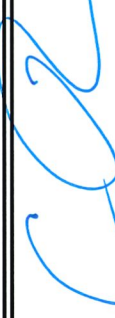



BIDS RECEIVED

for

AWARDING AUTHORITY: CMRPC PROJECT NAME: Regional Auctioneer Services Due Date: 4/4/2022 @ 11:00AM.

Date & Time	Firm Name	Address	Init.
3/31/22 9:00 AM	JJ Manning Auctioneers	179 Old Kings Highway Yarmouthport, MA 02675	
4/2/22 10:58 AM	Zekos Group Auctioneers		



ZEKOS GROUP AUCTIONEERS

MUNICIPAL AUCTION STRATEGIES

April 4, 2022

Mr. Connor Robichaud
Regional Projects Coordinator
Central Massachusetts Regional Planning Commission
1 Mercantile Street, Suite 520
Worcester, MA 01608

Dear Mr. Robichaud,


The Zekos Group is excited about the prospect of continuing to partner with you and Central Massachusetts Regional Planning Commission and enthusiastically embraces this opportunity! Enclosed, kindly find our response to your Request for Proposals for Auctioneer Services dated March 14, 2022, as amended by Addendum No. 1 dated March 28, 2022.

We have worked collaboratively with many of your member communities to provide superior service and exceed expectations. Our familiarity with Central Massachusetts, expertise in municipal auctions, innovative marketing strategy and history of proven results in Worcester County will guarantee continued success. Our team works with municipalities, public officials and tax title counsel on a daily basis.

This depth of experience has provided us with valuable insight into sensitive community concerns, legal challenges and political intricacies that your member communities face when dealing with the disposition of real estate. We will ensure each of your participating communities fulfills their fiduciary responsibility and conducts a transparent and professional auction that generates spirited competition.

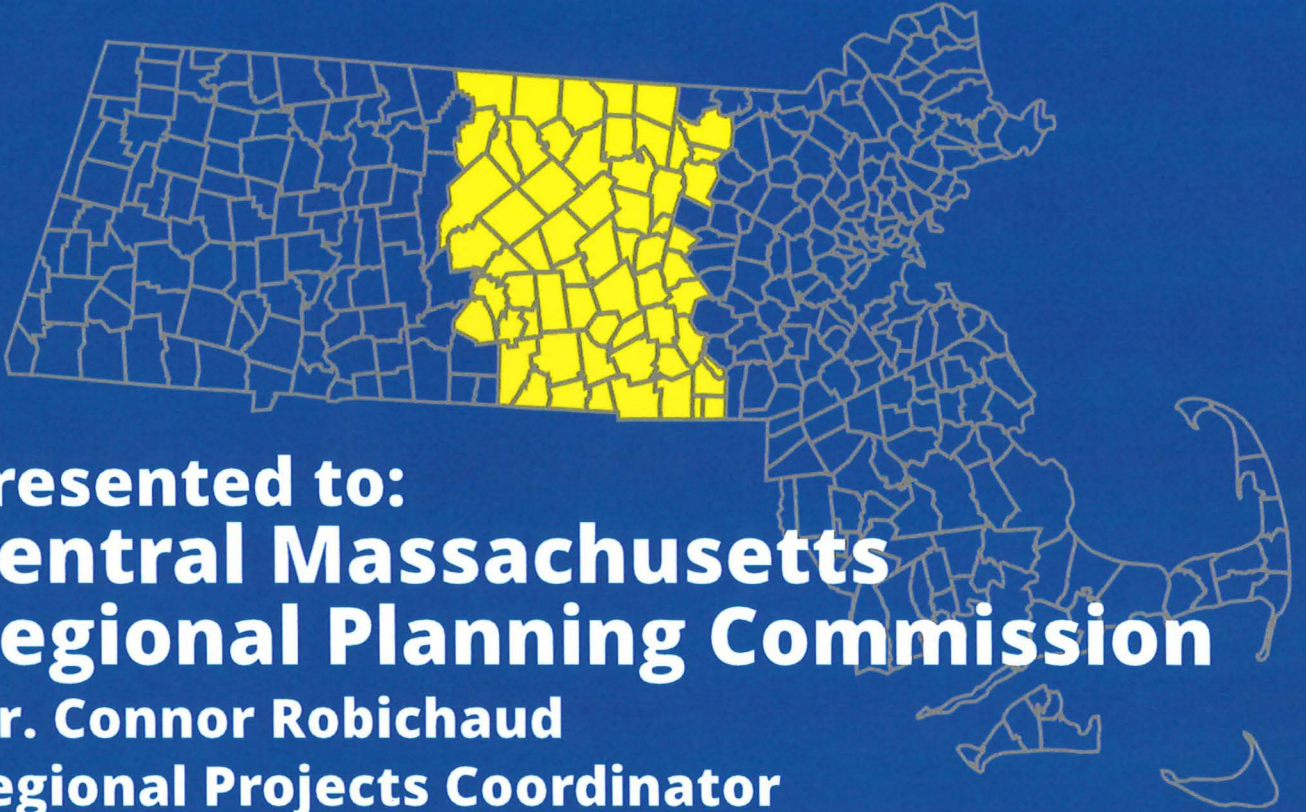
We respectfully request your consideration. Thank you very much.

Sincerely,



Paul T. Zekos
President

REQUEST FOR PROPOSALS FOR AUCTIONEER SERVICES



Presented to:
**Central Massachusetts
Regional Planning Commission**
Mr. Connor Robichaud
Regional Projects Coordinator
1 Mercantile Street #520, Worcester MA 01608



Submitted by:
THE ZEKOS GROUP
P.O. Box 549
Shrewsbury, MA 01545
508-842-9000
www.zekosgroup.com



ZEKOS GROUP AUCTIONEERS

MUNICIPAL AUCTION STRATEGIES

WHY WE ARE THE BEST CHOICE FOR CMRPC



MUNICIPAL AUCTION EXPERTS WITH SUPERIOR STAFF

The Zekos Group has worked with more municipalities, sold more properties and generated more revenue for Massachusetts cities and towns than all other auction firms combined. Our team is professionally and personally committed to providing exemplary service, rapid response, innovative concepts and impressive outcomes.



PROVEN RESULTS IN CENTRAL MASSACHUSETTS

Our firm has facilitated dozens of auctions in Central Massachusetts that have produced millions of dollars and exceeded expectations. We understand Worcester County and the uniqueness and market conditions of each of its communities.



RELATIONSHIP WITH MUNICIPAL OFFICIALS

We work collaboratively with Town and City Officials to ensure a successful outcome. We often meet with boards of selectmen and city council members in executive sessions, communicate regularly with municipal counsel and interact with mayors, town managers, treasurers and other officials. Our clients are appreciative of our advice, counsel and expertise.



FACULTY MEMBER OF MCTA

The Massachusetts Collectors and Treasurers Association has entrusted our President with educating its members about tax possession auctions.



COMMONWEALTH OF MASSACHUSETTS CONTRACT

We are the only auction company over the last nine years that has been retained by the Commonwealth to auction surplus real estate.



AWARD WINNING AUCTIONEERS

Paul Zekos has been credited with being one of the most effective auctioneers in the country and was previously the Massachusetts Auction Champion. You can count on us to make sound, strategic decisions and maximize revenue. Paul was also inducted into the Massachusetts Auctioneers Hall of Fame.

ATTACHMENT A:

QUALIFICATIONS PROPOSAL FORM

Attach Additional Pages where Necessary

1. Experience in tax possession sales over the past ten (10) years

HIGHLY ADVANTAGEOUS- Our firm has sold far more than three hundred (300) properties of similar scope over the past ten (10) years. Please find a sampling below that exceeds requirements.

<u>Municipality</u>	<u>Properties Sold</u>	<u>Municipality</u>	<u>Properties Sold</u>
Participating Central Massachusetts Communities:		Sampling of Communities from around the Commonwealth:	
Ashburnham	2	Billerica	21
Ashby	9	Fairhaven	28
Athol	60	Gloucester	14
Auburn	3	Holbrook	7
Charlton	14	Holliston	4
Clinton	18	Framingham	18
Douglas	21	Milford	3
Dudley	5	Melrose	2
Fitchburg	28	Newbury	13
Gardner	8	Norfolk	12
Grafton	3	North Adams	17
Hardwick	5	Plymouth	22
Lancaster	9	Pembroke	32
Leicester	6	Pittsfield	12
Leominster	13	Revere	21
Millbury	12	Seekonk	21
Millville	9	Wareham	25
New Braintree	2	Walpole	1
North Brookfield	8		
Oxford	12	Total	273
Princeton	10		
Rutland	9		
Shrewsbury	3		
Southbridge	17		
Spencer	9		
Sterling	1	Total Properties Sold	
Sturbridge	8	in this Sampling:	623
Sutton	1		
Upton	4		
Webster	27		
West Brookfield	5		
Westborough	1		
Westminster	8		
Total	350		

2. Experience in tax possession sales within Worcester County within the past ten (10) years.

HIGHLY ADVANTAGEOUS- Our firm has held considerably more than twenty (20) municipal tax possession auctions of similar scope within Worcester County over the past ten (10) years. Please find a sampling of those auctions below.

<u>Municipality</u>	<u>Auction Date</u>	<u>Municipality</u>	<u>Auction Date</u>
Ashburnham	2018	New Braintree	2016
Athol	2021, 2019, 2017, 2015	North Brookfield	2019, 2015
Auburn	2016	Oxford	2021, 2014
Charlton	2021 ² , 2016	Princeton	2021 ²
Clinton	2022, 2020, 2013, 2012,	Rutland	2020, 2014
Douglas	2021, 2013	Shrewsbury	2019
Dudley	2017	Southbridge	2019, 2017, 2015
Fitchburg	2021, 2020, 2018, 2016	Spencer	2020, 2018
Gardner	2019	Sterling	2021
Grafton	2015	Sturbridge	2016
Hardwick	2016	Sutton	2017
Lancaster	2019, 2014, 2012	Upton	2017
Leicester	2020, 2018, 2015, 2013	Webster	2021, 2020, 2018, 2017, 2016
Leominster	2021, 2017	West Brookfield	2017
Milford	2021	Westborough	2016
Millbury	2020, 2019, 2014	Westminster	2021
Millville	2018	Total Auctions:	64

SAMPLING REFLECTS 64 AUCTIONS IN 33 WORCESTER COUNTY MUNICIPALITIES.

3. Qualifications of professional staff/subcontractors employed by the firm.

3A: Massachusetts Real Estate Licensed Salesperson

HIGHLY ADVANTAGEOUS- Paul Zekos has been a licensed Real Estate Salesperson for over thirty (30) years, far exceeding the criteria. Please view the documentation from the Commonwealth of Massachusetts below.

[Home](#) [Manage Licenses, Permits and Certificates](#) [File and Track Complaints](#)

[Advanced Search](#) ▼

Please refer to the Licensing Entity's website for additional information regarding the status and discipline information shown below.
For DPL information, please visit the [DPL website](#).
For ABCC information, please visit the [ABCC website](#).

Information Pertaining To:
Salesperson 87989

Licensee Detail

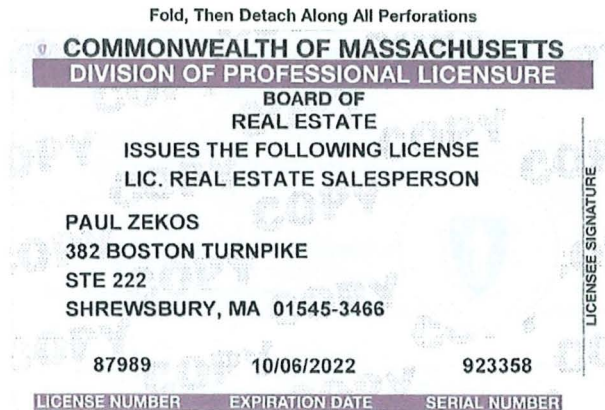
License Number: 87989
Licensing Entity: Board of Registration of Real Estate Brokers and Salespersons
License Type: Salesperson
Type Class: S
License Issue Date: 08/01/1986
License Expiration Date: 10/06/2022 Status: Current
Current Discipline:
Prior Discipline:

Name: PAUL ZEKOS
Business Name:
DBA Name:

▼ **Public Documents**

Attachment List

Name	Type	Size	Latest Update	Action
No records found.				



3. Qualifications of professional staff/subcontractors employed by the firm.

3B: Licensed and Bonded Massachusetts Auctioneer

HIGHLY ADVANTAGEOUS- Paul Zekos has been a licensed and bonded Massachusetts Auctioneer for thirty-five (35) years. Kindly view the documentation below indicating he remains an auctioneer in good standing and holds a current and valid license per the Massachusetts Division of Standards.



COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs and Business Regulation
DIVISION OF STANDARDS
One Ashburton Place - Room 1115 - Boston, MA 02108
(617) 727-3480 - Fax (617) 727-5705
www.mass.gov/standards

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT
EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION
JAMES P. CASSIDY JR.
DIRECTOR OF STANDARDS

March 14, 2022

RE: Auction licensee Paul E. Zekos
MA Auctioneer Number # 104

Please be advised that the above referenced auctioneer is in good standing with this Division.
The licensee last renewed the license on **September 9, 2021**. The license remains in effect until
October 7, 2022. There has been no disciplinary action taken against this licensee.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

James P. Cassidy, Jr.

James P. Cassidy, Jr.
Director

A true copy



4. Quality of Marketing on the bidder's past 3 municipal auctions

HIGHLY ADVANTAGEOUS- Our firm's marketing effort is significant in print and digital media and would reach the best pool of buyers.

We invest thousands of dollars of our own money in comprehensive marketing strategies that ensure high-impact market saturation. Please view our past three auctions and marketing summary on the following pages.



ZEKOS GROUP AUCTIONEERS



ADVERTISING, SIGNAGE, DIRECT MAIL AND OPEN HOUSES

We will aggressively **advertise** the properties in local and regional newspapers, trade publications and utilize web-based and **direct mail marketing** tools to publicize the auction. If appropriate, our firm will present informational bidder seminars, **conduct open houses** and **post signs** promoting the auction on properties to be sold. We will send an attractive, multi-color **auction alert** to an extensive **mailing list** of active prospective buyers and follow-up with **email notifications**. We will also focus on builders, investors, end users and real estate firms in the municipality's geographic area. **Target mailings** will be sent to individuals that about the parcel offered at the auction and **press releases** will be issued to local media

DIGITAL AND INTERNET MARKETING

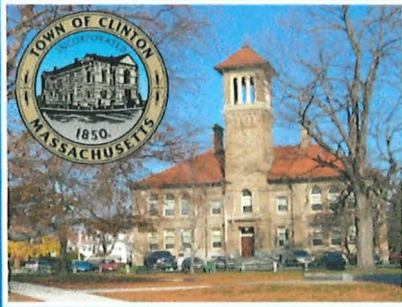
Our **specialized website** will feature the municipalities auction and community banner on the homepage. The mobile-friendly site allows visitors to easily access detailed information, photographs, public documents and maps for each property. This convenient promotional tool advertises the properties and outlines terms and conditions. The properties will be publicized on other **high traffic auction and real estate websites** along with innovative **internet advertising** that will saturate the market. We own the latest technology and can conduct a live simulcast internet auction if appropriate.



COMMUNICATION AND INQUIRY RESPONSE

In an effort to alleviate the demand on municipal offices and employees, our firm will operate as the **communications center** for the municipality's auction. We will assume the responsibility of direct communication with all interested parties. We will answer and track all **telephone and email inquiries** and recommend that the municipality refer all prospective buyers to our firm so that we may assist them with the bid process. Our firm strongly believes in **personal service** and we will communicate directly with interested parties and distribute information and materials as requested via the internet, facsimile, and U.S. Postal Service.

CLINTON QUALITY OF MARKETING



CLINTON
TOWN ORDERED AUCTION
8 TOWNHOUSES
FEBRUARY 17, 2022 at 12PM



Our most recent auction for Clinton offered 8 townhouses and generated \$2.1 Million. It was advertised extensively and was very well attended. Please find the following sampling of evidence from our Quality of Marketing strategy.

- Direct Mailing Notice
- Municipal Interior Website Page
- Multiple Email Notifications “Auction Alerts”
- Abutter Notice Flyer
- Print Media (multiple runs in each publication):
 - The Item (Clinton)
 - Worcester Telegram & Gazette
 - Fitchburg Sentinel & Enterprise
 - New England Real Estate Journal

Internet Advertising:

- Homes.com
- Landwatch.com
- MyStateMLS.com
- Realtor.com
- Realtytrac.com
- Trulia.com
- Zillow.com
- Lakehouse.com

**Major
Digital
Real
Estate
Marketing**



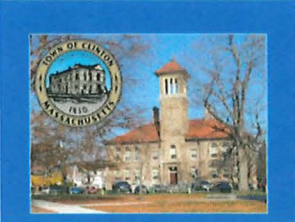
Municipal Interior Website Pages

Z **ZEKOS GROUP AUCTIONEERS**
HOME | **AUCTIONS** | ABOUT US | SERVICES | IN THE NEWS | TESTIMONIALS | CONTACT US | AUCTION RESULTS


Town of Clinton

A municipal auction has been ordered for the Town of Clinton. The auction will be **HELD AT TOWN HALL, 242 CHURCH ST., CLINTON. PLEASE NOTE THAT THERE IS A MASK MANDATE IN EFFECT.**

📅 February 17 at 12:00 PM EST
📅 Add to Calendar



Auction Properties | Welcome Letter | Terms and Conditions





Units 1-6, 10 and 11, 525 Water Street

8 Townhouses. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$40,000 Deposit, additional Deposit due in 24 hrs.

View Property Info ▶

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

Z **ZEKOS GROUP AUCTIONEERS**

P.O. Box 549, Shrewsbury, MA 01545

Phone: 508-842-9600

Email: info@zekosgroup.com

MA Lic. #104 • NH Lic. #5017


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Details and Description

Z **ZEKOS GROUP AUCTIONEERS**
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Units 1-6, 10 and 11, 525 Water Street

Auction: Town of Clinton
8 Townhouses. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$40,000 Deposit, additional Deposit due in 24 hrs.
📍 525 Water Street, Clinton, MA 01510, US (map)



Search
Documents
Map

Parcel ID: 45-1132

Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in the River's Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer.

Units 1 - 4 have 2,842 sq. ft. of living area. Units 5, 6, 10, 11 have 2,135 sq. ft. as well as a one car garage and patio overlooking the river.

Currently occupied with tenants at work, the units produce monthly income and sit between the Nashua River and Savage Flipping Falls. The units will likely need to be phased into the condominium association by the new owner.



Auction Date: February 17, 2022 at 12:00 PM, **Masks Required**

Deposit: \$40,000, additional deposit bringing the total deposits to 10% of the purchase price due in 24 hrs., with closing in 30 days

Open House: Unit 11 Only (Rear Building), Day of Sale, 10:00 AM - 11:30 AM, **Masks Required**

Registration: Day of Sale, 11:00 AM - 12:00 PM, **Masks Required**

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

Z **ZEKOS GROUP AUCTIONEERS**

P.O. Box 549, Shrewsbury, MA 01545

Phone: 508-842-9600

Email: info@zekosgroup.com

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Documents and Photos

Z **ZEKOS GROUP AUCTIONEERS**
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Units 1-6, 10 and 11, 525 Water Street



Auction: Town of Clinton
8 Townhouses. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$40,000 Deposit, additional Deposit due in 24 hrs.
📍 525 Water Street, Clinton, MA 01510, US (map)



Search
Documents
Map

- Field Cards ⊕
- Parcel Map ⊕
- Aerial ⊕
- River's Edge Condominium Declaration of Trust ⊕
- River's Edge Condominium Master Deed ⊕
- 2006 Plan ⊕
- Rent Roll ⊕
- Sample Certified Bank Check Deposit ⊕
- Memorandum of Sale ⊕

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

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P.O. Box 549, Shrewsbury, MA 01545

Phone: 508-842-9600

Email: info@zekosgroup.com

MA Lic. #104 • NH Lic. #5017

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Direct Mailing Notice and Email Notification "Auction Alert"

TOWN ORDERED AUCTION

CLINTON

THURSDAY, FEBRUARY 17 at 12:00 P.M.



Units 1 - 4



Units 5 and 6



Units 10 and 11

8 TOWNHOUSES - 525 WATER STREET



Units 1-4

Front Building



Units 5 and 6

Middle Building



Units 10 and 11

Rear Building



River Views



Green Space

Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1 - 4 have ±1,442 sq. ft. of living area. Units 5, 6, 10 and 11 have ±1,195 sq. ft., as well as a one car garage and patio overlooking the river.

Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner.

zekosgroup.com

Terms: Bidder registration day of sale at Town Hall from 11AM to 12PM. A deposit of \$40,000 in certified or bank cashier's check is required to register to bid. An additional deposit bringing the total deposit to 10% of purchase price is due within 24 hours. Closing in 30 days. Property sold as is. We make no representations, warranties or guarantees as to the accuracy of information provided and urge all bidders to rely entirely on their own investigation. **To be held at Clinton Town Hall, 242 Church Street, Clinton, MA. Visit website for property details, terms and conditions.**



LIC #104

**ZEKOS GROUP
AUCTIONEERS**

508-842-9000



**ZEKOS GROUP
AUCTIONEERS**

AUCTION ALERT!

Greetings!

CHOOSE YOUR NEXT INVESTMENT OPPORTUNITY!

CLINTON

8 TOWNHOUSES ON THE NASHUA RIVER TO BE SOLD AS A GROUP

CHICOPEE

5 INDUSTRIAL BUILDINGS ON THE CHICOPEE RIVER OFFERED IN THE ENTIRETY

BROCKTON

GAS STATION/CONVENIENCE STORE ON RTE. 27 CURRENTLY OPERATING

SWANSEA

80 ROOM HOTEL ON RTE. 6 CURRENTLY HOLIDAY INN EXPRESS

Visit our website for more upcoming Municipal and Lender Foreclosure Auctions.

[Click here to visit website.](#)

CLINTON

TOWN ORDERED AUCTION

8 TOWNHOUSES

FEBRUARY 17, 2022 at 12PM

[CLICK HERE FOR DETAILS](#)



CHICOPEE

FORECLOSURE AUCTION

5 INDUSTRIAL BUILDINGS

FEBRUARY 16, 2022 at 11AM

[CLICK HERE FOR DETAILS](#)



BROCKTON

FORECLOSURE AUCTION

GAS STATION ON ROUTE 27

FEBRUARY 16, 2022 at 3PM

[CLICK HERE FOR DETAILS](#)



SWANSEA

FORECLOSURE AUCTION

80 ROOM HOTEL ON ROUTE 6

MARCH 8, 2022 at 12PM

[CLICK HERE FOR DETAILS](#)



The Zekos Group
MA Lic. #104
NH #5017

[Join Our Mailing List!](#)

Print Media

New England Real Estate Journal
Quarter Page Ad

Actual Ad Size
Worcester Telegram & Gazette

Visit the paper online www.nerej.com Billboard New England Real Estate Journal January 21 - February 3, 2022 37A

Auctions

MORTGAGEE'S SALE AT - PUBLIC AUCTION
(2) COMMERCIAL GARAGES
WEDNESDAY, FEBRUARY 16 AT 1:00 PM
31-33 GARFIELD STREET, LAWRENCE, MA

ID#21-156
Two commercial style garages on a R2 (Two Family Residential) zoned 0.27+ acre lot with ample off-street parking • Building 1 offers 1,955sq. SF G.L.A. 1 BA • Features include two overhead doors, finished upstairs w/ kitchen, mezzanine, circular block exterior & FHA Gas Heat • Building 2 offers 2,100sq. SF G.L.A. 1 BA • Features include finished upstairs w/ kitchen, mezzanine & FHA Gas Heat • Served by public water & sewer. Tax Map 99, Lot 22. Total Assessed Value: \$434,700. Total 2022 Taxes: \$9,414. Mortgage Ref: Essex North District Registry of Deeds Book 12097, Page 296. Sale per order of Mortgagee by its Attys: Reganite Steio LLP, Wakefield, MA. Paul G. Crockett, Esq. Terms: \$15,000 deposit by cash, certified check, bank check or other form of payment satisfactory to Mortgagee at time of sale. The balance of the purchase price shall be paid on or before (30) days from date of sale. Other terms may be announced at time of sale. All information herein is believed but not warranted to be correct. The Mortgagee does not warrant the condition or existence of any feature described above.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE
James R. St. Jean
AUCTIONEERS
603-734-4348 • www.jrjauctions.com

TOWN ORDERED AUCTION
CLINTON
THURSDAY, FEBRUARY 17 AT 12:00 P.M.

8 TOWNHOUSES - 525 WATER STREET

From Building Middle Building New Building River View Green Space

Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1-4 have 11,442 sq. ft. of living area, Units 5, 6, 10 and 11 have 11,193 sq. ft., as well as a one car garage and patio overlooking the river. Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner.

zekosgroup.com

ZEKOS GROUP AUCTIONEERS
LIC #104 508-842-9000

TOWN ORDERED AUCTION
CLINTON
THURSDAY, FEBRUARY 17 AT 12 PM

8 TOWNHOUSES
UNITS 1-6, 10 AND 11
525 WATER STREET

Rare investment opportunity to acquire 8 revenue generating townhouses to be sold as a group. The units are 1-6, 10 and 11 and each offers 3 bedrooms, 2.5 bathrooms, central heat and a/c, plentiful parking and public water and sewer.

zekosgroup.com
VISIT WEBSITE FOR PROPERTY DETAILS, TERMS AND CONDITIONS.

ZEKOS GROUP AUCTIONEERS
LIC #104 508-842-9000

MORTGAGEE'S SALES OF REAL ESTATE
CHICOPEE AND BROCKTON PUBLIC AUCTIONS
WEDNESDAY, FEBRUARY 16

11 AM - CHICOPEE - 5 INDUSTRIAL BUILDINGS
This investment opportunity includes 5 brick factory and metal industrial buildings that sit on 4 contiguous parcels totaling 2.23 acres. Located on the Chicopee River, the mill complex totals about 100,000 sq. ft. of office, manufacturing, warehouse and distribution space. This offering provides flexibility for a multitude of uses, great income potential and easy access to major routes including 91 and the Mass Turnpike.

