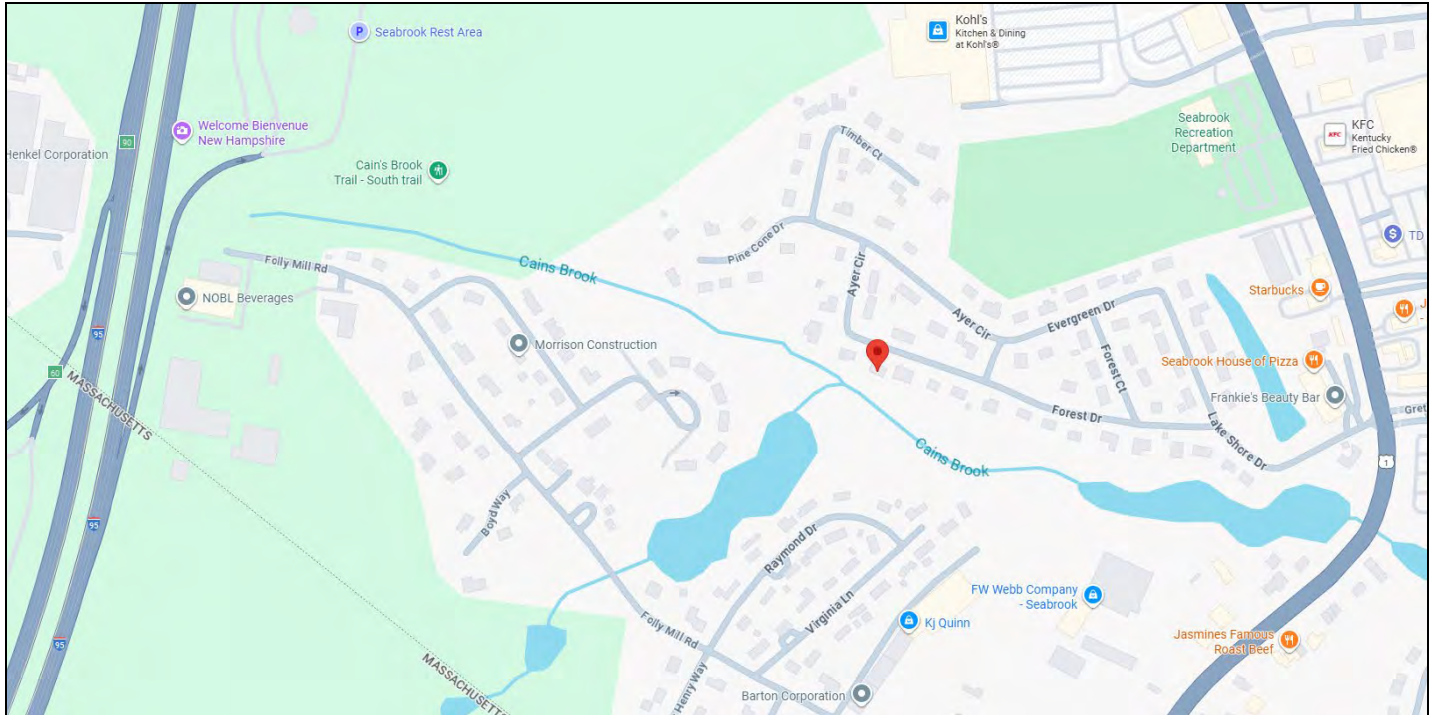
14 AYER CIR., SEABROOK, NH





MAP

14 AYER CIR., SEABROOK, NH





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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