3 PM - BROCKTON - GAS STATION
This 1.85 acre commercial site is improved with a gas station/convenience store. The single-story block and wood framed building has 11,742 sq. ft. and is accompanied by a canopied gas island having 4 pumps and 8 filling stations. The high visibility location is directly on Rte. 27 near the Westgate Mall.

LENDER SAYS SELL!
zekosgroup.com

ZEKOS GROUP AUCTIONEERS
LIC #104 508-842-9000

ATTENTION
Auction Companies

Reach the people who want to attend your presentation and buy your properties

THE NEW ENGLAND REAL ESTATE BILLBOARD WEEKLY
*Readership 40,000 + per issue
*Large display ads - 5" x 6"
(Larger sizes available)

For the past FIFTY-FIVE years OWNERS, DEVELOPERS AND BROKERS have been selling and leasing their commercial properties through the country's largest real estate weekly newspaper - NEW ENGLAND REAL ESTATE JOURNAL. THE JOURNAL has probably marketed more commercial property than all the Sunday newspapers in the region put together.

Call Karen Dowell
Digital Edition: www.nerej.com
(781) 878-4540 x254
email: kdowell@nerej.com

Actual Ad Size
Fitchburg Sentinel & Enterprise

TOWN ORDERED AUCTION
CLINTON
THURSDAY, FEBRUARY 17 AT 12 PM

8 TOWNHOUSES
UNITS 1-6, 10 and 11
525 WATER STREET

Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium, which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and a/c, plentiful parking and public water and sewer.

zekosgroup.com
VISIT WEBSITE FOR PROPERTY DETAILS, TERMS AND CONDITIONS.

ZEKOS GROUP AUCTIONEERS
LIC #104 508-842-9000

Actual Ad Size
The Clinton Item

TOWN ORDERED AUCTION
CLINTON
THURSDAY, FEBRUARY 17 AT 12 PM

UNITS 1-6, 10, 11
RIVER'S EDGE
525 WATER ST.

~ 8 TOWNHOUSES ~

Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium, which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer.

zekosgroup.com

HELD AT CLINTON TOWN HALL. VISIT WEBSITE FOR DETAILS, TERMS AND CONDITIONS.

ZEKOS GROUP AUCTIONEERS
508-842-9000

Internet Advertising

Zillow.com

MyStateMLS.com

IA-01510/57576073_xpid/

525 Water St, Clinton, MA 01510

bd -- ba 1,275 sqft

Est. refi payment: \$7,348/mo

Refinance your loan

Home value Owner tools Home details Neighborhood details

description and property data below may've been provided by a third party, the homeowner or public records.

TOWN ORDERED AUCTION OF 8 TOWNHOUSES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON FEBRUARY 17, 2022 AT 12:00 PM. Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1 - 4 have $\approx 1,442$ sq. ft. of living area. Units 5, 6, 10, 11 have $\approx 1,195$ sq. ft. as well as a one car garage and patio overlooking the river. Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner. Terms: Bidder registration begins at Clinton Town Hall, 242 Church Street, Clinton, MA at 11:00 AM. For this property a deposit of \$40,000, in certified or bank cashier's check is required to register to bid. Additional deposit bringing the total deposit to 10% of the purchase price is due in 24 hrs. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

Read less

Units 1-6, 10 and 11 525 Water Street, Clinton, MA 01510

Status: Listing ID: 11045515

Expiry: 11/15/2022

TOWN ORDERED AUCTION OF 8 TOWNHOUSES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON FEBRUARY 17, 2022 AT 12:00 PM. Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1 - 4 have $\approx 1,442$ sq. ft. of living area. Units 5, 6, 10, 11 have $\approx 1,195$ sq. ft. as well as a one car garage and patio overlooking the river. Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner. Terms: Bidder registration begins at Clinton Town Hall, 242 Church Street, Clinton, MA at 11:00 AM. For this property a deposit of \$40,000, in certified or bank cashier's check is required to register to bid. Additional deposit bringing the total deposit to 10% of the purchase price is due in 24 hrs. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

Paul Zekos, President Zekos Group Auctioneers 508-842-9000

Trulia.com

Lakehouse.com

525 Water St

\$1,391,400

Local Information

Description

TOWN ORDERED AUCTION OF 8 TOWNHOUSES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON FEBRUARY 17, 2022 AT 12:00 PM. Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1 - 4 have $\approx 1,442$ sq. ft. of living area. Units 5, 6, 10, 11 have $\approx 1,195$ sq. ft. as well as a one car garage and patio overlooking the river. Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner. Terms: Bidder registration begins at Clinton Town Hall, 242 Church Street, Clinton, MA at 11:00 AM. For this property a deposit of \$40,000, in certified or bank cashier's check is required to register to bid. Additional deposit bringing the total deposit to 10% of the purchase price is due in 24 hrs. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

Units 1-6, 10 and 11 525 Water Street, Clinton, MA 01510

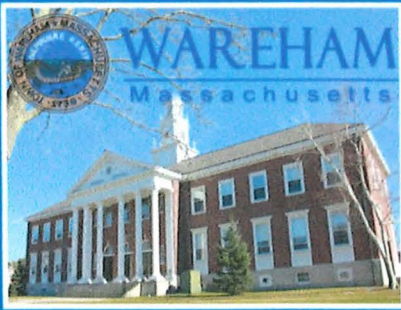
\$1,391,400

Property Details

Description

TOWN ORDERED AUCTION OF 8 TOWNHOUSES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON FEBRUARY 17, 2022 AT 12:00 PM. Rare investment opportunity to acquire 8 townhouses to be sold as a group. The revenue generating units are located in Rivers Edge Condominium which is a three building complex built about 2005. The townhouses are believed to have similar layouts and offer 3 bedrooms, 2.5 bathrooms, central heat and air conditioning, plentiful parking and public water and sewer. Units 1 - 4 have $\approx 1,442$ sq. ft. of living area. Units 5, 6, 10, 11 have $\approx 1,195$ sq. ft. as well as a one car garage and patio overlooking the river. Currently occupied with tenants at will, the units produce monthly income and sit between the Nashua River and Savage Playing Field. The units will likely need to be phased into the condominium association by the new owner. Terms: Bidder registration begins at Clinton Town Hall, 242 Church Street, Clinton, MA at 11:00 AM. For this property a deposit of \$40,000, in certified or bank cashier's check is required to register to bid. Additional deposit bringing the total deposit to 10% of the purchase price is due in 24 hrs. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

WAREHAM QUALITY OF MARKETING



WAREHAM
TOWN ORDERED AUCTION
SINGLE FAMILY HOME
JANUARY 14 2022 at 12PM



Multiple auction initiatives have produced over \$1,750,000 dollars for the Town of Wareham. We are currently working on a surplus auction of a former school building scheduled for May 11, 2022.

A recent auction for the Town drew over 30 qualified bidders, received local news coverage and was praised by the Town Administrator. You will note from the marketing materials that there were multiple date changes for this auction due to legal actions and a major snow storm. We relentlessly continued our efforts to ensure success.

Please find the following sampling of evidence from our Quality of Marketing strategy.

- Direct Mailing Notice
- Municipal Interior Website Page
- Multiple Email Notifications "Auction Alerts"
- Abutter Notice Flyer
- Print Media (multiple runs):
 - Wareham Courier and Sentinel
- Internet Advertising:
 - Homes.com
 - Landwatch.com
 - MyStateMLS.com
 - Realtor.com
 - Realtytrac.com
 - Trulia.com
 - Zillow.com

Municipal Interior Website Pages

Z EKOS GROUP AUCTIONEERS

[HOME](#) | [AUCTIONS](#) | [ABOUT US](#) | [SERVICES](#) | [IN THE NEWS](#) | [TESTIMONIALS](#) | [CONTACT US](#) | [AUCTION RESULTS](#)

Town of Wareham

A municipal single property auction has been ordered for the Town of Wareham. The auction will be **HELD ON SITE AT 5 APPLE STREET, WAREHAM.**

📅 January 14 at 12:00 PM EST
📅 Add to Calendar

Auction Properties
Welcome Letter
Terms and Conditions

5 Apple Street

Single Family Home. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$10,000 Deposit, additional \$10,000 Deposit due next business day.

View Property Info »

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

Details and Description

Z EKOS GROUP AUCTIONEERS

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5 Apple Street

Auction: Town of Wareham

Single Family Home. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$10,000 Deposit, additional \$10,000 Deposit due next business day.

📍 5 Apple Street, Wareham, MA 02571, US (map)

Details
Documents
Map

Parcel ID: 134-F108

This single family ranch conveniently sits on ±.44 acres just off Route 6. The ±936 sq. ft. home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project!

NEW Auction Date: January 14, 2022 at 12:00 PM

Deposit: \$10,000, additional \$10,000 Deposit due next business day, with closing in 30 days

Open House: Day of Sale, 11:00 AM - 12:00 PM. **Masks Required**

Registration: Day of Sale, 11:00 AM - 12:00 PM

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

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P.O. Box 549, Shrewsbury, MA 01545
Phone: 508.842.1900
Email: info@zekosgroup.com
MA Lic. #154 - N/A Lic. #5017

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Documents and Photos

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5 Apple Street

Auction: Town of Wareham

Single Family Home. Bidder Registration Day of Sale from 11:00 AM - 12:00 PM. \$10,000 Deposit, additional \$10,000 Deposit due next business day.

📍 5 Apple Street, Wareham, MA 02571, US (map)

Details
Documents
Map

- Field Card 📄
- Parcel Map 📄
- Aerial 📄
- Title Insurance Letter 📄
- Sample Terms and Conditions 📄
- Sample Certified Deposit Check to Town of Wareham 📄

Quick Links: [Current Auction Listings](#) | [Contact Us](#)

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Direct Mailing Notice and Email Notifications "Auction Alerts"

TOWN ORDERED AUCTION

WAREHAM



ON SITE - 5 APPLE STREET

SINGLE FAMILY HOME

THURSDAY, DECEMBER 9 at 12:00 PM

This single family ranch conveniently sits on \pm .44 acres just off Rte. 6. The \pm 936 sq. ft. home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project!

Visit website for property details and terms.

zekosgroup.com

Terms: Bidder registration and open house begins at 11 AM on site, day of sale. A deposit of \$10K in certified or bank cashier's check is required to register to bid. Additional \$10K deposit due in 24 hrs. Closing in 30 days. Property sold as is. We make no representations or guarantees as to the accuracy of information provided. Rely entirely on your own investigation.



LIC #104

**ZEKOS GROUP
AUCTIONEERS**

508-842-9000



**ZEKOS GROUP
AUCTIONEERS**

AUCTION ALERT!

Greetings!

**WAREHAM AUCTION POSTPONED
DUE TO IMPENDING STORM**

NEW DATE

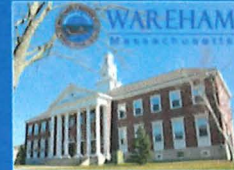
FRIDAY, JANUARY 14, 2022 AT 12:00 PM

Thank you for your understanding.

[Click here to visit website.](#)

WAREHAM TOWN ORDERED AUCTION

**SINGLE FAMILY HOME
JANUARY 14, 2022 at 12PM**
CLICK HERE FOR DETAILS



The Zekos Group
MA Lic. #104
NH #5017

[Join Our Mailing List!](#)



**ZEKOS GROUP
AUCTIONEERS**

AUCTION ALERT!

Greetings!

**WAREHAM AUCTION
FRIDAY, JANUARY 7, 2022 AT 12:00 PM**

Kick in 2022 with your first real estate purchase of a single family home at 5 Apple Street.

[Click here to visit website.](#)

WAREHAM TOWN ORDERED AUCTION

**SINGLE FAMILY HOME
JANUARY 7, 2022 at 12PM**
CLICK HERE FOR DETAILS



The Zekos Group
MA Lic. #104
NH #5017

[Join Our Mailing List!](#)

Print Media

WICKEDLOCAL.COM/COURIERSENTINEL | THURSDAY, NOVEMBER 25, 2021 | 3A

Join Sippican Lands Trust for a post-Thanksgiving dog walk

COURTESY OF SIPPICAN LANDS TRUST

MARION - The Sippican Lands Trust invites your pooch(es) and you for our annual Post-Thanksgiving Dog Walk on Sunday, Nov. 28, at 1 p.m. at our White Eagle property (part of Aucost Woods).

All dogs and owners are welcome. Dogs must be leashed and under their owner's control at all times. Registration is required for this walk and please visit

www.sippicanlandstrust.org/events to register for this walk.

The 248-acre White Eagle property supports a rich diversity of habitats including upland pine, mixed hardwood forest, shrub and wooded swamp, freshwater marsh, and cranberry bogs. The White Eagle property and surrounding land make up a 402-acre contiguous parcel of land that is home to several rare and threatened species including

the Eastern Box Turtle, the Spotted Turtle, and the Water-willow Stem Borer.

White Eagle is located off of Route 6 in Marion. Turn onto Parlowtown Road across from the town cemetery and follow the road until you reach the cul-de-sac. Veer left onto the dirt road and follow past an abandoned cranberry bog on your right. The dirt road is bumpy so please use caution when driving. Parking is available directly past the bog and along the dirt roadside. The kiosk is a short walk beyond.

Please dress appropriately for the day's weather and please bring water for your canine companion(s) and you. Only the worst weather will cancel an SLT walk. If a walk is canceled, then information will be posted to SLT's website and Facebook page. For directions or further information visit sippicanlandstrust.org or call Sippican Lands Trust at 508-748-3080.



All dogs and owners are welcome. Dogs must be leashed and under their owner's control at all times. Registration is required for this walk and please visit www.sippicanlandstrust.org/events to register for this walk. COURTESY PHOTO

Honor Roll

Continued from Page 2A

Troupe, Indiana Carleton 11 Honor Roll
Viveiros, Jennifer NMN 11 Honor Roll
Black, Mikayla Laval 10 Honor Roll
Dows, Christopher Joseph 10 Honor Roll
Enos, Michael David 10 Honor Roll
Ferry, Stoney Marie 10 Honor Roll
Guaman, Jessica Melina 10 Honor Roll
McDuffy, Julia Catherine 10 Honor Roll
Pettersen, Alexis Sophia 10 Honor Roll
Quinones, Ma'Laysia Nae'Lyn 10 Honor Roll
Ripley, Leo Joseph 10 Honor Roll
Rodrigues, Isabella Jayne 10 Honor Roll
Samuels, Malachi Julian 10 Honor Roll
Sullivan, Kiley Bell 10 Honor Roll
Susko, Kyle Joseph 10 Honor Roll
Andrade, Hartmut John 9 Honor Roll
Fernandes, Da'e'von Robert 9 Honor Roll
Francis, Evelyn May 9 Honor Roll
Gaitane, Matthew John 9 Honor Roll
Montrond, Nevaeh Lynne Angel 9 Honor Roll
Pires Alavache, Kimora Lee 9 Honor Roll
Rivas, Nolan Jaquín 9 Honor Roll
Baker, Isaac Freeman 8 Honor Roll
Baker, Isaiah Edward 8 Honor Roll
Balano, Abigail Rose 8 Honor Roll
Baptiste, Noah Michael 8 Honor Roll
Brown, Colby Jacob 8 Honor Roll
Chaves, Antonio Joseph 8 Honor Roll
Chiaraluce, Sophia NMN 8 Honor Roll
Danie, Ryan Christopher 8 Honor Roll
Duggan, McKenna Nicole 8 Honor Roll
Elsayed, Sofiya Fatima 8 Honor Roll
Eugenio, Kelsey Rosalin 8 Honor Roll
Fernandes, Aiyana Giselle 8 Honor Roll
Gillpatrick, Andrew Ryan 8 Honor Roll
Gouveia, William Michael 8 Honor Roll
Johnson, Jordan Alexander 8 Honor Roll
Kelley, Cameron David 8 Honor Roll
Lebron, Elena Mari 8 Honor Roll
MacFarlane, Loralys Mary 8 Honor Roll

McNulty, Jessica Lynn 8 Honor Roll
Nelson, Emma May 8 Honor Roll
Pacheco, Emma Rose 8 Honor Roll
Perry, Masaydes Joy 8 Honor Roll
Peterson, Keenan Matthew 8 Honor Roll
Regan, Jordan Scott 8 Honor Roll
Rocha, Nina Jayne 8 Honor Roll
Schulze, Devyn Joseph 8 Honor Roll
Theibault, Alana Marie 8 Honor Roll
Voner, Nikolas John 8 Honor Roll
Baptiste, Rani Azariah 12 Achievement Roll
Gomes, Riley Madison 12 Achievement Roll
Hogan, Colleen Rose 12 Achievement Roll
MacDonald, Logan Daniel 12 Achievement Roll
Martinez, Juan Luis Alexis 12 Achievement Roll
Roman, Luis Antonio Montalvo 12 Achievement Roll
Tamburrini, Vincent Wayne 12 Achievement Roll
Tripp, Austin James 12 Achievement Roll
Wiley, Luke Christopher 12 Achievement Roll
Rivas, Nolan Jaquín 11 Achievement Roll
Brenning, Brenden Edward 11 Achievement Roll
Burdick, Alexander Charles 11 Achievement Roll
Davis, Osheanna Jade 11 Achievement Roll
Girard, Nathaniel Andrew 11 Achievement Roll
Houghton, James Scott 11 Achievement Roll
O'Toole, Jesse James 11 Achievement Roll
Sut, Wendy Cecilia 11 Achievement Roll
Brown, Alyah Jade 10 Achievement Roll
Colon, Zachary Angelo 10 Achievement Roll
Dillen, Aidan Pierre 10 Achievement Roll
Elmes, Davario Nori 10 Achievement Roll
Gavin, Robert Charles 10 Achievement Roll

Roll
Girard, Samantha Gayle 10 Achievement Roll
McEwan, James Leo 10 Achievement Roll
Nereu, Madison Jean 10 Achievement Roll
Phillips, Riana Crystal 10 Achievement Roll
Rocha, Aleks Laramie 10 Achievement Roll
Sylvia, Robert Francis 10 Achievement Roll
Annadale, Amanda Lynne 9 Achievement Roll
Clarke, Tyler Brookes 9 Achievement Roll

ment Roll
Orne, Jorja Lynn 9 Achievement Roll
Roberts, Amber Irene 9 Achievement Roll
Anderson, Katie Elizabeth 8 Achievement Roll
Cannon, Brayden Charles 8 Achievement Roll
Delorie, Grace Leigh 8 Achievement Roll
Gonsalves, Daniel James 8 Achievement Roll
Jackson, Livia Ann 8 Achievement Roll
Kerwin, Seamus Dean 8 Achievement Roll
Mombri, Victoria Cavalcante 8 Achievement Roll

Actual Ad Size
Wareham Courier

TOWN ORDERED AUCTION

WAREHAM

THURSDAY, DECEMBER 9 AT 12:00 PM

5 APPLE STREET



SINGLE FAMILY HOME

This single family ranch conveniently sits on ±.44 acres just off Rte. 6. The ±936 sq. ft. home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project. **Town Says Sell!**

zekosgroup.com

VISIT WEBSITE FOR PROPERTY DETAILS, TERMS AND CONDITIONS.

ZEKOS GROUP AUCTIONEERS

508-842-9000

TOWN ORDERED AUCTION

WAREHAM

THURSDAY, DECEMBER 9 AT 12:00 PM

5 APPLE STREET

SINGLE FAMILY HOME

This single family ranch conveniently sits on ±.44 acres just off Rte. 6. The ±936 sq. ft. home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project. **Town Says Sell!**

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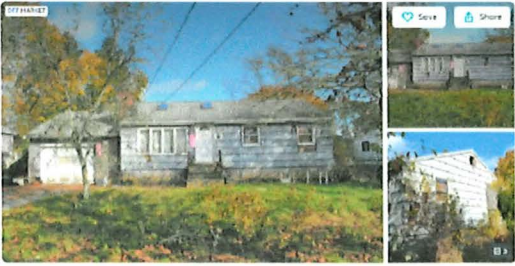
Internet Advertising

Trulia.com MyStateMLS.com

trulia Wareham, MA

Buy Rent Mortgage Saved Homes

Back to Search







5 Apple St
Wareham, MA 02571

\$351,700
Trulia Estimate
as of Mar 11, 2022

3 Beds • 1 Bath • 936 Sq Ft (est)

Homes for Sale Near 5 Apple St

 \$950,000 3130 Waverly Dr Wareham, MA 02570	 \$325,000 1500 Route 21A Wareham, MA 02572	 \$600,000 84400 rd 319 N Wareham, MA 02572	 \$799,900 84200 rd 400 N Wareham, MA 02570
--	---	---	---

Local Information

Map Schools Shop & Eat

Description


This property is not currently for sale or for rent on Trulia. The description and property data below may have been provided by a third party, the homeowner or public records.

TOWN ORDERED AUCTION OF SINGLE FAMILY HOME! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON JANUARY 14, 2022 AT 12:00 PM. This single family ranch conveniently sits on ±.44 acres just off Route 6. The 936 sq ft home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project! Terms: Bidder registration begins on site at 5 Apple Street, Wareham, MA at 11:00 AM. For this property a deposit of \$10,000, in certified or bank cashier's check is required to register to bid. Additional \$10,000 deposit due next business day. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

Home Highlights

5 Apple Street, Wareham, MA 02571 (Off Market MyStateMLS Listing #11037642)

Listing #1



5 Apple Street, Wareham, MA 02571
Auction

Status	Expired
Listing ID	11037642
Property Type	House
County	Plymouth
Tax ID	134-F-108

TOWN ORDERED AUCTION OF SINGLE FAMILY HOME! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON JANUARY 14, 2022 AT 12:00 PM. This single family ranch conveniently sits on ±.44 acres just off Route 6. The 936 sq ft home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project! Terms: Bidder registration begins on site at 5 Apple Street, Wareham, MA at 11:00 AM. For this property a deposit of \$10,000, in certified or bank cashier's check is required to register to bid. Additional \$10,000 deposit due next business day. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

For further terms and details please visit our website at www.zekosgroup.com

Auction Details

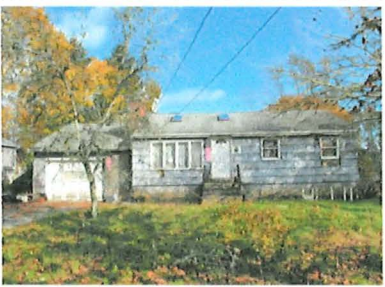
- Live Only Auction
- Visit Auction Site

Property Details


- 3 Total Bedrooms
- 1 Full Bath
- 936 Sq. Ft.
- 0.44 Acres

Listed By
Paul Zekos, President Zekos Group Auctioneers 508-842-9000

5 Apple Street, Wareham, MA



- House
- 3 Bedrooms
- 1 Full Bath
- 936 Sq. Ft.
- 0.44 Acres




Paul Zekos, President
Zekos Group Auctioneers
Office: 508-842-9000

Expired

TOWN ORDERED AUCTION OF SINGLE FAMILY HOME! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON JANUARY 14, 2022 AT 12:00 PM. This single family ranch conveniently sits on ±.44 acres just off Route 6. The 936 sq. ft. home has 3 bedrooms, 1 bathroom, fireplace and attached garage. Great rehab project! Terms: Bidder registration begins on site at 5 Apple Street, Wareham, MA at 11:00 AM. For this property a deposit of \$10,000, in certified or bank cashier's check is required to register to bid. Additional \$10,000 deposit due next business day. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104

Zillow.com

 Edit Saved Share More

3 bd | 1 ba | 936 sqft

5 Apple St, Wareham, MA 02571

Off market Zestimate®: **\$358,500** Rent Zestimate®: **\$1,975**

Est. refi payment: \$1,898/mo [Refinance your loan](#)

Home value Owner tools [Home details](#) Neighborhood details

Note: This property is not currently for sale or for rent on Zillow. The description and property data below may've been provided by a third party, the homeowner or public records.

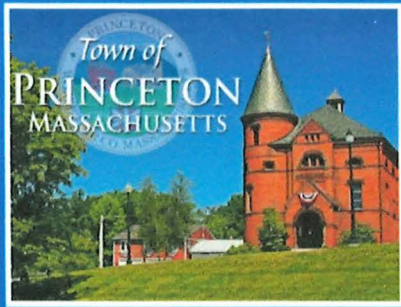
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[Read more](#)

Facts and features [Edit](#)

Type: Single Family	Cooling: No Data
Year built: 1968	Parking: 0 spaces
	Lot: 0.44 Acres

PRINCETON QUALITY OF MARKETING



PRINCETON

TOWN ORDERED AUCTION

3 LAND PARCELS

DECEMBER 20, 2021 at 1PM



Two Auctions for the Town of Princeton generated \$635,500.00 for the Town coffers. Legal complexities delayed one of the auctions, but the properties were ultimately sold.

Please find the following sampling of evidence from our Quality of Marketing strategy.

- Direct Mailing Notice
- Municipal Interior Website Page
- Multiple Email Notifications “Auction Alerts”
- Abutter Notice Flyer
- Print Media (multiple runs):
 - The Landmark
 - Worcester Telegram and Gazette
 - Redemption Rock News
- Internet Advertising:
 - Landwatch.com
 - MyStateMLS.com
 - Realtor.com
 - Realtytrac.com
 - Trulia.com
 - Zillow.com

Municipal Interior Website Pages

ZEKOS GROUP AUCTIONEERS

HOME [AUCTIONS](#) ABOUT US SERVICES IN THE NEWS TESTIMONIALS CONTACT US AUCTION RESULTS

Town of Princeton

A municipal auction has been ordered for the Town of Princeton and will include 3 properties. The auction will be **HELD AT TOWN HALL ANNEX, 8 TOWN HALL DRIVE, PRINCETON. MASK MANDATE IN EFFECT.**

🕒 December 20 at 1:00 PM EST
📅 Add to Calendar

Auction Properties | [Welcome Letter](#) | [Terms and Conditions](#)

Lot 3 Hubbardston Road
Land Parcel. Bidder Registration Day of Sale from 12:00 PM - 1:00 PM. \$10,000 Deposit.
[View Property info »](#)

Lot 2 Hubbardston Road
Land Parcel. Bidder Registration Day of Sale from 12:00 PM - 1:00 PM. \$10,000 Deposit.
[View Property info »](#)

Lot 1A Hubbardston Road
Land Parcel. Bidder Registration Day of Sale from 12:00 PM - 1:00 PM. \$10,000 Deposit.
[View Property info »](#)

[Quick Links: Current Auction Listings | Contact Us](#)

ZEKOS GROUP AUCTIONEERS P.O. Box 549, Shrewsbury, MA 01545
Phone: 508-842-9000
Email: info@zekosgroup.com
MA Lic. #104 • NH Lic. #5017

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Details and Description

ZEKOS GROUP AUCTIONEERS

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Lot 3 Hubbardston Road

Auction: Town of Princeton
Land Parcel. Bidder Registration Day of Sale from 12:00 PM - 1:00 PM. \$10,000 Deposit.
Lot 3 Hubbardston Road Princeton MA 01545 US (2022)

Parcel | [Directions](#) | [Map](#)

Parcel ID: 11-02-1A

This 2.2 acre parcel has a 22.5% off-increase on Route 62 in the Business Industrial zoning district. The site meets current environmental requirements and is suitable for a successful development.

Auction Date: December 20, 2021 at 1:00 PM. **Please note there is a mask mandate in effect.**

Deposit: \$10,000 in the form of a bank check (cashiers, certified, or cashier's) with closing in 30 days.

Open House: N/A

Registration Day of Sale: 12:00 PM - 1:00 PM

[Quick Links: Current Auction Listings | Contact Us](#)

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Documents and Photos

ZEKOS GROUP AUCTIONEERS

HOME [AUCTIONS](#) ABOUT US SERVICES IN THE NEWS TESTIMONIALS CONTACT US AUCTION RESULTS

Lot 3 Hubbardston Road

Auction: Town of Princeton
Land Parcel. Bidder Registration Day of Sale from 12:00 PM - 1:00 PM. \$10,000 Deposit.
Lot 3 Hubbardston Road Princeton MA 01545 US (2022)

Assets | [Documents](#) | [Map](#)

- Field Card
- Parcel Map
- Aerial
- Recorded Plan of Land Regarding Lot 2 and Lot 3
- Recorded Plan of Land Regarding Lot 1A
- Participation Request
- Sample Memorandum of Sale
- Sample Certified Deposit Check to Town of Princeton

[Quick Links: Current Auction Listings | Contact Us](#)

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Direct Mailing Notice and Email Notifications "Auction Alerts"

TOWN ORDERED AUCTION

PRINCETON



3 BUILDABLE LOTS ON HUBBARDSTON ROAD

MONDAY, DECEMBER 20 at 1:00 PM

HELD AT TOWN HALL ANNEX - 8 TOWN HALL DR.

3 PROPERTIES

This live public auction features 3 buildable lots on Hubbardston Road, all with successful percolation results. They will be sold individually to the highest bidder. Town Says Sell!
Visit website for details and terms.

zekosgroup.com

Terms: Bidder registration begins at 12PM at Town Hall Annex, 8 Town Hall Drive, Princeton, MA. A deposit of \$10K in certified or bank cashier's check is required to register to bid, per property. Closing in 30 days. Property sold as is. We make no representations or guarantees as to the accuracy of information provided. Rely entirely on your own investigation. Visit website for open house inspection information.



**ZEKOS GROUP
AUCTIONEERS**

508-842-9000

LIC #104



**ZEKOS GROUP
AUCTIONEERS**

AUCTION ALERT!

Greetings!

**5 AUCTIONS STARTING TOMORROW
SEIZE THE OPPORTUNITY TO REHAB OR BUILD
YOUR NEXT PROJECT!**

PALMER
3 INVESTMENT PROPERTIES

CHARLTON
WATERVIEW HOME

ATHOL
5 SINGLE FAMILY HOMES

ROWLEY
RESIDENTIAL LAND PARCELS

PRINCETON
3 BUILDING LOTS

[Click here to visit website.](#)

PALMER

TOWN ORDERED AUCTION

3 PROPERTIES
DECEMBER 14, 2021 at 12PM

[CLICK HERE FOR DETAILS](#)



CHARLTON
TOWN ORDERED AUCTION

SINGLE FAMILY HOME WITH WATERVIEWS
DECEMBER 14, 2021 at 3PM

[CLICK HERE FOR DETAILS](#)



ATHOL
TOWN ORDERED AUCTION

9 PROPERTIES!
DECEMBER 16, 2021 at 12PM

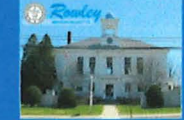
[CLICK HERE FOR DETAILS](#)



ROWLEY
TOWN ORDERED AUCTION

6 PROPERTIES
DECEMBER 17, 2021 at 12PM

[CLICK HERE FOR DETAILS](#)



PRINCETON
TOWN ORDERED AUCTION

3 PROPERTIES
DECEMBER 20, 2021 at 1PM

[CLICK HERE FOR DETAILS](#)





The Zekos Group
MA Lic. #104
NH #0017

[Join Our Mailing List](#)

Print Media

Actual Ad Size
The Landmark

TOWN ORDERED REAL ESTATE

 **AUCTION** 

PRINCETON - 3 PROPERTIES


TO BE SOLD TO THE HIGHEST BIDDER!

MONDAY, DECEMBER 20 at 1:00 P.M.

This live public auction features
3 buildable lots on Hubbardston Road,
all with successful percolation results.
They will be sold individually to the
highest bidder. **Visit website for details.**

zekosgroup.com

AUCTION HELD AT THE TOWN HALL ANNEX, 8 TOWN HALL DRIVE. VISIT WEBSITE FOR DETAILS AND TERMS.

LIC #104  **ZEKOS GROUP
AUCTIONEERS**
508-842-9000

Redemption Rock News Half Page

TOWN ORDERED REAL ESTATE

 **AUCTION** 

PRINCETON - 9 PROPERTIES

TO BE SOLD TO THE HIGHEST BIDDER!

FRIDAY, APRIL 30, 2021 at 12:00 P.M.

This live public auction includes 4 buildable
lots on Hubbardston Road and Mountain Road,
all with successful percolation results and a
variety of other land parcels throughout town.

zekosgroup.com

AUCTION HELD OUTDOORS ON TOWN COMMON, 14 HUBBARDSTON RD. VISIT WEBSITE FOR DETAILS AND TERMS.

LIC #104  **ZEKOS GROUP
AUCTIONEERS** 508-842-9000

Internet Advertising

Realtor.com

Zillow.com

MyStateMLS.com

3/16/22, 2:54 PM Lot 2 Hubbardston Road, Princeton, MA 01541 (Off Market MyStateMLS Listing #11005896)

Lot 2 Hubbardston Road, Princeton, MA 01541 Auction

Status	Expired
Listing ID	11036896
Property Type	Vacant Land
County	Worcester
Tax ID	1100210

TOWN ORDERED AUCTION FOR 3 PROPERTIES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON DECEMBER 20, 2021 at 1:00 PM. This 2 acre parcel has a 284 ft. of frontage on Route 62 in the Business-Industrial zoning district. The site meets current dimensional requirements and has had a successful percolation test. Terms: Bidder registration begins at Town Hall Annex, 8 Town Hall Drive, Princeton, MA at 12:00 PM. For this property a deposit of \$10,000 in certified or bank cashier's check is required to register to bid. Deposits vary by property. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104.

Auction Details

- Live Only Auction
- View Auction Site
- Location: Town Hall Annex, 8 Town Hall Drive, Princeton, MA
- Starts: Dec 20th 2021 1:00pm

Land Details

- 2.00 Acres

Listed By
Paul Zekos, President Zekos Group Auctioneers 508-842-9000

3/16/22, 2:40 PM Lot 2 Hubbardston Road, Princeton, MA 01541 (Off Market MyStateMLS Listing #11005896)

Lot 2 Hubbardston Road, Princeton, MA

- Vacant Land
- 2.00 Acres

Paul Zekos, President
Zekos Group Auctioneers
Office: 508-842-9000

Expired

TOWN ORDERED AUCTION FOR 3 PROPERTIES! The displayed price is the deposit amount required to register. The actual purchase price will be determined by the highest bid at LIVE AUCTION ON DECEMBER 20, 2021 at 1:00 PM. This 2 acre parcel has a 284 ft. of frontage on Route 62 in the Business-Industrial zoning district. The site meets current dimensional requirements and has had a successful percolation test. Terms: Bidder registration begins at Town Hall Annex, 8 Town Hall Drive, Princeton, MA at 12:00 PM. For this property a deposit of \$10,000 in certified or bank cashier's check is required to register to bid. Deposits vary by property. Closing in 30 days. Property sold as is. We make no representations, warranties, or guarantees as to the accuracy of the information provided. MA Lic. #104.

5. References from clients

HIGHLY ADVANTAGEOUS- Our firm has included 20 references, 13 of which are municipal references from participating communities.

PARTICIPATING COMMUNITIES:

Town of Ashburnham

Ms. Sara Paz., Treasurer/Tax Collector
32 Main Street
Ashburnham, MA 01430
978-827-4100 Ext. 110

“From first contact with The Zekos Group, I was extremely impressed with the professionalism exuded. From proposal to auction day, your communication was direct and informative. Not to mention, enjoyable. When something came up, you wasted no time letting us know so we could rectify and move on. The experience was exceptional, and I absolutely look forward to working with you again in the future.”

Town of Athol

Mr. Shaun A. Suhoski, Town Manager
584 Main Street
Athol, MA 01331
978-249-2496

“We appreciate your tireless efforts on behalf of the Town. The auction revenue far exceeded our expectations. Thank you for providing sound advice and protecting the best interests of the Town.”

Town of Charlton

Andrew M. Golas, Town Administrator
37 Main Street
Charlton, MA 01507
508-248-2239

“The Zekos Group are top-notch auctioneers who are great to work with and know how to get the most for their clients, especially municipalities. Paul and his team engage their audience with humor and wit, in a style that makes everyone want to be part of the action. The Zekos Group makes truly personal connections with their clients, ensuring that they know just what the municipality is looking to achieve in any auction. I highly recommend the Zekos group to be included in any bid for municipal auctioneer services.”

Town of Douglas

Cheryl J Vaidya, CMMT & CMMC, Treasurer/Collector
29 Depot Street
Douglas MA 01516
508-476-4000

“Thank you and your team for a very successful auction on April 27th. The Town was able net over 500K and get properties back on the tax roll. Many comments about how interactive you were with the crowd!”

Town of Dudley

Mr. Richard A. Carmignani Jr., Treasurer/Collector
71 West Main Street
Suite 2
Dudley, MA 01571
508-949-8002

“This particular auction required you to work extensively with the Selectmen, Town Admin., Health Agent, and Building Comm. to understand their concerns and ultimate goals for the Town. A few of the auction properties offered by the Town were marginal, but you had managed to maximize the final selling price through artful marketing and strategic buyer targeting.I’m proud to announce the auction was a tremendous success.....”

City of Fitchburg

Anne M. Cervantes, Treasurer/Collector
166 Boulder Drive, Suite 108
Fitchburg, MA 01420
978-829-1830

“Your strategic decisions and attention to detail proved very effective at producing a stellar outcome. Every parcel was sold and we realized more revenue than anticipated.”

City of Leominster

Paul P Redmond, CMMT, City Treasurer / Collector
25 West Street, Room 1
Leominster, MA 01453
978-534-7509

“When it was time for the City to have a public auction, The Zekos Group did everything – with almost no time or effort for me. The best part was that I could completely trust their team to represent the City professionally with our taxpayers and potential buyers.”

Town of Millville

Lisa A. Larue, Treasurer/Collector
290 Main Street
Millville, MA 01529
(508) 883-7449

“You set the stage for success by walking us through the entire process. Your site visits, meetings with Town Officials, phone calls, insight and follow-up from beginning to end made the difference. Your ability as an auctioneer made bidders comfortable and kept them laughing. Amazing job!”

Town of Oxford

Ms. Jennifer Callahan, former Town Manager of Millville, current Town Manager of Oxford
Oxford Town Hall
325 Main Street
Oxford, MA 01540
(508) 987-6030

"The Zekos Group took on this challenge and owned it from start to finish. You worked with every town official endlessly and dealt with every challenge masterfully. Everyone knew about this auction and had easy access to the detailed information you compiled. I simply would not consider conducting another auction without the expertise and guidance of the Zekos Group!"

Town of Oxford

Ms. Jillian K. Connor, Treasurer/Collector
325 Main Street
Oxford, MA 01540
508-987-6038

"Zekos Group helped execute a seamless auction process from start to finish. Without their help and immense knowledge, I don't think it would have been half as successful as it was. We found Zekos Group to be such a valuable resource, that we could not have done it without them and will always be utilizing their services in the future."

Town of Rutland

Rebecca L. Tuttle, Treasurer/Collector
Community Hall
250 Main Street
Rutland, MA 01543
508-886-4103

"Your professionalism, proactive approach, extensive consultation and enthusiasm were instrumental to our success. You had our back!"

Town of Sterling

Ms. Victoria Smith, Treasurer/Collector
1 Park St
Sterling, MA 01564
978-422-8111 x.2312

"I did my very first auction this past November in Sterling MA and it was a complete success. The work that the Zekos Group did prior to and the day of the auction was top-notch. The bidding process was very nerve racking but at the end of the day Paul Zekos was able to get us way more than we anticipated. I would recommend Zekos Group to anyone wanting to have an auction."

Town of Webster

Dawn M. Portman, Assistant Treasurer
350 Main Street
Webster, MA 01570
508-949-3800 Ext. 1019

"We think you and your team are amazing. Your insight, ideas, communication and control of the process achieved an impressive result."

OTHER COMMUNITIES: These were part of our sample auctions in Attachment A.

Town of Billerica

John Clark, Treasurer/Collector
365 Boston Road
Office #113, 114, 115
Billerica, MA 01821
978-671-0928

“For any treasurer who has the good sense to retain your firm, they will come to the realization that you are their secret weapon. Your innovative marketing generated a result that was nothing short of miraculous!”

City of Framingham

Carolyn Lyons, Treasurer/Collector
150 Concord Street
Room 111
Framingham, MA 01702
508-532-5430

“Your professional advice and strategic planning helped generate far more than we ever expected.”

Town of Newbury

Ms. Diane M. Doyle, Treasurer/Collector
12 Kent Way, Suite 101
Byfield, MA 01922
978-465-0862 Ext. 305

“The excellent turnout on auction day and excitement resulted in a positive bidding environment and successful disposition of properties. Throughout the auction process your dynamic team was responsive, collaborative and professional. We would recommend Zekos to any municipality in need of auction services.”

Town of Norfolk

Anne Marie Duggan, Treasurer/Collector
One Liberty Lane
Norfolk, MA 02056
508-541-3323

“Thanks for your expert analysis of the properties and making sure everything was perfect. We did it!”

Town of Pembroke

Ms. Kathleen McCarthy, Treasurer/Collector
100 Center Street
Pembroke, MA 02359
781-293-3893

“You did it again! Your marketing strategy, hard work and expertise filled the room with bidders and helped us exceed expectations.”

Town of Plymouth

Pamela Borgatti, Treasurer/Collector
26 Court St.
Plymouth, MA 02360
(508) 747-1620 ext. 10291

"Your experience and professionalism resulted in \$580,000 for valuable community services. We look forward to our next auction with your firm."

Town of Wareham

John D. Foster, Finance Director - Town Treasurer/Collector
54 Marion Road
Wareham, MA 02571
(508) 291-3150

"Thank you for making the Wareham auction hugely successful. Your guidance, knowledge of the process, and conduct of the auction resulted in a terrific outcome!"

**ATTACHMENT B:
FEE PROPOSAL FORM**

Please See Sealed Envelope Marked
"Regional Auctioneer Fee Proposal"

**ATTACHMENT C:
CERTIFICATIONS Page 1 of 3**

CERTIFICATE OF NON-COLLUSION

The undersigned hereby certifies, on behalf of the named proposer, under penalties of perjury, that this proposal has been made and submitted in good faith and without collusion or fraud with any other person, and that the proposer has not offered, given, or agreed to give, received, accepted, or agreed to accept, any gift, contribution, or any financial incentive whatsoever to or from any person in connection with the contract. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals. Furthermore, the undersigned certifies under the penalties of perjury that throughout the duration of any contract made in connection with the proposal, it will not have any financial relationship with any materials manufacturer, distributor or vendor. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

Signed 

Date 4/4/22

Paul T. Zekos, President


Name and Title

NAME OF BUSINESS: The Zekos Group

**ATTACHMENT C:
CERTIFICATIONS Page 2 of 3**

TAX CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, the undersigned, acting on behalf of the Contractor, certifies under the penalties of perjury that the Contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support*.



**Signature of Individual

04-3347575

***Contractor's Social Security Number
Or Corporate Contractor Federal
Identification Number

By: N/A

Corporate Officer
(Mandatory, if applicable)

Date: 4/4/22

NAME OF CONTRACTOR: The Zekos Group

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Signature of person submitting bid or proposal

The Zekos Group

Name of business

1 Beaver Drive, Shrewsbury, MA 01545

Principal Place of Business

508-842-9000

Phone/Fax

4/4/22

Date

**ATTACHMENT C:
CERTIFICATIONS Page 3 of 3**

CERTIFICATE OF AUTHORITY

**CERTIFICATE OF AUTHORITY
(For Corporations/LLC's/LLP's/Entities Only)**

At a duly authorized meeting of the Board of Directors/Members/Partners of the N/A (Name of Entity) held on N/A (Date) at which all the Directors/Members/Partners were present or waived notice, it was voted that N/A (Name) the N/A (Officer/Title) of this company be and he hereby is authorized to execute contracts and bonds in the name and behalf of said company, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this company's name on its behalf of such N/A (Officer) under seal of the company, shall be valid and binding upon this company.

A TRUE COPY,
ATTEST: N/A
(Signature/Title)

Place of
Business: N/A

I hereby certify that I am the N/A (Title) of the N/A (Name of Corporation) that N/A (Officer, Name) is duly elected N/A (Title) of said company, and the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

N/A
(Signature/Title)

N/A
(Typed Name/Title)

N/A
(Date)

Subscribed and sworn to before me (Corporate Seal)
If applicable (i.e., not necessary for sole proprietorships or partnerships)

this ____ day of _____, _____

(Notary Seal)

Notary Public
My Commission Expires _____

**ATTACHMENT D:
REFERENCES**

Attach Additional Pages if Necessary.

If this information is duplicated in Attachment A: Quality Proposal, you may simply reference the relevant section of Attachment A.

**Please refer to Attachment A, Section 5
"References from Clients"**

ATTACHMENT E:
SIMILAR AUCTIONS PERFORMED
Attach Additional Pages if Necessary

We have extensive experience auctioning over two thousand (2,000) municipal tax possession properties including raw land, residential homes, multi-family dwellings and commercial real estate. Our client list includes over one hundred (100) cities and towns throughout Massachusetts that have benefited from our expertise, integrity, commitment and proven results (Please see Municipal Client List on following page).

Over the past 3 years we helped our clients, old and new, navigate through the COVID-19 pandemic to bring in revenues at a time when municipalities were struggling. An example of some of those necessary revenues follow:

- Over \$2.5 Million Dollars – Town of Clinton (2020, 2022)
- \$645,000 – 8 Properties – Town of Athol (2021)
- \$600,000 – Historic Sterling Inn – Town of Sterling (2021)
- \$437,500 – Town of Westminster (2021)
- \$746,500 – Town of Webster (2020, 2021)
- Over \$1 Million Dollars – City of Leominster (2021)
- \$650,000 – Town of Oxford (2021)
- \$1.13 Million Dollars – City of Fitchburg (2020, 2021)

These auctions guaranteed a transparent process, provided significant revenue, restored properties to the tax rolls, removed neighborhood blight and positively impacted the community. This experience and history of success make us uniquely qualified to conduct auctions for the Central Massachusetts Regional Planning Commission member communities.



ZEKOS GROUP AUCTIONEERS

MUNICIPAL AUCTION STRATEGIES

MUNICIPAL CLIENTS

Abington	Easthampton	Middleton	Sandwich
Amesbury	Essex	Milford	Scituate
Ashburnham	Everett	Millbury	Seekonk
Ashby	Fairhaven	Millville	Shrewsbury
Ashfield	Fitchburg	Nahant	South Hadley
Ashland	Foxborough	Natick	Southbridge
Athol	Framingham	New Braintree	Spencer
Auburn	Gardner	Newbury	Sterling
Avon	Gloucester	Norfolk	Stoughton
Belchertown	Grafton	North Adams	Sturbridge
Bellingham	Hardwick	North Attleborough	Sutton
Billerica	Haverhill	North Brookfield	Tewksbury
Bourne	Holbrook	Northborough	Upton
Boylston	Holden	Norton	Walpole
Brimfield	Holliston	Oak Bluffs	Ware
Brockton	Hubbardston	Orange	Wareham
Canton	Ipswich	Oxford	Webster
Carlisle	Lakeville	Palmer	West Bridgewater
Carver	Lancaster	Peabody	West Brookfield
Charlton	Lanesborough	Pembroke	Westborough
Chelmsford	Leicester	Pepperell	Westminster
Chelsea	Leominster	Pittsfield	Weymouth
Clinton	Lowell	Plainville	Woburn
Dalton	Ludlow	Plymouth	Wrentham
Dedham	Lynnfield	Princeton	
Dennis	Malden	Randolph	The Commonwealth of Massachusetts
Dighton	Marlborough	Raynham	
Douglas	Marshfield	Revere	
Dracut	Mattapoisett	Rockland	Central Massachusetts Regional Planning Commission
Dudley	Maynard	Rowley	
Georgetown	Medford	Rutland	
East Bridgewater	Melrose	Salisbury	

**ATTACHMENT E:
SIMILAR AUCTIONS PERFORMED**

Continued

As further evidence of our ability to competently perform, please view the following documents. They include examples of innovative digital ads, a mailing piece for multiple municipal auctions and a variety of news headlines.

Creative Digital Marketing

Banner Ad on Home Page Header

Z TOWN ORDERED REAL ESTATE AUCTION **CLICK NOW!**
ROWLEY 6 PROPERTIES! **VIEW!**

Community News | Arts & Culture | Legal Notices | Services | Health | Real Estate | Classified Ads | Advertise | Subscribe

The Town Common

The Largest Independent Weekly Community News for the North Shore of Mass. and Coastal MA

Monday, December 14, 2021 12:33 PM | 100% Privacy Online & Full Access | 210,000 Views

Recent News

- Pacheco to Become Georgetown Town Administrator**
- Wreaths Across America Honors North Shore Veterans**
- Topsheld Town Library Brings Art To The Outdoors**
- Salisbury Students Make Cookies for Tree Lighting**
- Victorian Christmas Traditions With Anna Barrett**

Support Local Businesses

- ORGANIC NATURAL SHOP**
- Max Cam Technologies**

Local Forecast

Home Page Takeover

STATE ORDERED REAL ESTATE AUCTION **CLICK NOW!**
CHELMSFORD - 34 ACRE SITE

lowellsun.com

Weather: Lowell, MA | Now 23° | High 31° | Low 22° | 5-Day Forecast

News | Sports | Business | Entertainment | Lifestyles | Opinions | Marketplace | Tools

HOT TOPICS: Lowell Spinners | Print Photos | Covid-19 News | The a Villainous' series | Marijuana News

STATE ORDERED REAL ESTATE AUCTION **CLICK NOW!**
34 ACRE SITE
DEVELOPMENT OPPORTUNITY
CHELMSFORD
FORMER UMASS WEST CAMPUS

STATE ORDERED REAL ESTATE AUCTION **CLICK NOW!**
34 ACRES
DEVELOPMENT OPPORTUNITY
UMAASS WEST CAMPUS
34 ACRE SITE AUCTION
ZEEKS GROUP AUCTIONEERS

STATE ORDERED REAL ESTATE AUCTION **CLICK NOW!**
34 ACRES
DEVELOPMENT OPPORTUNITY
UMAASS WEST CAMPUS
34 ACRE SITE AUCTION
ZEEKS GROUP AUCTIONEERS

LATEST NEWS

- Despite threats, 'sanctuary' cities are getting their grants
- North Korea's Kim leaves Vietnam after summit fire-adjacent
- Fitchburg men held after one allegedly tried to sell trooper stolen gun

State approves new school in Tewksbury

SUN VIDEOS

- Wilmington

Banner Ads on Multiple Pages, Multiple Days

HOME | NEWS | A&E | BUSINESS | SPORTS | PHOTOS | HEALTH | SCHOOLS | DINING | REAL ESTATE | JOBS | COUPONS

SPORTS

High School Sports • Athlete of the Week • Signups & Tryouts • Berkshire Golf

Mount Greylock Girls Fall in State Semi-Final

Taonic's Pitching Depth Keys Fourth Straight Sectional Title

Pittsfield's Rally Falls Short in Western Mass Final

Nda Places Fourth in 100 at All-State Meet

Blake Homers Twice as Taconic Advances to Western Mass Final

Turners Falls Softball Defends Western Mass Title Against Mount Greylock

2 MUNICIPAL ORDERED REAL ESTATE AUCTIONS **CLICK NOW!**
PITTSFIELD LANESBOROUGH

COVID-19 UPDATES

- Vaccinated Residents Can Win a VaalMillion
- No COVID-19 Cases Reported in Adams

2 MUNICIPAL ORDERED REAL ESTATE AUCTIONS **CLICK NOW!**
PITTSFIELD 11 PROPERTIES!
LANESBOROUGH 4 PROPERTIES!

VETERANS SPOTLIGHTS

- Veteran Spotlight: Sgt. Jeremy Healy
- Veteran Spotlight: Lt. Col. Steven Schultze
- Veteran Spotlight: Airman Ben Hamilton

WE NOW CARRY WEATHER TECH PRODUCTS

WeatherTech

A&E

Better Together Banking

Direct Mailing Piece for Multiple Municipal Auctions

MUNICIPAL ORDERED

AUCTIONS

5 CITIES AND TOWNS

PALMER - RESIDENTIAL PROPERTIES

Monday, March 30 at 12:00 PM

Featuring a cape style residence at 18 Brainerd St., a single family colonial at 4086 High St. and a mobile home at 3 Pine Hill Dr.

FRAMINGHAM - INDUSTRIAL BUILDINGS

Tuesday, March 31 at 12:00 PM

Featuring a steel building at 44 Morton St., a block building with office at 2 RR Aaron St. and a ±.81 acre land parcel at 240 Beaver St.

MARSHFIELD - HOME ON 1.6 ACRES

Wednesday, April 1 at 12:00 PM

This offering includes two contiguous parcels on a corner lot with a farmhouse at 109 Old Main St. with extensive frontage.

WEBSTER - INVESTMENT PROPERTIES

Tuesday, April 14 at 12:00 PM

Ten properties including three multi family homes, a single family, a condo unit and multiple land parcels.

MILLBURY - SINGLE FAMILY RANCH

Tuesday, April 14 at 3:00 PM

Featuring a ranch home located in an established neighborhood at 2 Montgomery Dr.

zekosgroup.com

Terms: PLEASE VISIT WEBSITE FOR DETAILED INFORMATION. On site or City or Town Hall. Individual deposits required in certified or bank cashier's check to register bid. 30 day closings. Open Houses dependent on property. We make no representations, warranties or guarantees as to the accuracy of information provided. Other terms announced at sale.

ZEKOS GROUP AUCTIONEERS
382 Boston Turnpike, Suite 222, Shrewsbury, MA 01545
 508-842-9000

MUNICIPAL ORDERED AUCTIONS

FRAMINGHAM INDUSTRIAL BUILDING

PALMER SINGLE FAMILY

MARSHFIELD HOME ON 1.6 ACRES

WEBSTER MULTI FAMILIES

MILLBURY RANCH HOME

MANY MORE PROPERTIES INCLUDED!

ZEKOS GROUP AUCTIONEERS
382 Boston Turnpike, Suite 222, Shrewsbury, MA 01545
 508-842-9000

INVESTMENT OPPORTUNITIES SOLD TO THE HIGHEST BIDDERS!

DETAILED PROPERTY INFORMATION AT zekosgroup.com

PRESORT
 FIRST CLASS
 US POSTAGE
 PAID
 PERMIT #100

IN THE NEWS!

SERVING WAREHAM, ROCHESTER, MARION & MATTAPOISETT

Courier & Sentinel

WAREHAM FORECLOSED FIXER-UPPER HOME SELLS FOR \$212,500 IN 13 MINUTES AT AUCTION

"Town Administrator Derek Sullivan was on hand to authorize the sale ... He said the turnout was great, and that the week's delay seemed to whet the appetite of potential buyers. Zekos said the good turnout "speaks well for the town to have this many people coming out, trying to make an acquisition. That's good news."



TELEGRAM & GAZETTE

GARDNER BROTHERS MAKE WINNING BID FOR STERLING INN: \$600K

"The price was music to the ears of Sterling's Treasurer Collector Victoria Smith, who's been working for some time to get the property sold and back on the tax rolls. I'm very happy, she said ... It will be exciting to see it come back."



Fairhaven
NEIGHBORHOOD NEWS

FAIRHAVEN TAX POSSESSION AUCTION BRINGS IN \$1,796,500

"Fairhaven Finance Director/ Treasurer/Collector and acting Town Administrator Wendy Graves said the auction will put \$1,796,500 into the town's coffers and will put the properties back on the tax rolls. I'm extremely happy, said Ms. Graves. The Zekos Group did fabulous."



THE SUN CHRONICLE



PLAINVILLE'S FORMER PUBLIC SAFETY BUILDING AND PROPERTY FETCH \$850,000 AT AUCTION

"I was very pleased for our town that the property sold for the price it did," select board Chairman Brian Kelly said. "I think it shows the value our town has to both residents and developers."



Sentinel & Enterprise

FITCHBURG NETS \$750,000 FROM PUBLIC PROPERTY AUCTION

"It is great to see people investing in our city, said Mayor Stephen DiNatale, who welcomed bidders. City Treasurer Anne Cervantes oversaw the auction and indicated that fierce bidding helped to generate higher prices and a positive outcome for the community."



WICKED LOCAL[®] HOLBROOK

HOLBROOK PROPERTY AUCTION NETS \$635K

"Registered bidders packed town hall to participate in the proceedings."

The Eagle-Tribune

**PUBLIC PROPERTY AUCTION NETS HAVERHILL
\$780,000**

"We had 94 people who bid on these properties at our very successful live public auction, so I'm very happy the public knew about the auction and that so many people participated, Mayor Fiorentini said."



TELEGRAM & GAZETTE

**SHREWSBURY NETS ALMOST \$1M AT TAX
DELINQUENCY AUCTION**

"It was a win-win for Shrewsbury and its taxpayers, Zekos said about the properties being put back on the tax rolls and the surplus for the town. Town Manager Kevin J. Mizikar said he is very pleased with the results of the auction."



nerej

**ZEKOS GROUP COMPLETES AUCTION OF UMASS
LOWELL WEST CAMPUS FOR \$3.245M**

"After rapid fire bid calling and an entertaining presentation that kept the crowd laughing, Zekos declared the property sold for \$3.245 million."



WICKED LOCAL[®] CARVER

**CARVER EXCEEDS EXPECTATIONS AT TOWN-
OWNED LAND AUCTION**

"Auctioneer Paul Zekos, president of The Zekos Group, works primarily with cities and towns in Massachusetts to auction off their real estate assets. The auction of town-owned properties generated more than \$500,000 for the town."





Itemlive.com

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LYNNFIELD'S PERLEY BURRILL GAS STATION IS SOLD AT AUCTION FOR \$360,000

"Robert Dolan, Lynnfield's Town Administrator who watched the auction unfold, said he's glad the property is back on the tax rolls. We're thrilled that the companies who made the investment in the site are committed to turning what had been a blight into a beautiful part of the neighborhood."



Athol Daily News

ATHOL GENERATES \$292,500 IN SALE PROCEEDS FROM AUCTIONED PROPERTIES

Town Manager Shaun Suhoski said Zekos "was again outstanding in explaining the process and driving the bids to a fair value."



THE CALL

MILLVILLE MAKES \$800K WITH SALES OF TOWN PROPERTY

"The Town sold all nine town-owned parcels at a public auction, netting a total of \$836,000. Paul Zekos, head of the Zekos Group, Municipal Auction Strategies of Shrewsbury conducted the live auction at town hall."

ATTACHMENT F:
STAFF DESCRIPTION

Attach Additional Pages if Necessary

The Zekos Group has been serving clients for over thirty years from its Central Massachusetts location and has deep roots in Worcester County. Our team consists of experienced municipal real estate auction professionals who conduct business with integrity and are committed to achieving impressive results for our clients.

Company President and Senior Auctioneer, Paul Zekos, has dedicated his professional career to addressing the unique needs of municipalities and maximizing their auction revenues. He is past President of the Massachusetts Auctioneers Association, currently a member of its Board of Directors and is on the faculty of the Massachusetts Collectors and Treasurers School. Paul is a member of the National Auctioneers Association and former Massachusetts Auction Champion, which is the most prestigious statewide award for an auctioneer. He has also been inducted into the Massachusetts Auctioneers Hall of Fame. Paul serves on the Worcester District Attorney's Opioid Task Force and is a former member of the Shrewsbury Housing Authority.

Scott Sullivan has worked in the auction industry for over fifteen years and utilizes his background in finance to develop promotional budgets, engage in cost analysis, create spreadsheets and estimate anticipated revenues. He also coordinates the logistical and technical aspects of the auction.

Katrina Hull has worked in the field of real estate law for over fourteen years as a legal assistant and paralegal. Her background in commercial and residential conveyancing, loan transactions, foreclosure actions, tax title matters, title insurance and title research make her well qualified to serve our municipal real estate clients. Her BFA from the Massachusetts College of Art and Design facilitates her development, creation and maintenance of unique municipal website pages and related links. She also handles scheduling and operational aspects of our auctions.

Lynne Zekos holds a Master's degree in Business Administration and has been a licensed real estate salesperson for more than thirty years. She has worked full time in the real estate auction profession over twenty years and focuses on advertising, marketing and public relations strategy. Lynne coordinates property assessment including comparative data analysis to determine current market values and oversees research and compilation of public property records.

David Lovely was in the home improvement business for over twenty years. He has been part of our team for three years and deals with building inspections, documenting site conditions, photographing auction properties, scheduling open houses and making auction day arrangements.

Eugene Ploss successfully owned and operated an auction house for more than twenty years. He has been part of our team for over ten years and focuses on field operations, site visits and property condition assessments.



ZEKOS GROUP AUCTIONEERS

MUNICIPAL AUCTION STRATEGIES

April 4, 2022

Mr. Connor Robichaud
Regional Projects Coordinator
Central Massachusetts Regional Planning Commission
1 Mercantile Street
Suite 520
Worcester, MA 01608

Dear Mr. Robichaud,

Please find the original Price Proposal for Auctioneer Services and two copies enclosed. We appreciate your consideration. Kindly contact us with any questions. Thank you.

Sincerely,

Paul T. Zekos
President

**ATTACHMENT B:
FEE PROPOSAL FORM**

PAGE 1 of 2

The undersigned Proposer certifies under penalties of perjury that this Fee Proposal, including the attached documents, has been made and submitted in good faith and without collusion or fraud with any other person. As used in the certification, the word "Person" shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals. The undersigned further certifies that he has carefully examined the RFP, including the attached forms, and it proposes and agrees that it will contract with the Towns to provide all of the services described therein in the manner and time set forth therein for the prices set forth below.

Attached to this Form is the fee breakdown.

The Proposer certifies that the information contained in this Fee Proposal is current, truthful and complete.

Dated this 4th day of April, 2022.

Signature of Proposer: 

Name of Proposer: The Zekos Group

State of Incorporation: N/A

Business Address: P.O. Box 549

City/State/Zip: Shrewsbury, MA 01545

Telephone: 508-842-9000

Email: Paul@zekosgroup.com

If this Proposal is being submitted by a corporation, the proposal shall be executed in the corporate name by the president or other corporate officer, and the corporate seal shall be affixed and attested to by the clerk. A certificate of the clerk of the corporation evidencing the officer's authority to execute the proposal shall be attached.

If the proposal is being submitted by a partnership, it shall be executed in the partnership name by a general partner. If this Proposal is being submitted by a Joint Venture, it shall be executed by all Joint Venture Partners, and any partner that is a corporation shall follow the requirements for execution by a corporation as set forth above.

**ATTACHMENT B:
FEE PROPOSAL FORM
PAGE 2 of 2**

I/we The Zekos Group, agree to provide all services
(Name of firm or appropriate individual)

requested under the above referenced RFP to the Central Massachusetts Regional Planning

Commission on behalf of the participating Towns, for a set fee of:

Seven Percent (7%) Percentage of gross auction proceeds (Buyer's Premium)
(State fee in words)


Signature

Paul T. Zekos
Name of Person Signing Proposal

The Zekos Group
Name of Firm

4/4/22
Date

Real Estate Auction Experts
FORECLOSURES | REOS | PRIVATE SALES

JJManning
AUCTIONEERS



BOSTON, MA & YARMOUTHPORT, MA



MUNICIPAL REAL ESTATE AUCTIONS

March 21, 2022

Dear CMRPC & Mr. Robichaud,

JJManning Auctioneers is pleased to announce we have been named BEST Auctioneer for the last 7 consecutive years in a row by Banker & Tradesman. We welcome the opportunity to use our recognized **“Marketing, Experience, Integrity & Results”** in the auction world to benefit the CMRPC through the professional auction sale of delinquent and surplus real property at true fair market value. JJManning will help your municipalities get non-performing properties back on the tax roll while maximizing the dollars generated, so as to help address budgetary needs and reach fiscal goals.

As pioneers in the sale of real estate at auction, JJManning has set the standard for performance since incorporating as a Massachusetts business in 1976. We have successfully sold more than 16,000 properties across the Northeast US. We have over 45 years of municipal experience spanning from the town level, to the city level, to the state level and finally to the federal level. Our Company founder, Jerome J. Manning, helped the federal government write the rule book for the conduct of their auctions as a paid consultant for the FDIC in the 1990’s.

Our unique understanding of the real estate process paired with a rich history and experience in the municipal arena in Massachusetts make JJManning Auctioneers best suited to recover all of the money available for you. JJManning looks forward to being selected as your auctioneer for your real property disposition needs. Enclosed is our response to your RFP. Thank you for your time. We look forward to working with you!

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin J. Manning".

Justin J. Manning, CAI, AARE – President

OUR MUNICIPAL HISTORY



JJManning Auctioneers has conducted auctions for municipalities since its inception in 1976. Our experience in municipal auctions remains consistent for 45 years and counting. Our municipal clients go as high as the Federal Government level (FDIC, Recoll Mgmt, SBA, RTC, USDA) to the State level (MA Attorney General's Office, MA DCAMM, & MA DOT) and down to the city/town level. Our qualifications in the real estate auction industry make JJManning Auctioneers best suited to handle the real estate disposition for the CMRPC.

JJManning Auctioneers has sold well in excess of 500+ municipal properties in its existence. (See attachments at the end of this proposal for a large sampling.) Many real estate auction companies have come and gone over time, while JJManning has stood as the barometer of excellence within the industry over its 2 generations of existence.



**ATTACHMENT A
QUALIFICATIONS PROPOSAL FORM**



1. JJManning Auctioneers has sold over 16,000 real estate properties at auction in New England over the past 45 years. Out of the 16,000+ auctions conducted, more than 2,500 of these auctions would be considered municipal. From the FDIC, to the RTC, to RECOLL MGMT, to DCAMM, to MADOT, to the MA Atty. General's Office, all the way down to dozens of cities and towns in MA, JJManning always executes on the highest level. An expansive list of different auctions JJManning has conducted for Massachusetts Cities and Towns is attached.
2. JJManning Auctioneers experience in real estate auctions is unmatched in Massachusetts. We have been voted as #1 Real Estate Auctioneer in Massachusetts by Banker & Tradesman for 7 consecutive years in a row. Our tax possession sales within Worcester County within the past 10 years is fairly limited. However, we refer you to our experience and exhibits as outlined in the following attachments for a more expansive list of auctions throughout the state as well as outside the tax possession world.

JJ Manning

AUCTIONEERS

EXHIBITS



(Freetown, MA 2019)

ATTACHMENT E. SIMILAR AUCTIONS PERFORMED 2 - WORCESTER COUNTY ALL AUCTION EXPERIENCE

Property Type	Description Notes	Street Address	City	ST	County
PAST 10 YEARS ALL AUCTIONS IN WORCESTER COUNTY					
Home-2-4 Family		47 Eastern Ave.	Worcester	MA	Worcester
Home-SF		370 S. Main St. (Rt. 140)	Hopedale	MA	Worcester
Home-SF		26 South St.	Grafton	MA	Worcester
Home-SF		1439 Main St. (Rt. 9)	Leicester	MA	Worcester
Land-Res Dev.		9 Hemans St.	Worcester	MA	Worcester
Comm-Office Bldg		144 Turnpike St.	Southborough	MA	Worcester
Land-Res. Lot		Lots 3 & 4, Wattaquodoc Hill Rd.	Belton	MA	Worcester
Land-Res Subdivision	Brookside Farm	Ashburnham State Rd. & Bean Porridge Hill Rd.	Westminster	MA	Worcester
Land-Res Dev.		931R Union St.	Leominster	MA	Worcester
Land-Res. Lot		41 Church St.	Grafton	MA	Worcester
Home-SF		10 South St.	Grafton	MA	Worcester
Home-SF		525 Lindell Ave.	Leominster	MA	Worcester
Bus-Turnkey		121-127 Plain St.	Hopedale	MA	Worcester
Mixed-Use		90.2+/-AC. off Charlton St.	Southbridge	MA	Worcester
Mixed-Use		600 Charlton St.	Southbridge	MA	Worcester
Home-SF		41 Keyes St.	Warren	MA	Worcester
Home-SF		259 Main St.	Winchendon	MA	Worcester
Bus-Indust/Warehs	St. Joseph's School	35 Columbus St.	Fitchburg	MA	Worcester
Bus-Indust/Warehs	Armored Storage	1146 Main St.	Fitchburg	MA	Worcester
Home-2-4 Family		96 Ward St.	Worcester	MA	Worcester
Home-2-4 Family		27 Forbes Rd.	Worcester	MA	Worcester
Office Bldg		5 Water St.	Milford	MA	Worcester
Land-Res. Lot		208 Worcester-Providence Tpk.	Sutton	MA	Worcester
Land-Res. Lot		141 Armsby Rd.	Sutton	MA	Worcester
Land-Res. Lot		128 & 144 Armsby Rd. (a/k/a 128 & 142 Armsby Rd.)	Sutton	MA	Worcester
Land-Res. Lot		96 & 100 Armsby Rd. (a/k/a 56 & 96 Armsby Rd.)	Sutton	MA	Worcester
Bus-Indust/Warehs		644 River St.	Fitchburg	MA	Worcester
Land-Res Dev.		Lake Monomococ Parcels	Winchendon	MA	Worcester
Mixed-Use		237 Lincoln St.	Worcester	MA	Worcester
Apt. Bldg.-5-10 Unit		69 West St.	Worcester	MA	Worcester
Mixed-Use		237 Lincoln St.	Worcester	MA	Worcester
Apt. Bldg.-5-10 Unit		69 West St.	Worcester	MA	Worcester
Bus-Indust/Warehs	Country Candle	22 West St.	Milbury	MA	Worcester
Home-2-4 Family		44-46 Marshall St.	Fitchburg	MA	Worcester
Golf Course-Dev.	Pleasant Valley Country Club	95 Armsby Rd.	Sutton	MA	Worcester
Apt. Bldg.-11-20 Unit		207-211 Mechanic St.	Leominster	MA	Worcester
Bus-Turnkey		5 Summer Dr.	Winchendon	MA	Worcester
Golf Course Dev.	Sterling National Country Club	33 Albright Rd.	Sterling	MA	Worcester
Land-Res Dev.	The Woodlands		Berlin	MA	Worcester
Home-Horse Related	Deer Run Farm	42 Smith Rd.	Sutton	MA	Worcester
Land-Res Dev.	The Woodlands	A200's	Clinton	MA	Worcester
Condo-Dev. Resident	The Woodlands	Woodland Cir.	Clinton & Berlin	MA	Worcester
Land-Res. Lot		111 Spring St.	Winchendon	MA	Worcester
Bus-Gas Str/Auto Shop		110 Spring St.	Winchendon	MA	Worcester
Land-Res. Lot		Map 4 Lot 44 off South Shaker Rd.	Harvard	MA	Worcester
Land-Res. Lot		Lot 10A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 9A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 8A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 7A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 6A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 5A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 4A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 3A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 2A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		Lot 1A, Rt. 140/Green St.	Gardner	MA	Worcester
Land-Res. Lot		92 Brookfield Rd.	Sturbridge/Fiskdale	MA	Worcester
Mixed Use		212-220 Central St.	Winchendon	MA	Worcester
Retail-Office		1247 Social St. (Rt. 126)	Blackstone	MA	Worcester
SAMPLING OF ADDITIONAL AUCTIONS IN WORCESTER COUNTY SINCE 2000					
Bus-Restaurant	Sophie's	81 Clinton St./Rt. 70	Shrewsbury	MA	Worcester
Bus-Indust/Warehs	Lancaster Mills	55 Green St.	Clinton	MA	Worcester
Home-2-4 Family		69 Orient St	Worcester	MA	Worcester
Condo-Resident		12A, 12B, 14A & 14B Corrine St	Worcester	MA	Worcester
Home-SF		780 West St	Uxbridge	MA	Worcester
Home-SF		5 Claremont St	Worcester	MA	Worcester
Land-Res. Lot		Lot 2 Orient St	Worcester	MA	Worcester
Home-2-4 Family		69 Orient St	Worcester	MA	Worcester
Condo-Resident		14B Corrine St	Worcester	MA	Worcester
Condo-Resident		14A Corrine St	Worcester	MA	Worcester
Condo-Resident		12B Corrine St	Worcester	MA	Worcester
Condo-Resident		12A Corrine St	Worcester	MA	Worcester
Bus-Indust/Warehs	Candy Mansion	574-576 Rte. 20	Shrewsbury	MA	Worcester
Home-SF		48 Long Hill Rd	W. Brookfield	MA	Worcester
Bus-Turnkey		469 Washington St	Auburn	MA	Worcester
Retail-Office		70 King St	Fitchburg	MA	Worcester
Home-2-4 Family		37 Thomas St	Southbridge	MA	Worcester
Home-2-4 Family		4 Hooper St	Worcester	MA	Worcester
Bus-Indust/Warehs		46 Industrial Rd	Leominster	MA	Worcester
Land-Comm Dev.	DCAM	Rte 9	Shrewsbury	MA	Worcester
Home-SF		63 Skyfield Dr.	Groton	MA	Worcester
Mixed Use	DCAM - Armory	153 Chestnut St.	Southbridge	MA	Worcester
Land-Res Dev.	DCAM - (former rest area)	Rt. 15 W - N. of Leadmine	Sturbridge	MA	Worcester
Land-Res Dev.	DCAM - (former HoJo's)	Rt. 15 W - S. of Leadmine	Sturbridge	MA	Worcester
Mixed Use	DCAM	388 Providence Rd.	Grafton	MA	Worcester
Bus-Hotel/Motel	Quality Inn & Conf. Ctr.	400 Haynes Rd., Rte. 15	Sturbridge	MA	Worcester
Equip-Machinery		50 Francis St.	Leominster	MA	Worcester
Bus-Indust/Warehs		14 Maple Ave.	Ashburnham	MA	Worcester
Bus-Indust/Warehs		50 Francis St.	Leominster	MA	Worcester
Land-Comm Dev.		120 ac., Main St.	Boylston	MA	Worcester
Land-Comm Dev.		167.8 ac.	Shrewsbury	MA	Worcester
Land-Comm Dev.		242.73 ac.	Grafton	MA	Worcester
Land-Comm Dev.		Route 146	Sutton	MA	Worcester
Land-Comm Dev.		Route 1-190	Sterling	MA	Worcester
Land-Res. Lot		26 Swan Ave. (lot)	Fitchburg	MA	Worcester
Home-SF		26 Swan Ave. (home)	Fitchburg	MA	Worcester
Home-SF		432 Townsend St.	Fitchburg	MA	Worcester
Equip-Restaurant	Firehouse Café	1 Exchange Pl.	Worcester	MA	Worcester
Condo-Resident		30 Marcello, Units 10 & 14	Leominster	MA	Worcester

ATTACHMENT 4 - SIMILAR AUCTIONS PERFORMED A. MUNICIPAL AUCTION EXPERIENCE

Conducted For	Property Type	Description Notes	Street Address	City	ST	County
PAST 10 YEARS IN WORCESTER COUNTY						
USDA	Home-SF	1 family	41 Keyes St.	Warren	MA	Worcester
USDA	Home-SF	1 family	259 Main St.	Winchendon	MA	Worcester
PAST 10 YEARS OUTSIDE WORCESTER COUNTY						
Town of Dartmouth	Land-Res Dev.	ac 11 w teardown	547 State Rd.	Dartmouth	MA	Bristol
City of New Bedford	Land-Industrial	ac .11	NS Coggeshall St (1/1x1 405)	New Bedford	MA	Bristol
City of New Bedford	Land-Industrial	ac .79	WS Brooks (1/1x1 29)	New Bedford	MA	Bristol
City of New Bedford	Bus-Office Bldg.	ac 1.55	2104-2110 Acushnet Ave.	New Bedford	MA	Bristol
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
Town of Mansfield	Land-Res Dev.	ac 1.3	N. Main St. (19-192)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac 2.0	School St. (26-7)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac 2.5	School St. (23-1)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac .8	Plain St. (4-86) & Oakridge Ave. (4-87)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac 2.1	Tremont St. (5-018)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac 3.4	445 Fruit St. (36-164)	Mansfield	MA	Bristol
Town of Mansfield	Land-Res Dev.	ac 1.6	Balcom St. (3-78)	Mansfield	MA	Bristol
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
City of New London	Bus-Inn	Light House Inn complex ac 4.23	48 Guthrie Pl.	New London	CT	New London
Town of Fairhaven	Bus-Industrial	Staffon Greenhouse ac 4	124 Alden Rd.	Fairhaven	MA	Bristol
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
USDA	Home-SF	1 family	4 Linden St.	Hyannis	MA	Barnstable
USDA	Home-SF	1 family	73 Walnut St.	Hyannis	MA	Barnstable
USDA	Home-SF	1 family	14 Blackstone Rd.	Florida	MA	Berkshire
USDA	Home-SF	1 family	13 Dewey Conrad Ave	Orange	MA	Franklin
USDA	Home-SF	1 family	24 Vlodish Ave	Turners Falls (Montague)	MA	Franklin
USDA	Home-SF	1 family	16 Greenfield Rd.	Montague City	MA	Franklin
USDA	Home-SF	1 family	52 Warebook Village Rd.	Ware	MA	Hampshire
USDA	Home-SF	1 family	29 Canedy St.	W. Wareham	MA	Plymouth
USDA	Home-SF	1 family	Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
MA DCAM	Land-Comm Dev.		20 Addison St. / 600 Chelsea St.	East Boston	MA	Suffolk
MA DCAM	Land-Comm Dev.		Former Registry of Motor Vehicles	Marlboro	MA	Middlesex
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
ADDITIONAL MUNICIPAL EXPERIENCE IN WORCESTER COUNTY						
MA DCAM	Land-Comm Dev.	ac 15+		Shrewsbury	MA	Worcester
MA DCAM	Mixed Use	Armory	153 Chestnut St.	Southbridge	MA	Worcester
MA DCAM	Land-Res Dev.		Rt. 15 W - N. of Leadmine	Sturbridge	MA	Worcester
MA DCAM	Land-Res Dev.	Former Howard Johnsons	Rt. 15 W - S. of Leadmine	Sturbridge	MA	Worcester
MA DCAM	Mixed Use		388 Providence Rd.	Grafton	MA	Worcester
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 120	120 ac., Main St.	Boylston	MA	Worcester
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 167.8	167.8 ac.	Shrewsbury	MA	Worcester
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 242.73	242.73 ac.	Grafton	MA	Worcester
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 31	31 ac., Rt. 146	Sutton	MA	Worcester
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 30	30 ac., Rt. 1-90	Sterling	MA	Worcester
FDIC	7 Properties		Land in Dudley, Uxbridge & Douglas	Dudley, Uxbridge, Douglas	MA	
ADDITIONAL MUNICIPAL EXPERIENCE OUTSIDE WORCESTER COUNTY						
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Higgins Crowell Rd.	Yarmouth	MA	Barnstable
MA Div. of Capital Asset Mgt. (MA DCAM)	Land-Res Dev.	Foxboro State Hospital - ac 93	DCAM Foxborough State Hospital	Foxboro	MA	Norfolk
MA DCAM	Land-Comm Dev.	ac 285	116 Park St.	Beverly	MA	Essex
MA DCAM	Mixed Use	Armory	89 Park St.	Adams	MA	Berkshire
MA DCAM	Land-Comm Dev.	ac .82	Rte 103 - Wilbur Ave.	Swansea	MA	Bristol
MA DCAM	Land-Res Dev.	ac 4.94	Plain St.	Norfolk	MA	Bristol
MA DCAM	Land-Res Dev.	ac .367	471 Maple St.	Danvers	MA	Essex
MA DCAM	Land-Indus. Dev.	ac 3.07	Rte 95/Tenney St.	Georgetown	MA	Essex
MA DCAM	Land-Res Dev.	ac 28.4	Depeel Rd.	Williamsburg	MA	Hampshire
MA DCAM	Land-Res Dev.	ac 1.2	Rte 10 - College Hwy.	Southampton	MA	Hampshire
MA DCAM	Land-Res Dev.	ac 5.25	Rte 10 - College Hwy.	Southampton	MA	Hampshire
MA DCAM	Land-Res Dev.	ac 6.92	61 Walnut St.	Lexington	MA	Middlesex
MA DCAM	Land-Comm Dev.	ac .77	Rtes 25 & 28 & Plymouth Rd	Wareham	MA	Plymouth
MA DCAM	Mixed Use	Armory	113 Spencer Ave.	Chelsea	MA	Suffolk
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Brad Ericson Way	W. Yarmouth	MA	Barnstable
MA DCAM	Land-Res Dev.	ac .45	110 & 116 Park St.	Beverly	MA	Essex
MA DCAM	Land-Res. Lot		Piper Rd. @ Waltham St.	Lexington	MA	Middlesex
MA DCAM	Bus-Indus/Warehs	Glenwood Yard - ac 2.1	59 Amaranth Ave.	Medford	MA	Middlesex
MA DCAM	Land-Res Dev.	ac 2.95	Camp Rd.	Foxboro	MA	Norfolk
MA DCAM	Land-Res Dev.	ac 16	Plain St.	Middleboro	MA	Plymouth
MA DCAM	Bus-Indus/Warehs	Armory	34 Sharon St.	Waltham	MA	Middlesex
MA DCAM	Bus-Indus/Warehs	MWRA Building	20 Addison St. / 600 Chelsea St.	Boston	MA	Suffolk
Town of Yarmouth	Seized & Surplus Property		Yarmouth Police Dept., Brad Ericson Way	W. Yarmouth	MA	Barnstable
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 2	2 ac off Rte 2 Baker Av-Gifford LN	Concord	MA	Middlesex
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 5.02	5.02 ac. Off Rt 2, Fairhaven Rd & Arena Ter.	Concord	MA	Middlesex
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 72/campus	Lakeville Hospital - ac 72/campus	Lakeville	MA	Plymouth
SJC Suffolk County (MA Clean Elections)	Land-Comm Dev.	ac 31.75	31.75 ac., Rt. 24 & I-95	Raynham	MA	Bristol
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	2 family	835 Bank St.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	4 family	6 Thomson Ct/48	Hempstead New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	2 family	10 Terrace Ave.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	3 family	147 Shaw St.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	2 family	20 Pratt St.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	2 family	47 Fenbosc St.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Office Bldg.		230 Crystal Lake Rd.	Groton	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF		237 Crystal Lake Rd.	Groton	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF	2 family	240 Crystal Lake Rd.	Groton	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF		826 N. Pleasant Valley Rd.	Groton	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF		105 Kemaug Rd.	Montville	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF		510 Pequot Ave.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Condo-Commercial	Comm. Bldg.	145 State Pier Rd.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	3 family	25 Rogers Ave.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	2 family	33 Rogers Ave.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF	w/in-law apt.	35 Rogers Ave.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Home-SF		288 Laurel Hill Rd.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Bus-Gas Str/Auto Shop	17 bays & office	16 Fowler Ct.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Mixed Use		324 Broad St.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Home-2-4 Family	4 family	69 Rosemary St.	New London	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Residential	2.63 ac.	795 Pleasant Valley Rd.	Groton	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Dev. Resident	62 ac.	W. Society Rd., Exit I-95	E. Lyme	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Dev. Resident	5.11 ac.	Crouches Acres	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Dev. Resident	50+ ac.	Crouches Acres	Peston	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Residential	1.5 ac.	37 N. Wavewcus Hill Rd.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Land-Residential	.67 ac.	Crown St.	Norwich	CT	New London
FDIC (Presidents Y-2K Auction)	Bus-Office Bldg.		188 W. Main St.	Niantic	CT	New London
FDIC (Presidents Y-2K Auction)	Home-Res. Estate		11 Village Dr.	Wolcott	CT	New Haven
FDIC (Presidents Y-2K Auction)	Shopping Ctr.	7-unit strip mall	2145-2151 State St.	Hampden	CT	New Haven
FDIC (Presidents Y-2K Auction)	Home-SF		359 Berkshire Rd.	Southbury	CT	New Haven
FDIC (Presidents Y-2K Auction)	Bus-Indus/Warehs		265 Brownstone Ave.	Punford	CT	Middlesex
FDIC (Presidents Y-2K Auction)	Bus-Office Bldg.	3 Off. Bldgs	355 S. Main St.	Middletown	CT	Middlesex
FDIC (Presidents Y-2K Auction)	Land-Residential	3 lots & auc #s	ac. 4, 2.73, 2.65	Falls Village (Canaan)	CT	Litchfield
FDIC (Presidents Y-2K Auction)	Appl. Bldg. 5-10 Unit	8 unit	11 & 12 Burnham St.	Plymouth	CT	Litchfield
Town of Yarmouth	Land-Residential	6,969 sf	Lot S-30 off Aund Dorah's Ln.	Yarmouth	MA	Barnstable
Town of Yarmouth	Land-Residential	5,662 sf	Lot N-36 Williams	Yarmouth	MA	Barnstable
Town of Yarmouth	Home-2-4 Family	2 family	Lot T-36 92 Breezy Point	Yarmouth	MA	Barnstable
Town of Yarmouth	Land-Residential	3,484 sf	Lot V-4 Drows Way	Yarmouth	MA	Barnstable
Town of Yarmouth	Land-Residential	426 sf	Lot G-26E off Eldridge Rd	Yarmouth	MA	Barnstable
Town of Yarmouth	Land-Residential	6,534 sf	Lot T-9 Off Cleveland Way	Yarmouth	MA	Barnstable
Town of Yarmouth	Land-Residential	2,805 sf	Lot S-2B, 11 Murray Rd.	Yarmouth	MA	Barnstable
FDIC	70 Properties	Land & Buildings in NY, NJ & PA			NY, NJ, PA	Various
FDIC	6 Properties	Land & Buildings in MA			MA	Various
FDIC	Bus-Office Bldg.		107-01 & 107-07 Northern Blvd	Elmhurst	NY	Queens
FDIC	Bus-Indus/Warehs		241 Francis Ave	Mansfield	MA	Bristol

Prime 4± Acre Commercial Development Site

Town Owned ~ Formerly Known as "Staffon Greenhouse"

ABSOLUTE AUCTION ABOVE \$250,000

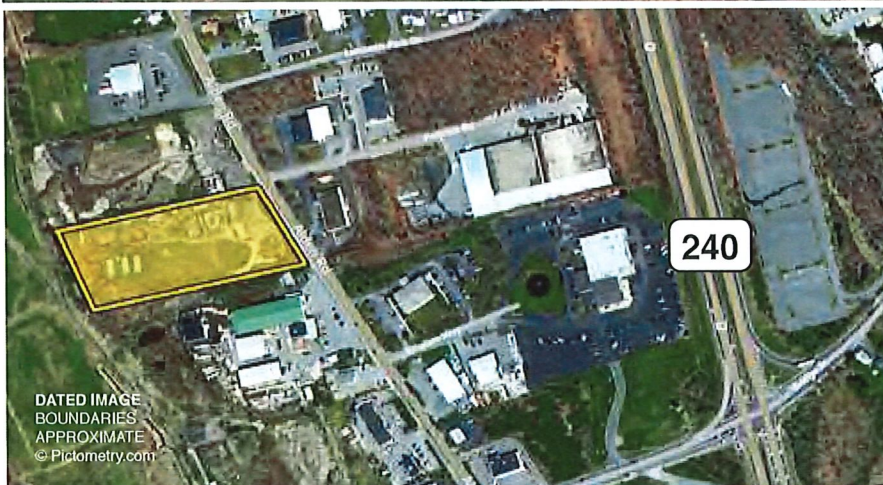
Selling to the Highest Bidder above \$250,000

Auction: Wednesday, February 18th at 11am

Auction to be held at Town Hall, 40 Center St., Fairhaven, MA



DATED IMAGE
BOUNDARIES
APPROXIMATE
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DATED IMAGE
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124 Alden Road
Fairhaven, MA



I & MM OVERLAY ZONING permits a wide variety of potential uses.

Highly visible central location within 1± mile of Routes 6, 240 & I-195 and 3± miles of New Bedford.

Property Tour: Wednesday, February 11th (11am-1pm)

RE Tax Assessment: \$501,500

Site Area: 4.023± acres

Frontage: 274± ft.

Available Utilities: Town water & sewer, electric

Legal Ref.: Southern Bristol County 10334-132,
Tax Title 8988-61

Zoning: I – Industrial Districts, MM – Medical Marijuana Overlay District

Improvements: 384± sf. 1-story retail structure with restroom built on slab in 1996, attached greenhouses, detached outbuildings, parking lot with 2 curb cuts

Parcel ID: 24-016A

Terms of Sale: 10% certified deposit of which \$20,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 2/20/15. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

SCAN THIS
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FOR MORE
INFORMATION



JJManning

AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1537 • Ref 15-1610



9 PROPERTIES

On Behalf of the Town of Freetown, MA

Selling Individually to the Highest Bidder(s), Regardless of Price

ABSOLUTE AUCTION: Wed., December 11 at 11am On-site

Auction Site: Senior Center – 227 Chace Rd, E. Freetown, MA



Auc Ref #	Address	Acres	Description	Map	Lot
19-1854	9 Cliff Dr	0.17	495± sf 1BR, 1BA Ranch	101	68
19-1855	0 Burns Ln	0.68	Land, no street access	240	56
19-1856	195 Chace Rd	2.80	Land	240	78
19-1857	0 Chace Rd	0.18	Land	241	9
OUT 19-1858	0 Middleboro Rd	0.09	Removed from Auction	243	70
19-1859	0 Braley Rd	1.60	Land	246	50
19-1860	0 Braley Rd	0.41	Land	247	15
19-1861	182 Braley Rd	0.12	1,236± structure	252	41
19-1862	0 Richmond Rd	0.09	Land	207	4

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Property Info., Broker Reg. & Full Terms at:

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184

Bro 1686 • Ref 19-1854 to 19-1862

Terms of Sale: 10% certified deposit of which **\$10,000 for 9 Cliff Drive** or **\$5,000 per property for all others** in cash, certified or bank check at the auction & remainder of 10% by 4pm ET on Friday, 12/13/19. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

7 RESIDENTIAL ZONED LAND PROPERTIES

Selling Individually

Town of Mansfield, MA Tax Title AUCTION



AUCTION: Wednesday, November 8 at 6pm
Auction to be Held at Mansfield Town Hall
6 Park Row, 3rd Floor, Room 3 A/B
 (Registration Begins at 5pm)

Auc. Ref.	Parcel ID	Address	Acres	Zoning
17-1748	3-78	Balcom St.	1.6±	R2
17-1749	36-164	445 Fruit St.	3.4±	R1
17-1750	5-018	Tremont St.	2.1±	R1
17-1751	4-86 & 4-87	Plain St., Oakridge Ave.	0.8±	R1
17-1752	23-1	School St. Rear	2.5±	R2
17-1753	26-7	School St.	2.0±	R2
17-1754	19-192	N. Main St.	1.3±	R3

County: N. Bristol
 See Property Info. Package For:
 Parcel maps, street frontages where applicable, tax
 taking documents & more

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Property Information & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1622 • Ref 17-1748



Terms of Sale:

\$5,000 DEPOSIT PER PROPERTY
 in cash, certified, or bank check payable to
The Town of Mansfield due at the auction.
 Balance in 30 days. 3.75% Buyer's Premium
 will be added to the final bid and that sum shall
 constitute the purchase price. Other terms, if
 any, to be announced at the sale.

Announcements or changes made from the auc-
 tion block or within the purchase agreement take
 precedence over any previously printed materials
 or oral statements made. JJManning Auctioneers
 is acting exclusively on behalf of Seller in this
 transaction.

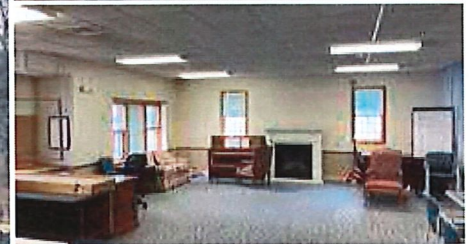
ABSOLUTE AUCTION

Wednesday, March 30th at 11am On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



Property Tour: Wednesday, March 23 (11am-1pm)



27 Brook St., Scituate, MA
5,000± sf. Former Senior Center
on .5± Acres
Access from Brook St. & First Parish Rd.



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

Town Appraised Value (10/21): \$690,300

RE Tax Assessment: \$652,700

Site Area: .5± acre (21,780± sf.)

Zoning: R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

Paved Parking: Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

Building: 4,994± sf. 1-2 story on slab with decorative roof cupola

1st Fl.: 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

2nd Fl.: 1,652± sf. finished, 192± sf. unfinished

HVAC: Oil-fired hot water heat, central a/c

Utilities: Town water & sewer, gas available at street

Legal Ref.: Plymouth County Bk 241 Pg 167 (1851)

Parcel ID: 50-6-0-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1744 • Ref 22-1957

3 MUNICIPAL AUCTIONS

City of New Bedford, MA



2104-2110 Acushnet Ave.: Commercial Building

WS Brook St.: .79± Acres, Zoned IB

NS Coggeshall St.: .11± Acres, Zoned IA

Friday, June 8 at 11am

Auctions Held At: 2104-2110 Acushnet

JJ Manning
AUCTIONEERS

Property Info, Full Terms & More at:

JJManning.com

(800) 521-0111

MA Co. Lic# 3184 Ref # 18-1775

ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



Selling to the Highest Bidder, Regardless of Price



BOUNDARIES
APPROXIMATE
© Pictometry.com

9 Mitchell Ave., Scituate, MA 1,756± sf. Former Minot Fire Sub-Station .18± Acres with Water Views

Set in a desirable neighborhood of upscale homes just south of the Cohasset line, this Town of Scituate municipal owned property overlooks Musquashicut Pond. Close to Minot & North Scituate ocean beaches, golf, tennis, boating & more. Easy access to Routes 3 & 3A. 2± miles to MBTA Greenbush line station.

RE Tax Assessment: \$748,500

Site: .18± acres (8,000± sf.) with 80± ft. of frontage, paved drive

Structure: 1,756± sf. masonry firehouse built in 1925 with concrete floor slab on steel structural members, shingled hip roof, double-hung windows, large overhead door

1st Floor: Apparatus bay, living quarters, restroom

Basement: Full, unfinished rear walkout with storage & utilities

Attic: Walk-up with storage

Water: Town

Septic: Cesspool

At Street: Town sewer & gas on street are not connected to property

Deed Ref.: Plymouth County 1515/386

Decommissioned: 1992

Zoning: R-3 (non-conforming)

Parcel ID: 15-3-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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Property Info., Photos & Full Terms at:

www.JJManning.com

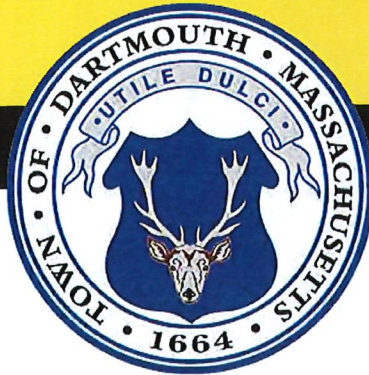
800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1731 • Ref 21-1934

MUNICIPAL AUCTION



Town of Dartmouth, MA

.11± ACRE GB ZONED LOT ACROSS FROM WALMART

**547 State Road (Rt. 6)
North Dartmouth, MA**

Parcel ID: 165-131

**Auction On-site
Thursday, February 8 at 11am**

JJ Manning
AUCTIONEERS

Property Information, Full Terms, and more at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Ref 18-1759



ABSOLUTE AUCTION

Thursday, January 13th at 12pm On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



1 Tilden Ave., Scituate, MA
868± sf. 2-Story Cottage
Between Briggs Harbor & Minot Beach
One Lot Back From Glades Rd. with Potential for Ocean Views



Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

Design: 868± sf. 2-story, 1-BR cottage built circa 1900 on piers
Site: .01± acres (653± sf.)
Frontage: 18± ft. on a gravel private way
Parcel ID: 5-3-70

Zoning: R-3
FEMA Flood Zone: AE15 per Town
Town Water, Gas & Electric: Connections to house with meters currently removed
Sewer: Failed private septic, BOH condemned 3/26/19 per State Sanitary Code, Ch. II

References: Plymouth County Registry of Deeds 47828/342 tax taking, 55667/121 rights of redemption foreclosure

**Preview for
Registered Bidders:
Thursday, January 13
(10am-12pm)**

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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Property Information & Full Terms at:

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1742 • Ref 22-1951

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179 Old King's Highway, Yarmouth Port, MA 02675

MA Co Lic 3184

Bro 1510

Ref 14-1560-9



ABSOLUTE AUCTIONS

On Behalf of US Department of Agriculture

10 Single Family Homes Across MA

Selling Individually to the Highest Bidder, Regardless of Price

Wednesday, May 21st &
Thursday, May 22nd On-site



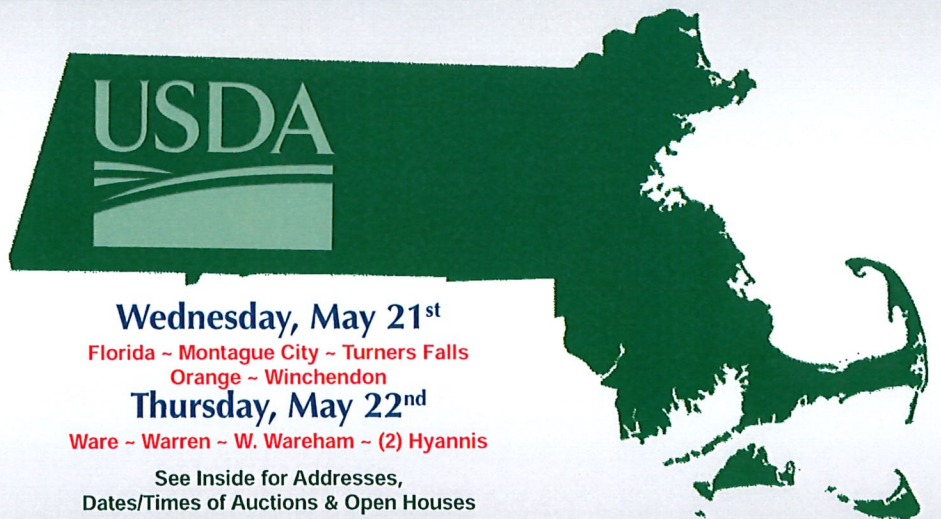
ABSOLUTE AUCTIONS

On Behalf of

US Department of Agriculture

10 Single Family Homes Across MA

Selling Individually to the Highest Bidder, Regardless of Price



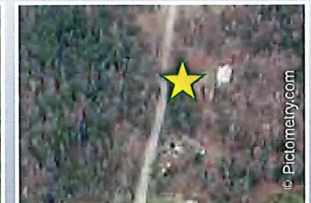
Wednesday, May 21st

Florida ~ Montague City ~ Turners Falls
Orange ~ Winchendon

Thursday, May 22nd

Ware ~ Warren ~ W. Wareham ~ (2) Hyannis

See Inside for Addresses,
Dates/Times of Auctions & Open Houses



ABSOLUTE AUCTIONS On Behalf of USDA

10 Residential Properties Across MA

Selling Individually to the Highest Bidder, Regardless of Price

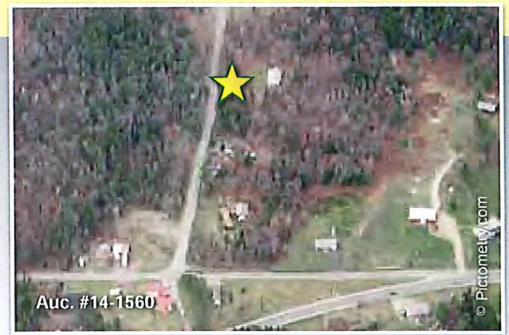
Wednesday, May 21st & Thursday, May 22nd On-site

Terms of Sale: 10% deposit of which \$5,000 minimum PER PROPERTY in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check within 3 days. Balance in 30 days. Other terms, if any, announced at the sale. All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Property Info., Occupancy Restrictions & Terms at:

www.JJManning.com

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Auc. #14-1560

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1,152±SF, 3BR, 1BA on 2.7± Acres
14 Blackstone Rd, Florida
Auction: Wednesday, May 21st at 10am
 Open House: Wednesday, May 14th (10-11:30am)
 & 1 Hour Prior to Auction



Auc. #14-1561

1,328±SF, 3BR, 1BA on .17± Acres
16 Greenfield Rd, Montague City
Auction: Wednesday, May 21st at 11:30am
 Open House: Wednesday, May 14th (12:30-2pm)
 & 1 Hour Prior to Auction



Auc. #14-1562

1,360±SF, 3BR, 1BA on .3± Acres
24 Vladish Ave, Turners Falls (Montague)
Auction: Wednesday, May 21st at 12:30pm
 Open House: N/A, Exterior View Only



Auc. #14-1563

1,674±SF, 4BR, 1BA on .35± Acres
13 Dewey Conrad Ave, Orange
Auction: Wednesday, May 21st at 2pm
 Open House: Wednesday, May 14th (1-3pm)
 & 1 Hour Prior to Auction



Auc. #14-1564

© Pictometry.com

1,116±SF, 3BR, 1BA on .25± Acres
259 Main St, Winchendon
Auction: Wednesday, May 21st at 3:30pm
 Open House: Wednesday, May 14th (1-3pm)
 & 1 Hour Prior to Auction



Auc. #14-1565

(Townhouse)

1,474±SF, 3BR, 1.5BA on .059± Acres
52 Warebrook Village Rd, Ware
Auction: Thursday, May 22nd at 10am
 Open House: Thursday, May 15th (10am-12pm)
 & 1 Hour Prior to Auction



Auc. #14-1566

© Pictometry.com

1,078±SF, 3BR, 1BA on .25± Acres
41 Keyes St, Warren
Auction: Thursday, May 22nd at 11am
 Open House: Thursday, May 15th (10am-12pm)
 & 1 Hour Prior to Auction



Auc. #14-1567

© Pictometry.com

****Waterview****
902±SF, 3BR, 1BA on .34± Acres
29 Canedy St, West Wareham
Auction: Thursday, May 22nd at 1:30pm
 Open House: Thursday, May 15th (11:30am-1pm)
 & 1 Hour Prior to Auction



Auc. #14-1568

960±SF, 3BR, 1BA on .27± Acres
73 Walnut St, Hyannis
Auction: Thursday, May 22nd at 3pm
 Open House: Thursday, May 15th (2-4pm)
 & 1 Hour Prior to Auction



Auc. #14-1569

748±SF, 2BR, 1BA on .11± Acres
4 Linden St, Hyannis
Auction: Thursday, May 22nd at 3:30pm
 Open House: Thursday, May 15th (2-4pm)
 & 1 Hour Prior to Auction

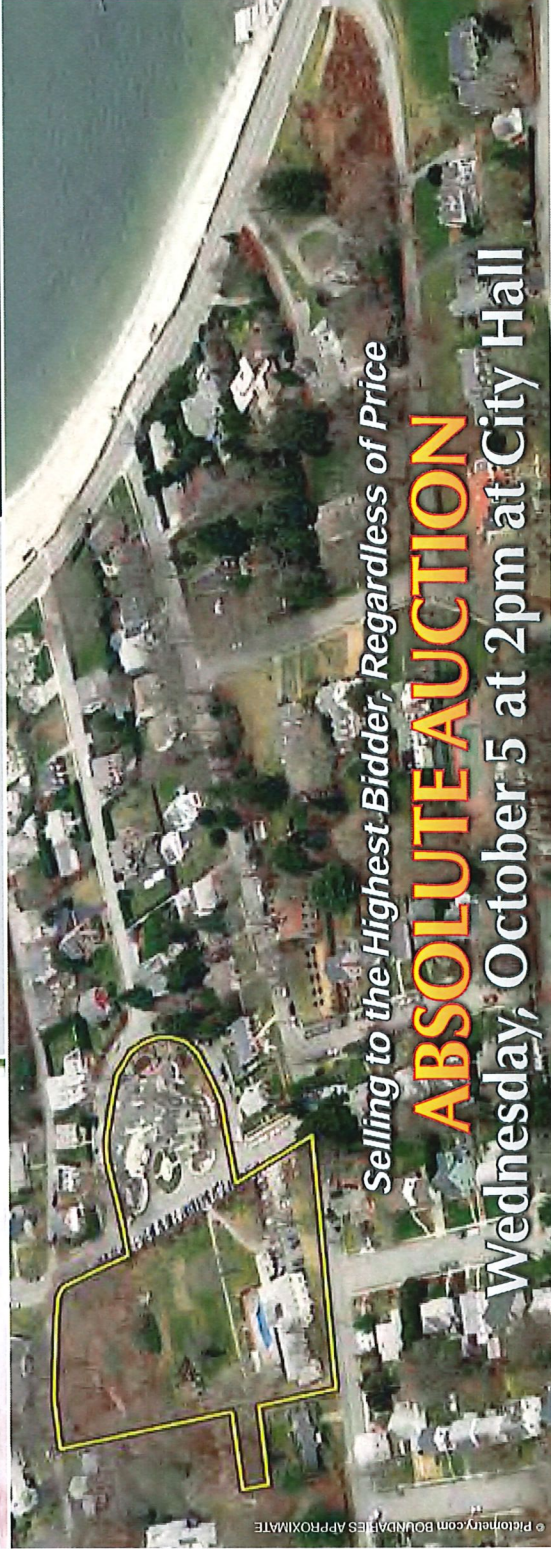
32,922± sf. GLA Former "Lighthouse Inn" Complex

3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres

with Thames River & Long Island Sound Views



This c. 1902 National Register of Historic Places listed landmark property was designed by Boston architect, William Ralph Emerson, as a home for steel magnate, Charles S. Guthrie, with Olmstead planned grounds as an extension of the Pequot Colony resort community. Converted to an inn in 1928, it became a favorite for society events & a retreat for stars such as Bette Davis, Joan Crawford & Esther Williams. Set in a neighborhood of luxury homes, 1/2 mile from Ocean Beach Park -- close to casinos, marina, yacht club, attractions, colleges & more all within 2± hours of Boston & NYC with easy access to Routes 1 & I-95.



City RE Tax Assessment: \$1,645,490
Parcel ID: G25-27-17

Site: 4.2± acres with 3 main buildings, lawns, stone walls, fountain, in-ground pool, bath house, gazebos & 54± spaces

Main Inn

22,997± sf. GLA 3-story Main Inn built in 1902 as a Mission/Spanish Colonial Revival Style mansion designed to maximize exterior views now with 27± guest rooms (11± water view), lobby, gift shop, restaurant, lounge, meeting rooms, basement, 3-stop elevator, fine historic detail including fireplaces, coffered ceiling, decorative woodwork, spectacular central staircase & bar, partially furnished with many original lighting fixtures, 671± sf. deck & 2 patios

Carriage House

9,059± sf. GLA 1 & 2-story Carriage House built in 1952 with 24± guest rooms, attic, 761± sf. porch & patio with fireplace

Watchman's Cottage

866± sf. GLA 1-story Watchman's Cottage built in 1952 & used as a salon/day spa

See Property Info. Package For: Zoning, plans, appraisal, financial, environmental & more

Property Tour:

Wednesday, September 28 (11am-1pm)

JJ Manning
 —AUCTIONEERS

Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

32,922± sf. GLA Former "Lighthouse Inn" Complex
3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres
48 Guthrie Pl., New London, CT



On Behalf of the
 City of New London, CT

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Wednesday, October 5 at 2pm at City Hall

JJ Manning
 AUCTIONEERS

www.JJManning.com

800.521.0111

179 Old King's Highway, Yarmouth Port, MA 02675

CT Lic 429981
 Bro 1593
 Ref 16-1696



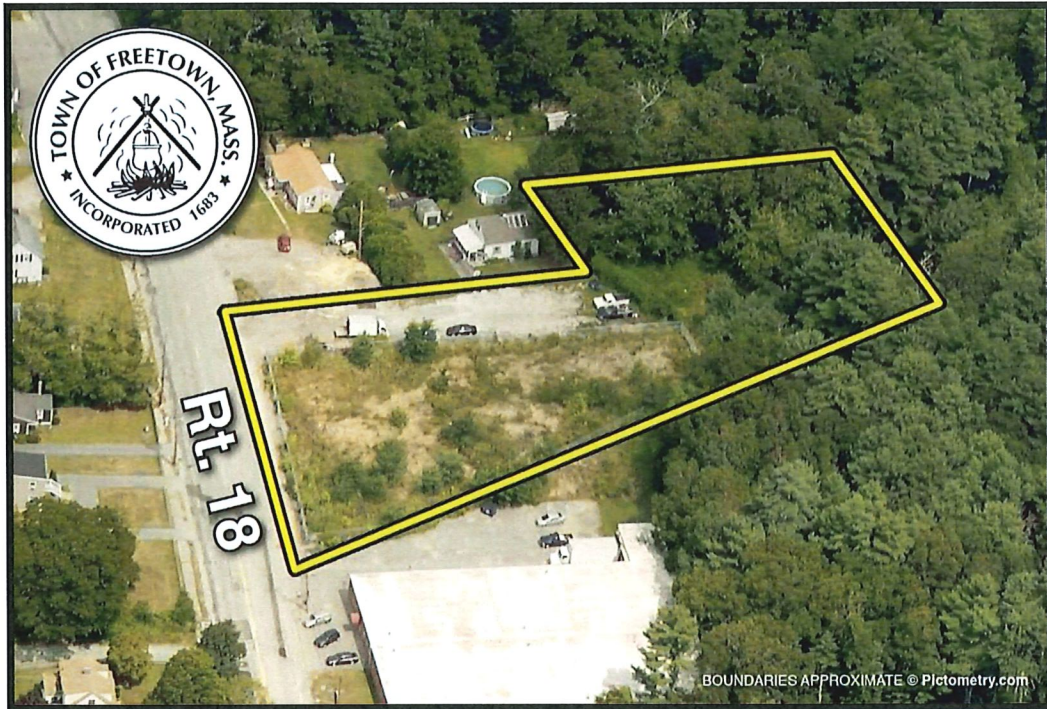
Terms of Sale
 10% certified deposit of which \$20,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 10/7/16. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Buyer's Broker Terms
 Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Property Tour: Wednesday, September 28 (11am-1pm)

ABSOLUTE AUCTION

On Behalf of the Town of Freetown, MA



Selling to the Highest Bidder, Regardless of Price

2 County Rd. (Rt. 18), Freetown, MA

Part of Former Freetown Screw Manufacturing Co. Site

1.6± Acres ~ Zoned G

Thursday, October 15 at 11am On-site

Terms: 10% certified deposit of which \$10,000 (minimum) by bank check due at the auction and remainder of 10% due Monday, 10/19/20. Close by Friday, 11/20/30. Other terms, if any, to be announced at the sale. Announcements or changes made from the auction block or within the purchase agreement take precedence over any previously printed materials or oral statements made.

JJManning
— AUCTIONEERS

Property Info, Full Terms & More at JJManning.com
800-521-0111 MA Co Lic# 3184 Ref #20-1881

93-acre Campus Former Foxboro State Hospital

AUCTION: Monday, February 28, 12pm

*Auction to be held at the Seaport Hotel,
One Seaport Lane, Boston, MA 02210*



*Distinctive Properties for
Discriminating Buyers*



*Redevelopment
Opportunity for
Pre-qualified
Bidders Only*

boundaries
not to scale

The Property: 93± acre former Foxboro State Hospital campus located in one of Massachusetts' fastest growing and most desirable communities.

Terms: The 93± acre Campus Disposition Property, is offered for sale at auction subject to the "Foxborough State Hospital Reuse Plan Summary" and the Reuse Plan Map located at the end of Section II of the RFQ which can be accessed at www.JJManning.com/660.

A. All Bidders will be required to pre-qualify, according to the rules and schedule set in the Property Information Package (PIP) which can be accessed at www.JJManning.com/660 or by calling the Auctioneers' office at (800) 521-0111, in order to be eligible to bid.

B. The successful bidder at the auction will be required to 1) pay, at the auction, a deposit of 10% of the purchase price, of which \$100,000 must be paid in cash or by certified check, 2) sign the Agreement for the Purchase and Development of 9 Parcels of Land at the former Foxborough State Hospital, described in Section 1.7 of the RFQ as Exhibit H (the "Agreement"), at the auction, 3) meet the closing conditions set forth in Section 1.7. 10% Buyer's Premium. Other terms, if any, announced at the auction.



www.JJManning.com/660

800-521-0111



93-acre Campus

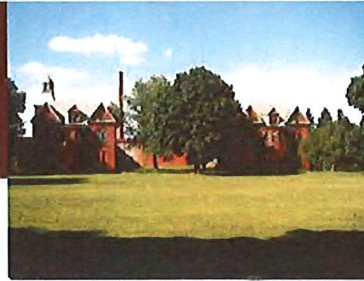
Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts
Division of Capital Asset Management*

Former Foxboro State Hospital

AUCTION: Monday, February 28, 12pm

Pre-qualified Bidders Only
RFO Package at: www.JJManning.com/660



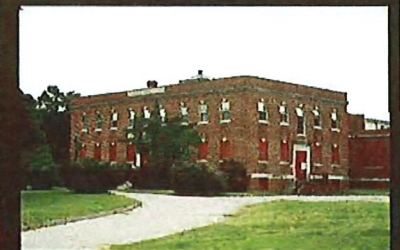
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www.JJManning.com/660

800.521.0111



**A
U
C
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Town of Yarmouth, Cape Cod, MA

Multi-Property Auction

7 Tax Title Properties

REF# 9-6728 WEDNESDAY, SEPTEMBER 29TH AT 11:00 AM
AUCTION TO BE HELD AT THE YARMOUTH TOWN HALL,
1146 ROUTE 28, SOUTH YARMOUTH, MA
Bid Online at jjManning.com thru 9/28

Property 601
Lot #S-30, off Aunt Dorah's Ln, Yarmouth, MA
• 6,969.60 ± sq ft lot
• Assessor's Map #136 Lot 55

Property 602
Lot #N-36, Williams, Yarmouth, MA
• 5,662.80 ± sq ft lot
• Assessor's Map #30 Lot 31.1

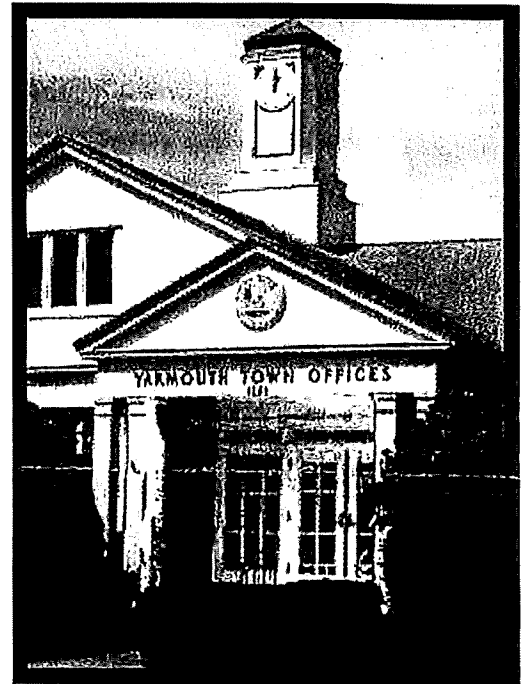
Property 603
Lot #T-36, 92 Breezy Point, Yarmouth, MA
• 42,178.00 ± sq ft lot
• Two Family Home
• Assessor's Map #29 Lot T36

Property 604
Lot #V-4, Drews Way, Yarmouth, MA
• 3,484.80 ± sq ft lot
• Assessor's Map #30 Lot V4

Property 605
Lot #G-26E, off Eldridge Road, Yarmouth, MA
• 436 ± sq ft lot
• Assessor's Map #21 Lot G26E

Property 606
Lot #T-9, off Cleveland Way, Yarmouth, MA
• 6,534.00 ± sq ft lot
• Assessor's Map #30 Lot T9

Property 607
Lot #S-2B, 11 Murray Road, Yarmouth, MA
• 2,805.00 ± sq ft lot
• Assessor's Map #30 Lot S2



TERMS OF SALE:

10% deposit at the sale. Balance: 45 days. 10%
BUYERS PREMIUM. Other terms, if any,
announced at the sale

BROKER COMMISSION:

2 % COMMISSION OFFERED. 48 hour broker
pre-registration required. Call for form or register
on-line from the Broker section of our web page:

www.jjManning.com

jjManning.com

800-521-0111

ABSOLUTE AUCTION

DCAM

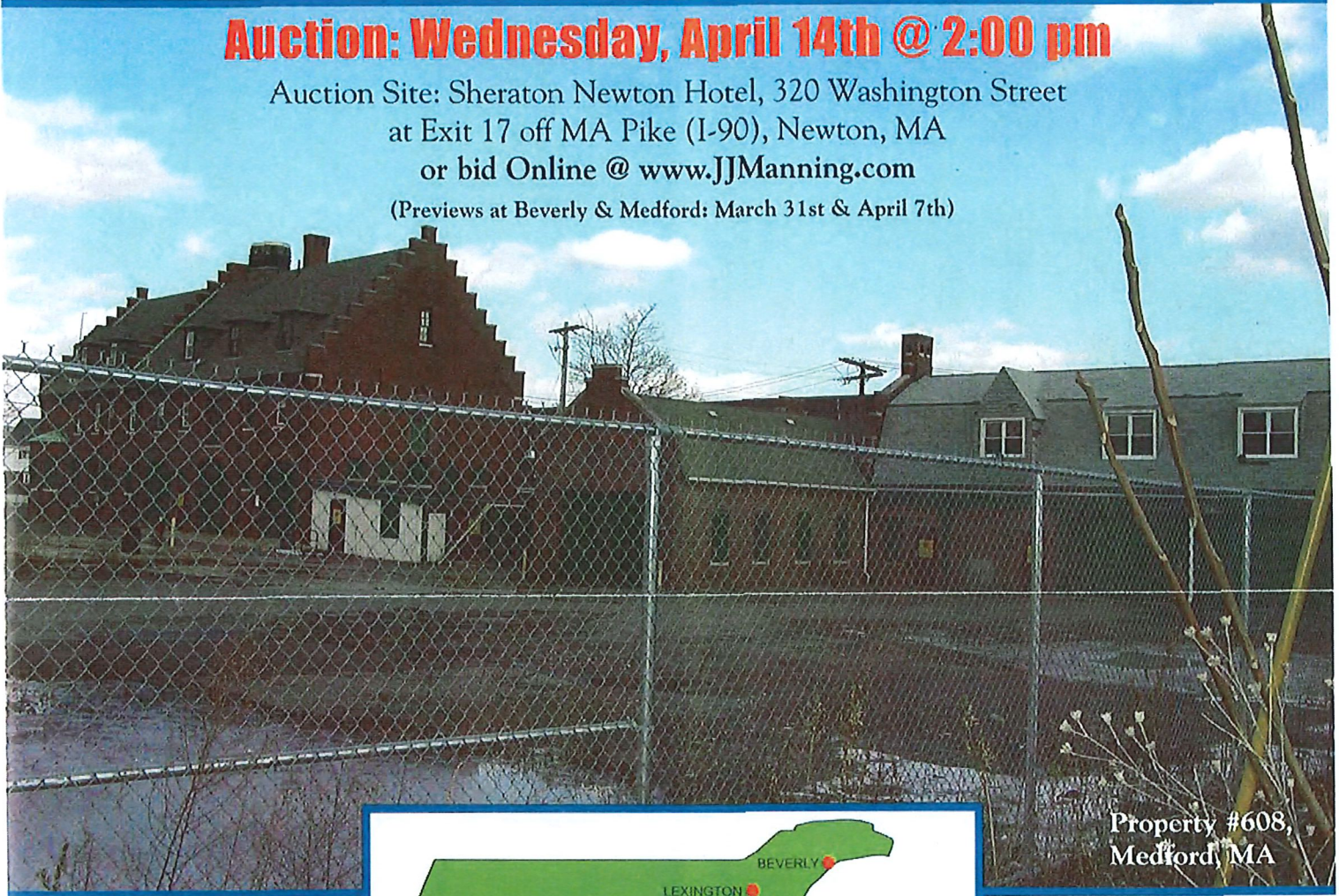
COMMONWEALTH OF MASSACHUSETTS 8 SURPLUS DEVELOPMENT PROPERTIES



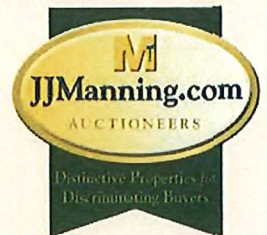
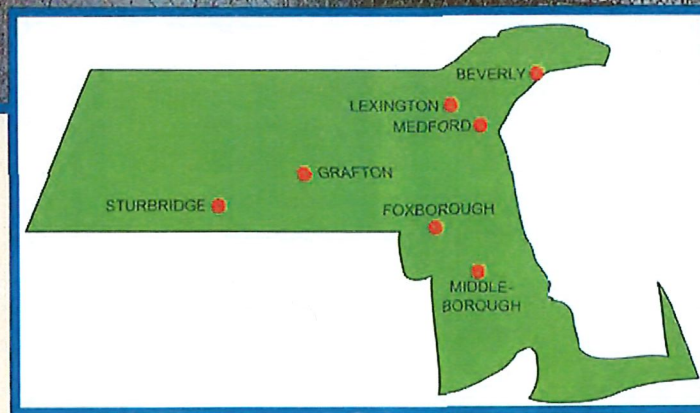
Auction: Wednesday, April 14th @ 2:00 pm

Auction Site: Sheraton Newton Hotel, 320 Washington Street
at Exit 17 off MA Pike (I-90), Newton, MA
or bid Online @ www.JJManning.com

(Previews at Beverly & Medford: March 31st & April 7th)



Property #608,
Medford, MA



SPRING DEVELOPMENT PROPERTY AUCTION

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer these valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many development possibilities. Please view them and attend the DCAM Spring Development Property Auction prepared to compete for these fine properties.

www.JJManning.com/605 • 800.521.0111



ABSOLUTE AUCTION

COMMONWEALTH OF MA SURPLUS DEVELOPMENT REAL ESTATE
14.87 +/- AC. DEVELOPMENT LAND • 789' FRONTAGE ON ROUTE 9
COMMERCIAL/BUSINESS ZONE
RTE. 9 (BOSTON TURNPIKE) • SHREWSBURY, MA



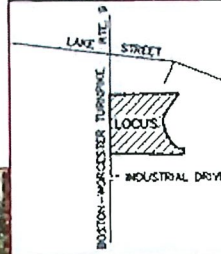
DIVISION of
Capital Asset Management

Auction: Wed., November 10TH @ 12:00PM

- Town assessor Land Use Code is 914 • High Traffic Count: 46,600 cars per day (Mass. Highway Statistic 1996)
- Level to moderately sloped

Site is close to: Home Depot, Borders, Bed Bath & Beyond, Staples, CVS, 420 Commerce Park, Stop & Shop, NTB and more.

AUCTION TO BE HELD AT: Beechwood Hotel, 363 Plantation Street, Worcester MA 01605
Phone (508) 754-5789 • FAX (508) 752-2060 • Toll-free (800) 344-2589



SURVEY, PHOTOS & INFO AT: www.JJManning.com/658

DIRECTIONS TO PROPERTY: From Route 9 East, parcel is on the right just before the intersection with Lake St. and just prior to the Worcester County Food Bank Distribution Center.
TERMS OF SALE: \$100,000.00 deposit, in cash or certified check, with an increase to equal 10% of purchase price within 5 days of auction. Balance in 60 days. 10% Buyer's Premium. Other terms, if any to be announced at the auction sale.
AUCTIONEER'S DISCLAIMER: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. Jerome J. Manning & Co., Inc. is acting exclusively on behalf of Seller in this transaction.

BRO 1126

NOT TO SCALE

ABSOLUTE MA CLEAN ELECTIONS REAL ESTATE AUCTION

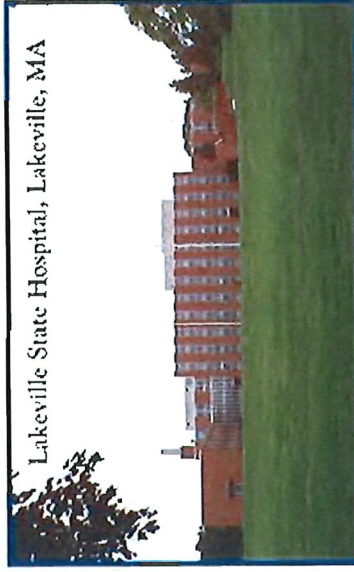
DATE: Wed., July 10TH @ 7PM
(Bidder registration begins @6:00PM)

LIST OF AUCTION PROPERTIES:

- Lakeville State Hospital, Lakeville, MA ~ 72⁺/- Acres w/ campus
- 31⁺/- Acres, Route 146, Sutton, MA
- 120⁺/- Acres, Main Street, Boylston, MA
- 31.75⁺/- Acres, Routes 24 & I-495, Raynham, MA
- 242.73⁺/- Acres, Grafton Complex, Grafton, MA
- 167.8⁺/- Acres, Grafton Complex, Shrewsbury, MA
- 5.02⁺/- Acres, off Rte. 2 (Fairhaven Rd. & Arena Terr.), Concord, MA
- 2⁺/- Acres, off Rte. 2 (Baker Ave. & Gifford Ln.), Concord, MA
- 30⁺/- Acres, Route I-190, Sterling, MA



LOCATION: Westin Waltham-Boston
70 Third Ave. Waltham, MA 02451
(781) 290-5600



Lakeville State Hospital, Lakeville, MA

FOR PROPERTY INFORMATION, MAPS AND AUCTION UPDATES, VISIT:

www.jjManning.com/cleanelections

OR CALL US TOLL-FREE @

800.521.0111

Lakeville Inspection: Wed., June 26th @ 10am-3pm &
Tues., July 2nd @ 10am-3pm.

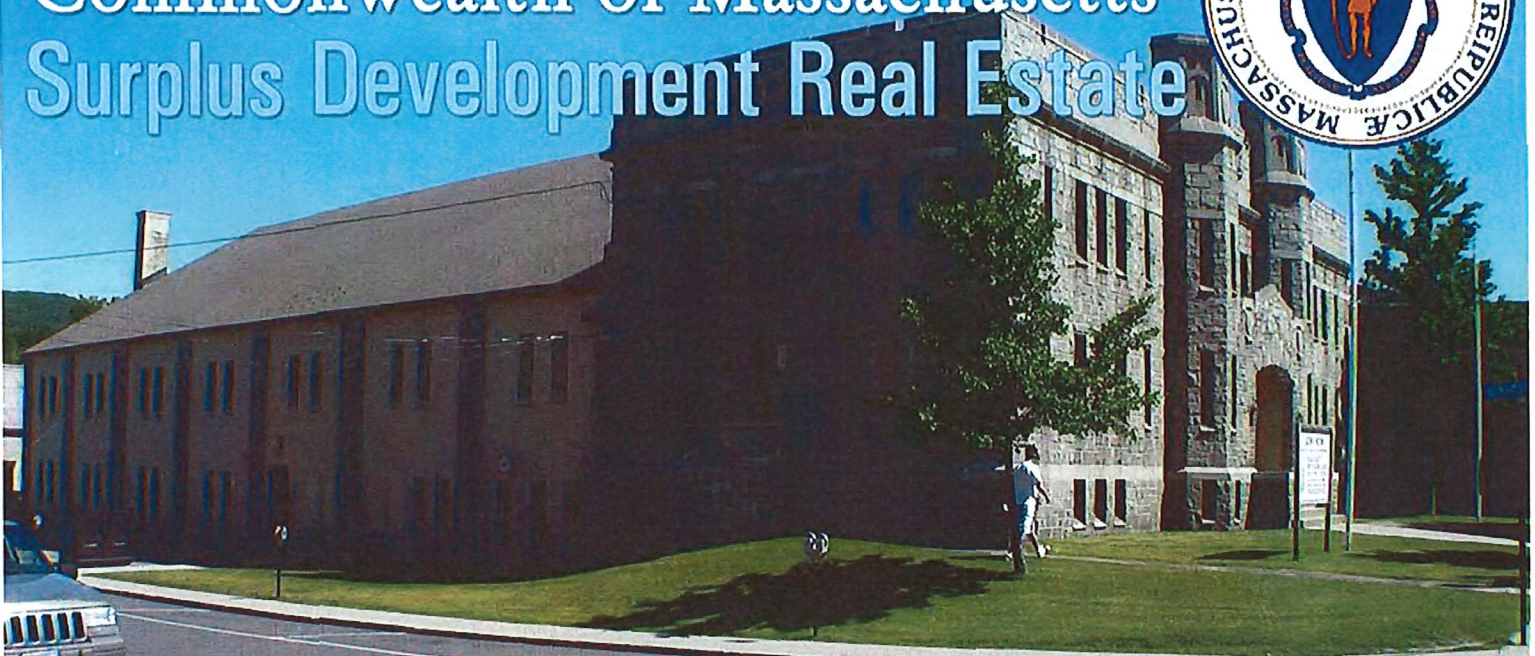
TERMS OF SALE: 10% deposit of which \$5,000* in cash or certified funds, balance of 10% in good check. Balance in 10 days. 10% Buyer's Premium All sales absolute to high bidder.

* Lakeville: Certified amount is \$100,000. Grafton & Shrewsbury: Visit website for deposit amounts

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BRO 1056

ABSOLUTE AUCTION: 10 Properties Commonwealth of Massachusetts Surplus Development Real Estate



Auction: Wednesday, August 11, 2pm

At the Sheraton Framingham Hotel, 1657 Worcester Rd. at Exit 12 off MA Pike (I-90), Framingham, MA

Adams *

Williamsburg *

Southampton (2) *

Southbridge *

Danvers *

Lexington *

Chelsea *

Norton *

Swansea *

or bid online at
www.JJManning.com



Distinctive Properties for
Discriminating Buyers

Previews

Chelsea & Lexington:
July 20th & August 4th
Adams & Southbridge:
July 21st & August 3rd

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer 10 valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer may development possibilities. Please view them and attend the DCAM Surplus Development Real Estate Auction prepared to compete for these fine properties.

800.521.0111



ABSOLUTE AUCTION

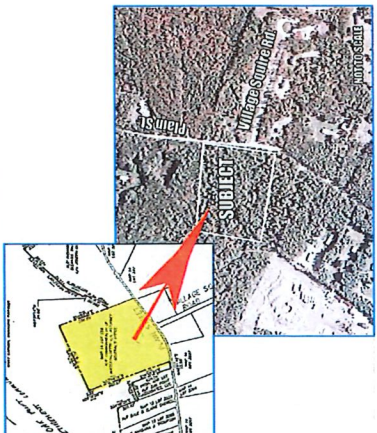
COMMONWEALTH OF MASSACHUSETTS • 8 SURPLUS DEVELOPMENT PROPERTIES

Auction: Wednesday, April 14th @ 2:00 pm @ The Sheraton Newton Hotel



#605

PLAIN STREET, MIDDLEBOROUGH, MA:
Remarkable opportunity to purchase 16 acres of choice residential development land with over 781' of frontage on Plain Street in desirable area of growing community just minutes from I-495.

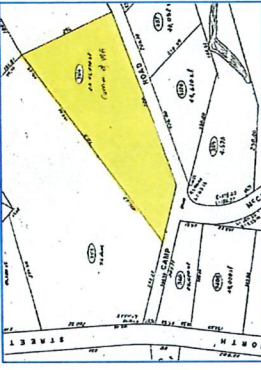


#606



110 & 116 PARK STREET, BEVERLY, MA:
(Beverly Preview on site: March 31st & April 7th, 10:00 a.m. to 12:00 noon)
.45 ac. (19,620 sf) in 2 parcels.
110 Park St. - 7,200 sf lot w/brick warehouse bldg.
116 Park St. - 12,420 sf lot w/shed & fenced, paved lot.
Offered individually & as Entirety.

#607



CAMP ROAD, FOXBOROUGH, MA:
Former DPW sand and gravel area, 2.95 acres on and along the north side of Camp Road near Neponset Reservoir, Gillette Stadium and Route 195.

#608

59 AMARATH AVENUE, MEDFORD, MA:
(Medford Preview on site: March 31st & April 7th, 1:00 p.m. to 3:00 p.m.)
Formerly MWRA's Glenwood Yard, this 2.1 acre property features approximately 19,600 sq. ft. in four buildings including three-story brick administration building. Lot offers paved parking area and stensible storage yard with railroad siding adjacent. A rare prime development site, just off Fellsview East and minutes from Boston and major commuter routes on the edge of a commercial/industrial district with many residential uses abutting.



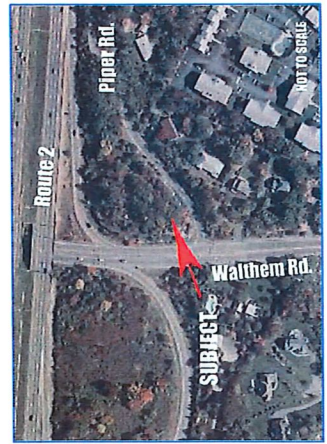
#609

388 PROVIDENCE ROAD, GRAFTON, MA:
2.3 acres of zoned Residential R-2 land located at 388 Providence Rd. (SW side of Rt. 122) / Providence Rd. (S of Milford Rd.) with over 275' of frontage on Rt. 122 / Providence Rd. near Fisherville Pond just minutes from the Mass Turnpike I-90.



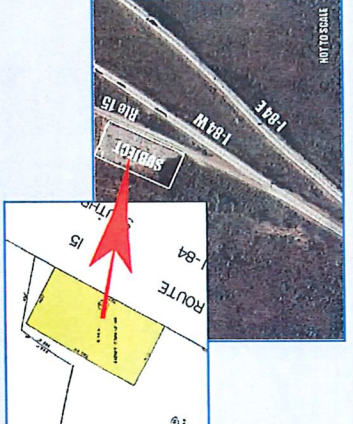
#610

PIPER ROAD AT WALTHAM STREET, LEXINGTON, MA:
.84 acres of zoned Residential - RO property. Increasingly rare house lot in prestigious community valued for an excellent school system and commuter convenience. Convenient to Routes 2 & 128.



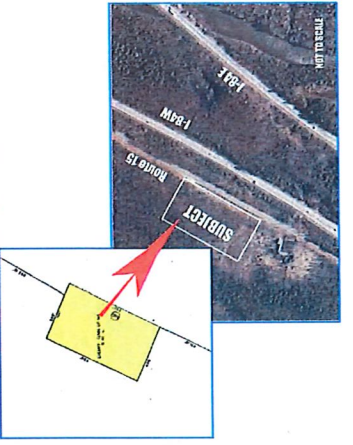
#611

540 ROUTE 15 (S. OF LEADMINE ROAD), STURBRIDGE, MA:
6.41 acres of zoned Rural Residential land with 700' of frontage on Route 15 is the former site of Howard Johnson plaza. Immediate access to Route 1-84W & close to 1-90.



#612

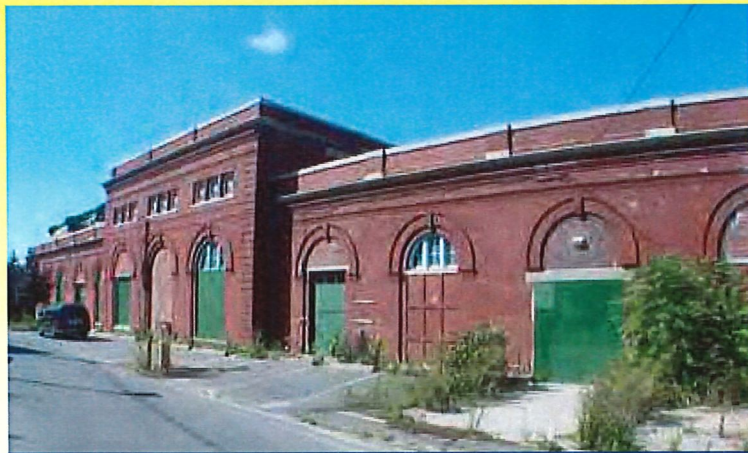
660 ROUTE 15 (N. OF LEADMINE ROAD), STURBRIDGE, MA:
6.46 acres of zoned Rural Residential land with 696' of frontage on Route 15 is the former site of a developed rest area. Vital community near Old Sturbridge Village, Hamilton Reservoir and the CT border. Close to Route 1-84 & 1-90.



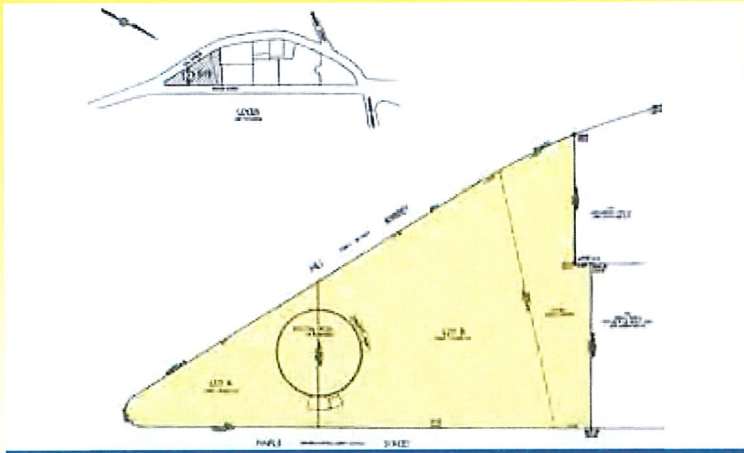
Visit: www.JJManning.com/605 OR CALL 800-521-0111

2 ABSOLUTE AUCTIONS

Per Order of the Commonwealth of MA Division of Capital Asset Management
Surplus Real Estate Selling to the Highest Bidder, Regardless of Price



20 Addison St. & 600 Chelsea St., E. Boston, MA
 1.6± Acres of Industrial Land with Buildings at Chelsea Bridge
 E. Boston Property Tours: Thurs., Jan. 13 (10am-12pm)



525 Maple St. (Rt. 85), Marlborough, MA
 .95 Acres of Commercial Land with Office Building
 Marlborough Property Tours: Thurs., Jan. 13 (1:30-3:30pm)



Division of Capital Asset Management
D · C · A · M
 Building for the Commonwealth

Monday, January 24th at 12pm

Auction Site: The Westin Waltham-Boston, 70 Third St., Waltham, MA

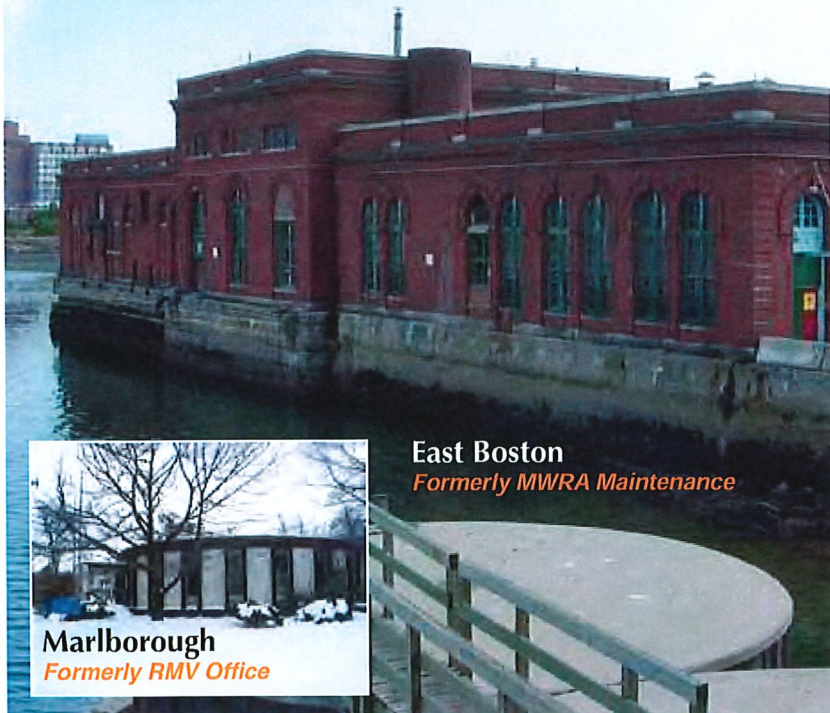
Bid Live at Auction Site or Online

2 ABSOLUTE AUCTIONS

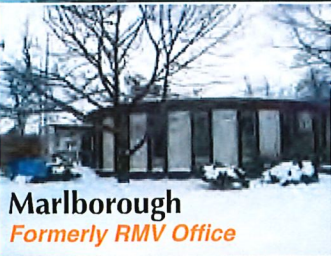
Surplus Real Estate Selling to the Highest Bidder, Regardless of Price

Mon, Jan 24th at 12pm Off Site*

*Auction Site: The Westin Waltham-Boston, Waltham, MA



East Boston
Formerly MWRA Maintenance



Marlborough
Formerly RMV Office

Division of Capital Asset Management
D · C · A · M
 Building for the Commonwealth



www.JJManning.com

800.521.0111

179 Old King's Highway, Yarmouth Port, MA 02675

MA Lic 111
 Bro 1376
 Ref 11-1285



2 ABSOLUTE AUCTIONS

Per Order of the Commonwealth of MA Division of Capital Asset Management
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Monday, January 24th at 12pm Off Site*

*Auction Site: The Westin Waltham-Boston, 70 Third St., Waltham, MA (Directions Available Below)

Bid Live at Auction Site or Online



Auction Ref. #11-1285

**20 Addison St.
& 600 Chelsea St.
E. Boston, MA**

Summary: 1.6± acres of industrial land comprised of 2 parcels with buildings located at the foot of Chelsea Bridge

F/K/A: MWRA's "E. Boston Electric Shop & Central Maintenance Facility"

Property Tours:
Thursday, January 13 (10am-12pm)

County: Suffolk

Zoning: Upper Chelsea Creek WM - Waterfront Manufacturing Subdistrict

FEMA Flood Zone: C, non-hazard

Utilities: City water & sewer, electric, natural gas

Easement & Environmental Info.:

See Property Info. Package (PIP)

20 Addison St: 1.42± acres along the U.S. Pier & Bulkhead Line of the Chelsea Creek with a 19,000± sf. c. 1894 brick building with granite foundation eligible for inclusion in the National Register last used for machine & trade shops and vehicle garaging. Concrete and granite seawall. Paved parking for 12± cars. Easements.

600 Chelsea St: .17± acres with a 1,000± sf. c. 1940 1-story brick building. Easements.

Auction Ref. #11-1287

**525 Maple St. (Rt. 85)
Marlborough, MA**

Summary: .95 acres of commercial land with an office building

F/K/A: "Registry of Motor Vehicles"

Property Tours:
Thursday, January 13 (1:30-3:30pm)

County: Middlesex

Zoning: CA - Commercial/
Automotive

FEMA Flood Zone: C, non-hazard

Utilities: Town water & sewer, electric, natural gas

Easement & Condition Info.:

See Property Info. Package (PIP)

Description: 3,400± sf. 1-story round office building built c. 1960's on a concrete slab on a .95± acre triangular lot with ample paved parking at the intersection of Mill St. & Maple St. with a curb cut on each. Near the Southborough town line with easy access to Rt. 20, I-495 & I-290. 17± miles to Worcester & 27± miles to Boston.

*Directions To Auction Site

The Westin Waltham-Boston Hotel: Take I-90/Massachusetts Turnpike to Route 95 North. Take Exit 27A (Totten Pond Road). Make a sharp right onto 3rd avenue and the Hotel will be on the left.

Terms of Sale: 10% deposit of which \$10,000 **Per Property** must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check at the auction. Balance in **60 days Marlborough & by 4/1/11 E. Boston. 10% buyers premium. Any other terms given at sale.**

Commission Terms: Visit www.JJManning.com for details & mandatory pre-registration requirements.

Auctioneer's Disclaimer: All information derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction. Aerial images used with permission through purchase from Terraserver.com.



Division of Capital Asset Management

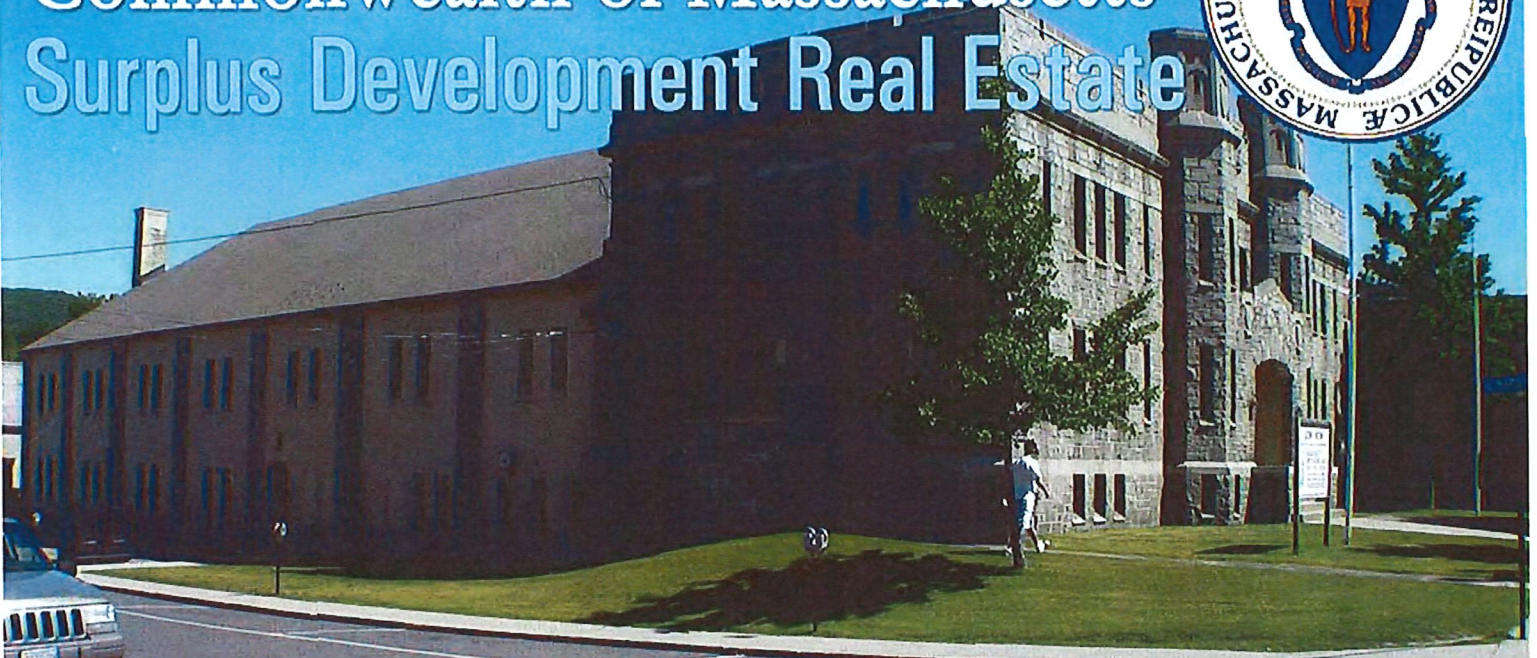
D · C · A · M
Building for the Commonwealth

JJManning

AUCTIONEERS

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Williamsburg ✨

Southampton (2) ✨

Southbridge ✨

Danvers ✨

Lexington ✨

Chelsea ✨

Norton ✨

Swansea ✨

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Lakeville State Hospital, Lakeville, MA

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(781) 290-5600

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OR CALL US TOLL-FREE @

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BRO 1056

**ATTACHMENT A
QUALIFICATIONS PROPOSAL FORM**



3. Justin J. Manning, CAI, AARE is President and owner of JJManning Auctioneers. Mr. Manning has been a licensed and bonded auctioneer and real estate broker in MA for over 29 years. Copies of licenses attached. Mr. Manning also holds the exclusive CAI and AARE designations from the NAA (National Auctioneers Association). He also holds the Realtor designation in MA yet exclusively sells real estate through the auction method of sale.

Please visit our web site at <http://www.mass.gov/dpl/boards/RE>

JUSTIN J MANNING
179 ROUTE 6A
YARMOUTH PORT, MA 02675-1714

(RE)

Fold, Then Detach Along All Perforations

**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE**

BOARD OF

REAL ESTATE

ISSUES THE FOLLOWING LICENSE
LICENSED REAL ESTATE BROKER

JUSTIN J MANNING
179 ROUTE 6A
YARMOUTH PORT, MA 02675-1714

LICENSEE SIGNATURE

9083150 07/23/2022 893223
LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER

Please visit our web site at <http://www.mass.gov/dpl/boards/RE>

JEROME J MANNING & CO INC
179 OLD KINGS HWY
YARMOUTHPORT, MA 02675-1714

(RE)

Fold, Then Detach Along All Perforations

**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE**

BOARD OF
REAL ESTATE

ISSUES THE FOLLOWING LICENSE
LICENSED RE PARTNERSHIP/CORP.

JEROME J MANNING & CO INC
179 OLD KINGS HWY
YARMOUTHPORT, MA 02675-1714

LICENSEE SIGNATURE

5850 02/15/2024 168166

LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER

Commonwealth of Massachusetts

Division of Standards

Auctioneer

For current status visit www.mass.gov/standards

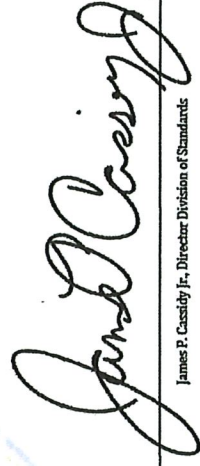
JUSTIN MANNING
179 OLD KING'S HIGHWAY
2ND FLOOR
YARMOUTHPORT MA 02675

License No: AU00001111

Date of Issue: August 3, 2021

Date of Expiration: September 3, 2022

2022



James P. Cassidy Jr., Director, Division of Standards

This license is not transferable

Commonwealth of Massachusetts
Division of Standards
Auctioneer

For current status visit www.mass.gov/standards

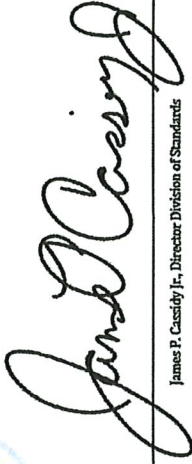
JJ MANNING AUCTIONEERS
179 OLD KING'S HIGHWAY
YARMOUTHPORT MA 02675

2022

License No: AU0003184

Date of Issue: September 10, 2021

Date of Expiration: August 7, 2022


James P. Cassidy Jr., Director Division of Standards

This license is not transferable

**ATTACHMENT A
QUALIFICATIONS PROPOSAL FORM**



4. Copies of the advertising and marketing from the past 3 municipal auctions are attached for your review. We feel that a properly marketed and properly executed auction sale is what will generate the highest dollars for our clients.



4. ADVERTISING & MARKETING FROM PAST 3 MUNICIPAL AUCTIONS

AUCTION 1

ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



Selling to the Highest Bidder, Regardless of Price



BOUNDARIES
APPROXIMATE
© Pictometry.com

9 Mitchell Ave., Scituate, MA 1,756± sf. Former Minot Fire Sub-Station .18± Acres with Water Views

Set in a desirable neighborhood of upscale homes just south of the Cohasset line, this Town of Scituate municipal owned property overlooks Musquashicut Pond. Close to Minot & North Scituate ocean beaches, golf, tennis, boating & more. Easy access to Routes 3 & 3A. 2± miles to MBTA Greenbush line station.

RE Tax Assessment: \$748,500

Site: .18± acres (8,000± sf.) with 80± ft. of frontage, paved drive

Structure: 1,756± sf. masonry firehouse built in 1925 with concrete floor slab on steel structural members, shingled hip roof, double-hung windows, large overhead door

1st Floor: Apparatus bay, living quarters, restroom

Basement: Full, unfinished rear walkout with storage & utilities

Attic: Walk-up with storage

Water: Town

Septic: Cesspool

At Street: Town sewer & gas on street are not connected to property

Deed Ref.: Plymouth County 1515/386

Decommissioned: 1992

Zoning: R-3 (non-conforming)

Parcel ID: 15-3-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check **both due at the auction**. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

JJManning

AUCTIONEERS

Property Info., Photos & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1731 • Ref 21-1934



AD SCHEDULE

9 Mitchell Ave., Scituate, MA

Absolute Auction: Tuesday, October 26, 2021 11am

Newspaper	Run 1	Run 2
Patriot Ledger	10/9	10/16
New England Real Estate Journal	10/15	X

ABSOLUTE AUCTION

On Behalf of the Town of Scituate, MA

.18± Acres with Water Views

1,756± sf. Former Minot Fire Sub-Station

Selling to the Highest Bidder, Regardless of Price

9 Mitchell Ave., Scituate, MA

Tues., October 26 at 11am On-site



JJ Manning
AUCTIONEERS

Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 21-1934

Patriot Ledger

2 columns x 2 inches

ABSOLUTE AUCTION

.18± ACRES WITH WATER VIEWS



On Behalf of the Town of Scituate, MA

1,756± sf. Former Minot Fire Sub-Station

Selling to the Highest Bidder, Regardless of Price

9 Mitchell Ave., Scituate, MA

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800.521.0111

MA Co Lic# 3184 • Ref. #21-1934

New England Real Estate Journal

1/4 page

JJ Manning

— AUCTIONEERS —



PROPERTY INFORMATION PACKAGE #21-1934

ABSOLUTE AUCTION

ON BEHALF OF THE TOWN OF SCITUATE, MA

Selling to the Highest Bidder, Regardless of Price

9 MITCHELL AVE., SCITUATE, MA

1,756+/- AF BUILDING ON .18+/- AC.

Former Town Fire Station – Zoning R-3

Close to N. Scituate Beach & Views of Musquashcut Pond

TUESDAY, OCTOBER 26 11AM ON-SITE

MA Co. Lic. #3184



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JJ Manning
AUCTIONEERS
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.



JJManning

— AUCTIONEERS —

Marketing | Experience | Integrity | Results
Since 1976



October 19, 2021

Dear Prospective Bidder:

On behalf of the Town of Scituate, MA, JJManning Auctioneers is pleased to offer 9 Mitchell Ave., Scituate, MA at Absolute Auction where the last and highest bidder will be the winning bidder, regardless of price. This Town owned 1,756+/- sf. former Minot fire sub-station on .18+/- acre is set in a desirable neighborhood of upscale homes just south of the Cohasset line. The property overlooks Mushquashicut Pond and is close to Minot & North Scituate ocean beaches, golf, tennis, boating & more, with easy access to Routes 3 & 3A and 2+/- miles to MBTA Greenbush line station.

The Town of Scituate, MA chose 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 water view lot 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." There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held, on site, at 11:00am on Tuesday, October 26, 2021. 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 BOTH the \$10,000 certified deposit check made out to yourself plus a personal check. Bring them both with you to the auction. You must show the checks 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 AUCTION ON BEHALF OF THE TOWN OF SCITUATE, MA *Selling to the Highest Bidder, Regardless of Price*

9 MITCHELL AVE., SCITUATE, MA

1,756+/- AF BUILDING ON .18+/-AC.

Former Town Fire Station – Zoning R-3

TUESDAY, OCTOBER 26 AT 11AM ON-SITE

MA Co. Lic. #3184

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) minimum must be presented in certified or bank check with the balance of the 10% deposit in the form of a personal check **BOTH DUE** at the auction. 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 Wednesday, November 24, 2021 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of 3.2% 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 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 3.2% added to the high bid. The total of the high bid plus the 3.2% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 3.2% Buyer's Premium:	\$ 3,200.00

Contract sales price:	\$103,200.00

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

PURCHASE AND SALE AGREEMENT

This 26th day of October, 2021

1. PARTIES AND MAILING ADDRESSES

Town of Scituate 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 9 Mitchell Avenue, Scituate, Massachusetts, more particularly described as Parcel ID: 15-3-A-0.

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 municipal or personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim 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 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 Wednesday, November 24, 2021 (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.

Buyer's Initials: _____

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages.

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 paid by the BUYER upon the execution of this Agreement 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 Massachusetts 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/GAS

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 or gas connections which meet the requirements of the board of health. The closing is not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

23. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION ABSOLUTE SALE wherein all contingencies, warranties, representations, and governmental approvals 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.

Buyer's Initials: _____

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

Town of Scituate, Seller

BUYER

By:

BUYER

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

Buyer's Attorney (Name)

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

Buyer's Attorney (Firm)

Buyer's Daytime Phone

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

Buyer's Evening Phone

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

Buyer's Attorney's Phone

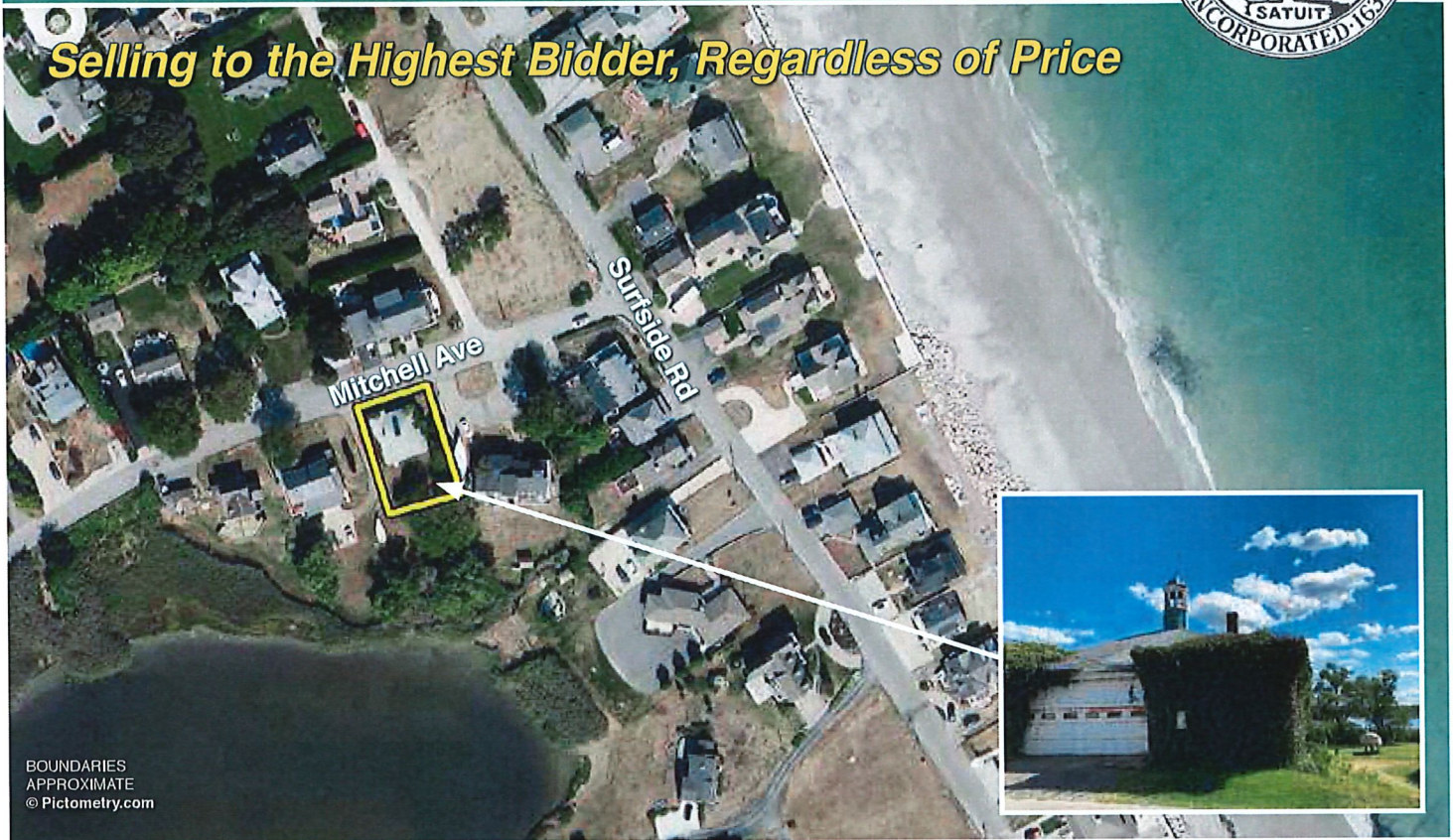
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



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BOUNDARIES
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Septic: Cesspool

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Decommissioned: 1992

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JJManning

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800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1731 • Ref 21-1934

statutory power of sale. Katie Musakka and Emil Musakka said mortgagors release to the mortgagee all rights of dower and homestead & curtesy and other interests in the mortgaged premises: WITNESS our hands and seals this 12th day of November 1926.

Emil Musakka Seal
Katie Musakka Seal

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH SS. NOVEMBER 12th, 1926. Then personally appeared the above named Katie Musakka and Emil Musakka and acknowledged the foregoing instrument to be their free act and deed, before me:-

J. E. Eldredge Notary Public Seal
My Commission expires May 26, 1933.

Rec'd Nov. 16, 1926 at 8 A. M. and recorded

Terry
to
Terry

PHILIP B. TERRY, of Scituate, Plymouth County, Massachusetts, for consideration paid, grant to MARION S. TERRY, wife of said Philip B. Terry, in her own right, of said Scituate, with QUITCLAIM COVENANTS. A certain lot of land together with buildings thereon, situated on the westerly side of Union Street; in said Scituate and containing one (1) acre of land more or less, and bounded and described as follows:- NORTHERLY by land now or formerly of Shadrach Curtis WESTERLY by other land now or formerly occupied by Shadrach Curtis SOUTHERLY by land now or formerly owned and occupied by Henry Young EASTERLY by said Union Street. Being the same premises conveyed to the grantor by deed of Katie E. T. Bonney and Annie M. Bonney by deed dated June 28th, 1926, and recorded with Plymouth County Deeds, Book 1511, Page 207. Said premises are conveyed subject to a mortgage to Reading Co-operative Bank, dated October 6, 1926, in the sum of EIGHT THOUSAND DOLLARS (\$8000). WITNESS my hand and seal this fifteenth day of November 1926.

Philip B. Terry Seal

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS. NOVEMBER 15, 1926. Then personally appeared the above-named Philip B. Terry and acknowledged the foregoing instrument to be his free act and deed, before me:-

E. Stuart Macmillan Justice of the Peace.
My Commission expires Nov. 5, 1931.

Rec'd Nov. 16, 1926 at 8 A. M. and recorded

Graves
to
Town of
Scituate

EVA L. GRAVES, of Scituate, Plymouth County, Massachusetts, for consideration paid, grant to the INHABITANTS OF THE TOWN OF SCITUATE, a municipal corporation located within the County of Plymouth, Massachusetts, with QUITCLAIM COVENANTS. A certain tract or parcel of land situated in that part of said Scituate, called North Scituate, containing eight thousand (\$8000) square feet, more or less, and shown on a plan entitled "Land of Eva L. Graves, Scituate, Mass., May 11, 1925, Henry A. Litchfield, C. E." said tract or parcel of land being more particularly bounded and described as follows:- North-erly by a private way twenty-five (25) feet wide, as shown on said plan, the line there measuring eighty (80) feet; thence the line turns and runs South 6° 22' East by land this day conveyed to one Ambler, one hundred (100) feet to a stone bound; thence the line turns and runs South 83° 38' West eighty (80) feet to a stone bound at other land of the within grantor; thence the line turns and runs North 6° 22' West by other land of said grantor, one hundred (100) feet to said private way; thence by said private way North 83° 38' East eighty (80) feet to first mentioned bound at said Ambler's land; together with the right to pass and repass over and upon said private way with teams or otherwise from Surfside Road to the granted premises in common with others, entitled to use said right of way. And for the consideration afore-

said, I, Fred D. Graves, husband of the within grantor hereby release to said grantee all rights of or to a tenancy by the courtesy and all other rights by statute or otherwise in the granted premises. WITNESS our hands and seals this twelfth day of May in the year one thousand nine hundred and twenty-five.

Eva L. Graves Seal
Fred D. Graves Seal

I.R. Stamps
\$1.00
Cancelled

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS. BOSTON, May 12, 1925. Then personally appeared the above named Eva L. Graves and acknowledged the foregoing instrument to be her free act and deed, before me:-

Ralph E. Joslin Notary Public
My Commission expires Aug. 31, 1927.

Rec'd Nov. 16, 1926 at 9.10 A. M. and recorded

I, ALFRED B. MORSE, one of the present holders of a mortgage from THOMAS M. FARRELL and HENRY F. HOBART, to ALFRED B. MORSE, dated February 21, 1924, recorded with Plymouth County Deeds, Book 1457, Page 45, acknowledge satisfaction of the same. WITNESS my hand and seal this twenty-eighth day of October 1926.

Alfred B. Morse Seal

Morse
to
Farrell
et al

See BK.1457
Page 45

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH SS. BROCKTON, Nov. 1st, 1926. Then personally appeared the above-named Alfred B. Morse, and acknowledged the foregoing instrument to be his free act and deed, before me:-

Helen Megathlin Justice of the Peace.
My Commission expires July 17, 1931.

Rec'd Nov. 16, 1926 at 9.20 A. M. and recorded

I, RALPH E. BAKER, of Brockton Plymouth County, Massachusetts, being married, for consideration paid, grant to G. MORTON LEACH of Bridgewater, Plymouth County Mass.; with WARRANTY COVENANTS, A certain parcel of real estate with the buildings thereon, situated on the Easterly side of Byron Avenue now called North Byron Avenue, in said Brockton, bounded as follows, viz:- Beginning at a stake in the Easterly line of North Byron Avenue, distant one hundred ninety-two (192) feet northerly from the north line of West Elm Street; thence Easterly in a line parallel with the north line of said West Elm Street, one hundred forty-three and 5/10 (143.5) feet to a point and to land now or formerly of John A. Fletcher; thence Northerly along the line of land now or formerly of John A. Fletcher, sixty (60) feet to a point; thence westerly in a line parallel with the first described line, one hundred forty-three and 5/10 (143.5) feet to a stake in the Easterly line of North Byron Avenue; thence southerly in the east line of North Byron Avenue sixty (60) feet to the point of beginning. * Together with a right of way over said North Byron Avenue in common with others. Being lot numbered ten (10) on "Plan of House Lots on West Elm Street belonging to A. P. Poole, -Brockton, Mass., 1888", said plan being recorded with Plymouth Deeds, Plan Book 2, Plan 440. Said premises are hereby conveyed subject to a mortgage held by the Security Co-operative Bank originally for \$3500 dated January 17, 1924, and recorded with Plymouth Deeds, Book 1430, Page 422. Being the same premises conveyed to me by deed of George E. Curtis, dated October 24, 1923, and recorded with said Deeds, Book 1451, Page 290. * I, Ruth E. Baker, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and seals this twenty-first day of October 1926.

Ralph E. Baker Seal
Ruth E. Baker Seal

Baker
to
Leach



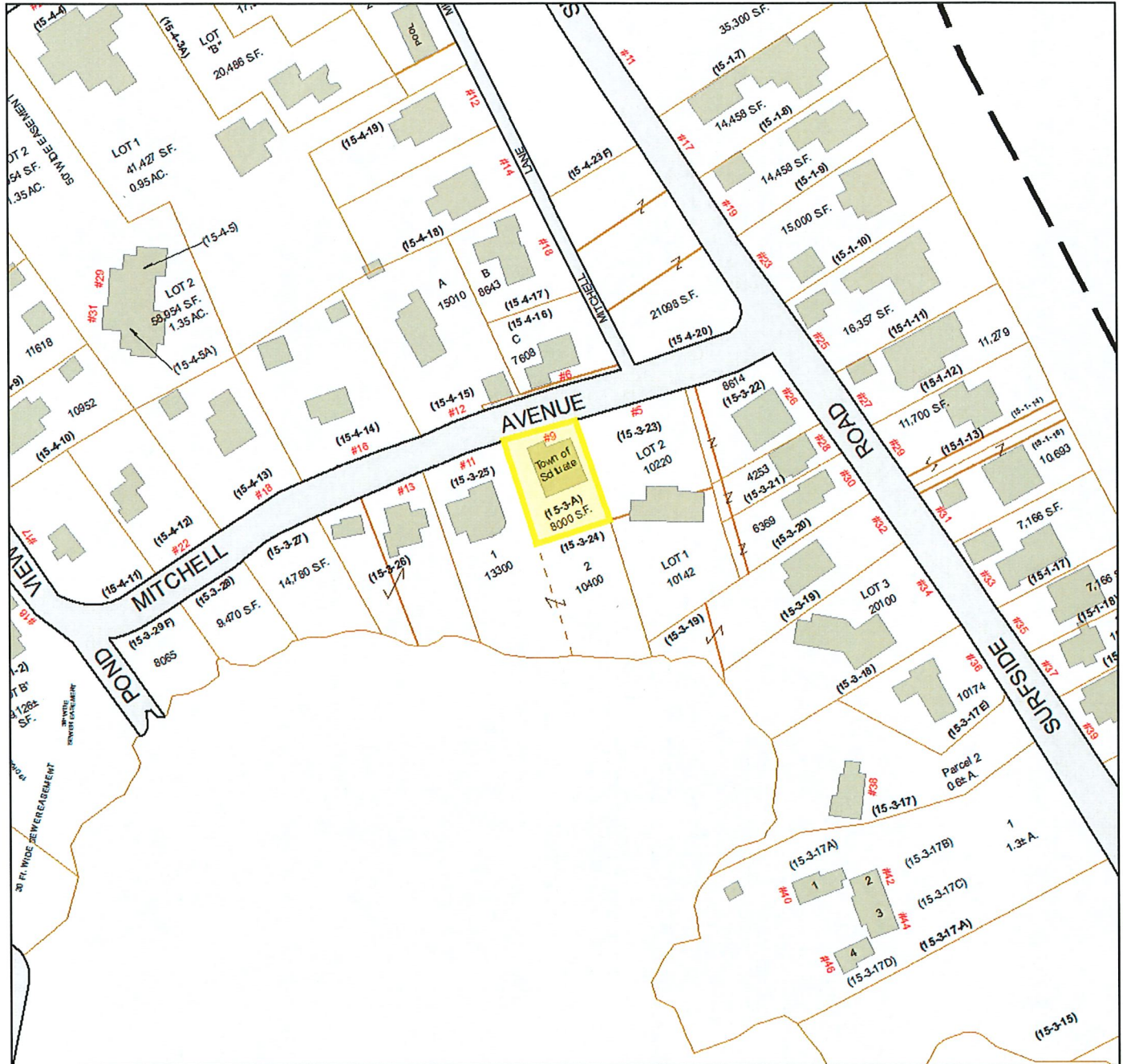
Scituate, MA



July 15, 2021

1 inch = 139 Feet

www.cai-tech.com



	CAI Town Line		Building
	Common Line		Right of Ways
	Property Line		Property Hook
	Public Road		Tract Line

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Scituate, MA



July 15, 2021

1 inch = 139 Feet

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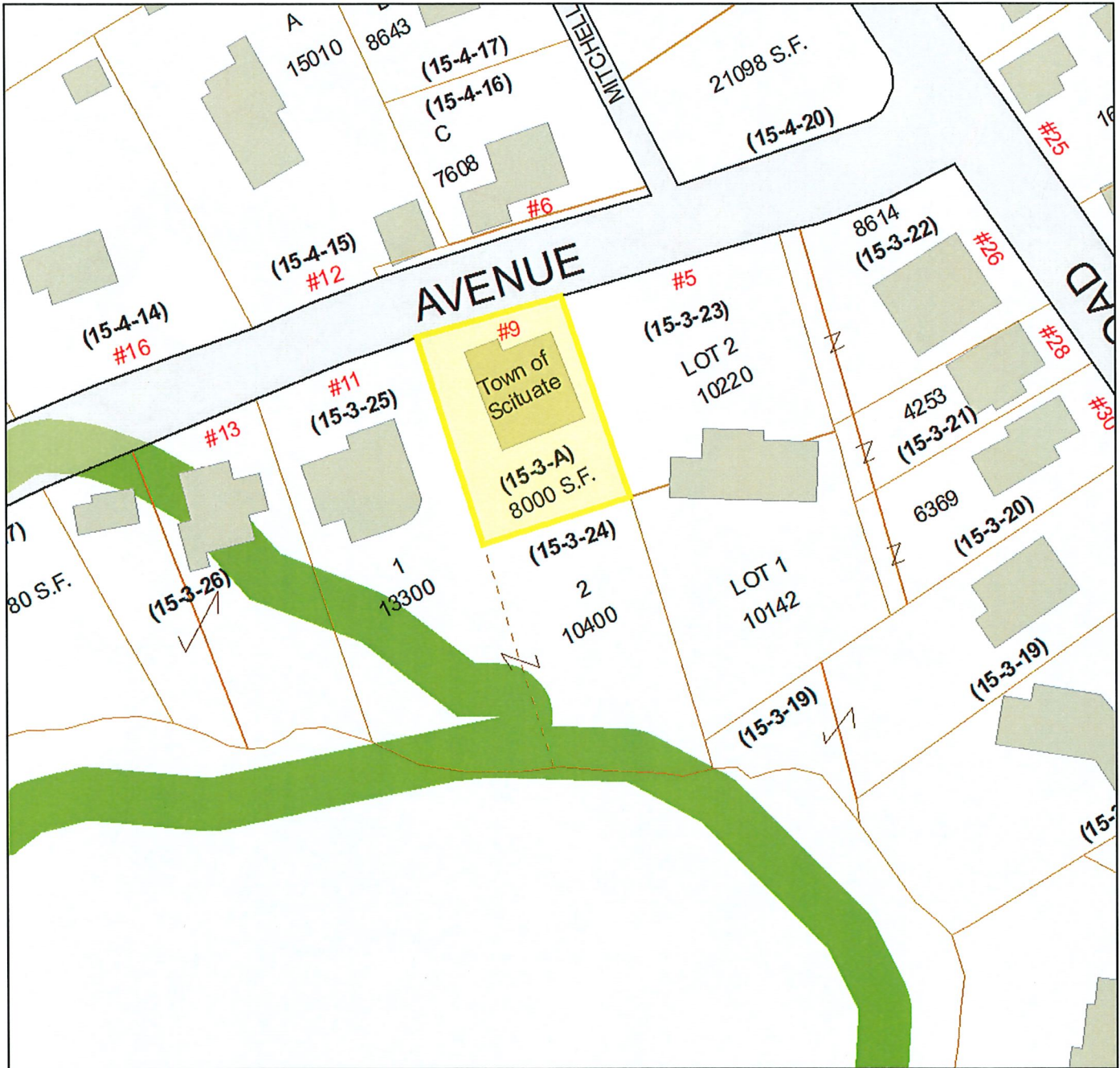
Scituate, MA



July 15, 2021

1 inch = 69 Feet

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	CAI Town Line		Building		Title 5 Setback Areas
	Common Line		Right of Ways		
	Property Line		Property Hook		
	Public Road		Tract Line		

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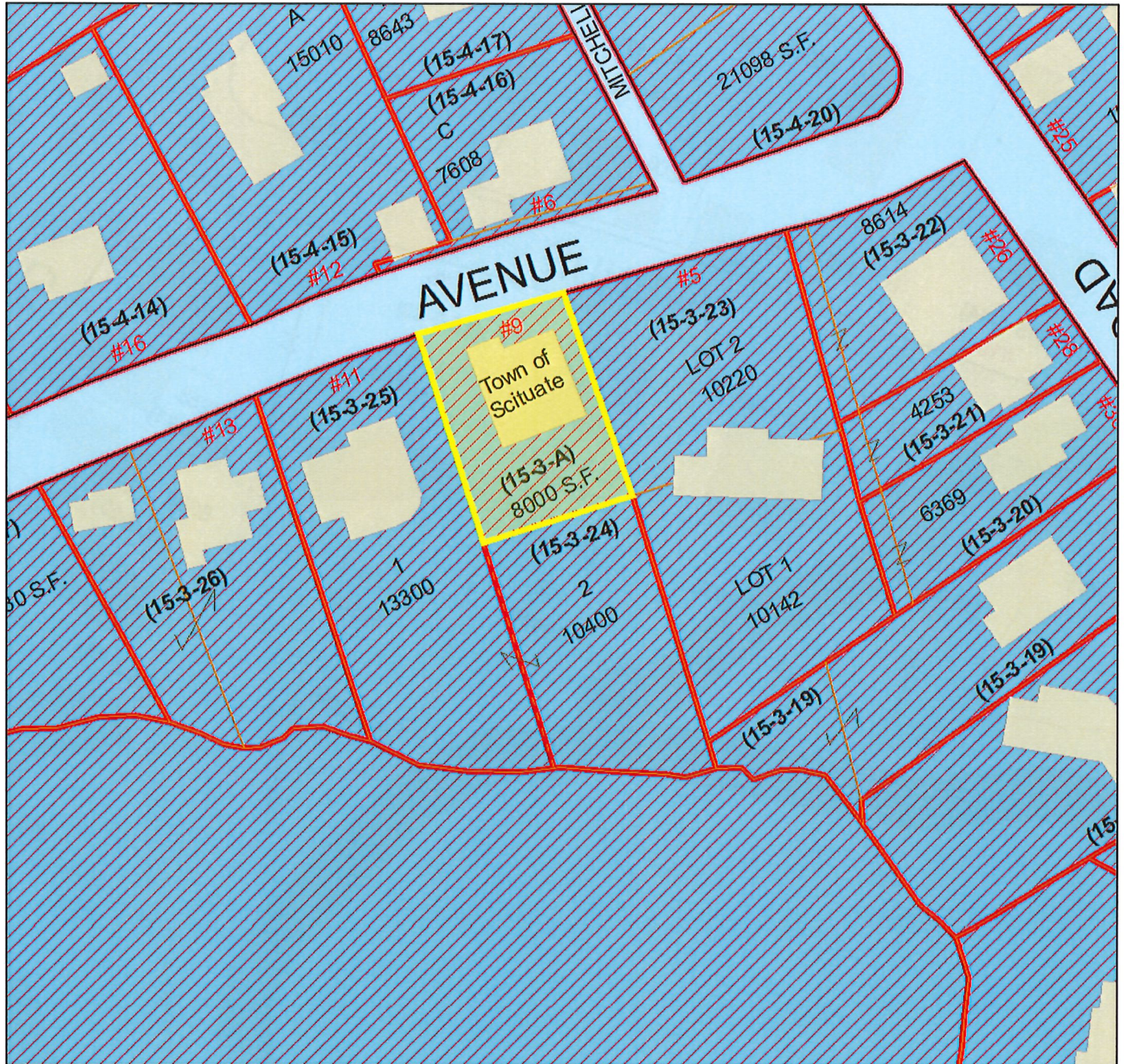
Scituate, MA



July 15, 2021

1 inch = 69 Feet

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	CAI Town Line		Building		Parcel Contains Special Flood Hazard Area
	Common Line		Right of Ways		AE: 1% Annual Chance of Flooding, with BFE
	Property Line		Property Hook		
	Public Road		Tract Line		

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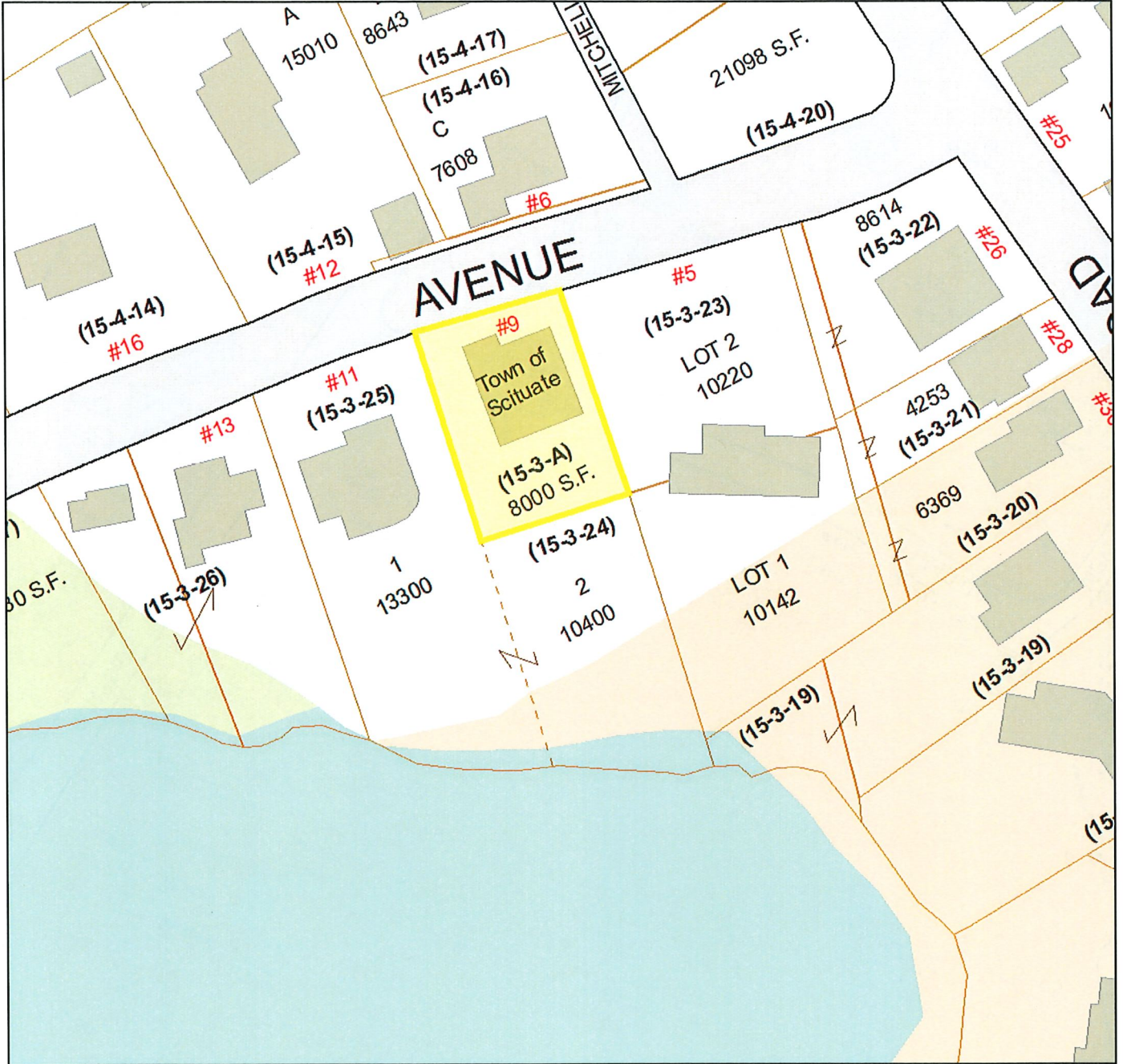
Scituate, MA



July 15, 2021

1 inch = 69 Feet

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	CAI Town Line		Building		Marsh/Bog
	Common Line		Right of Ways		Open Water
	Property Line		Property Hook		Beach/Dune
	Public Road		Tract Line		

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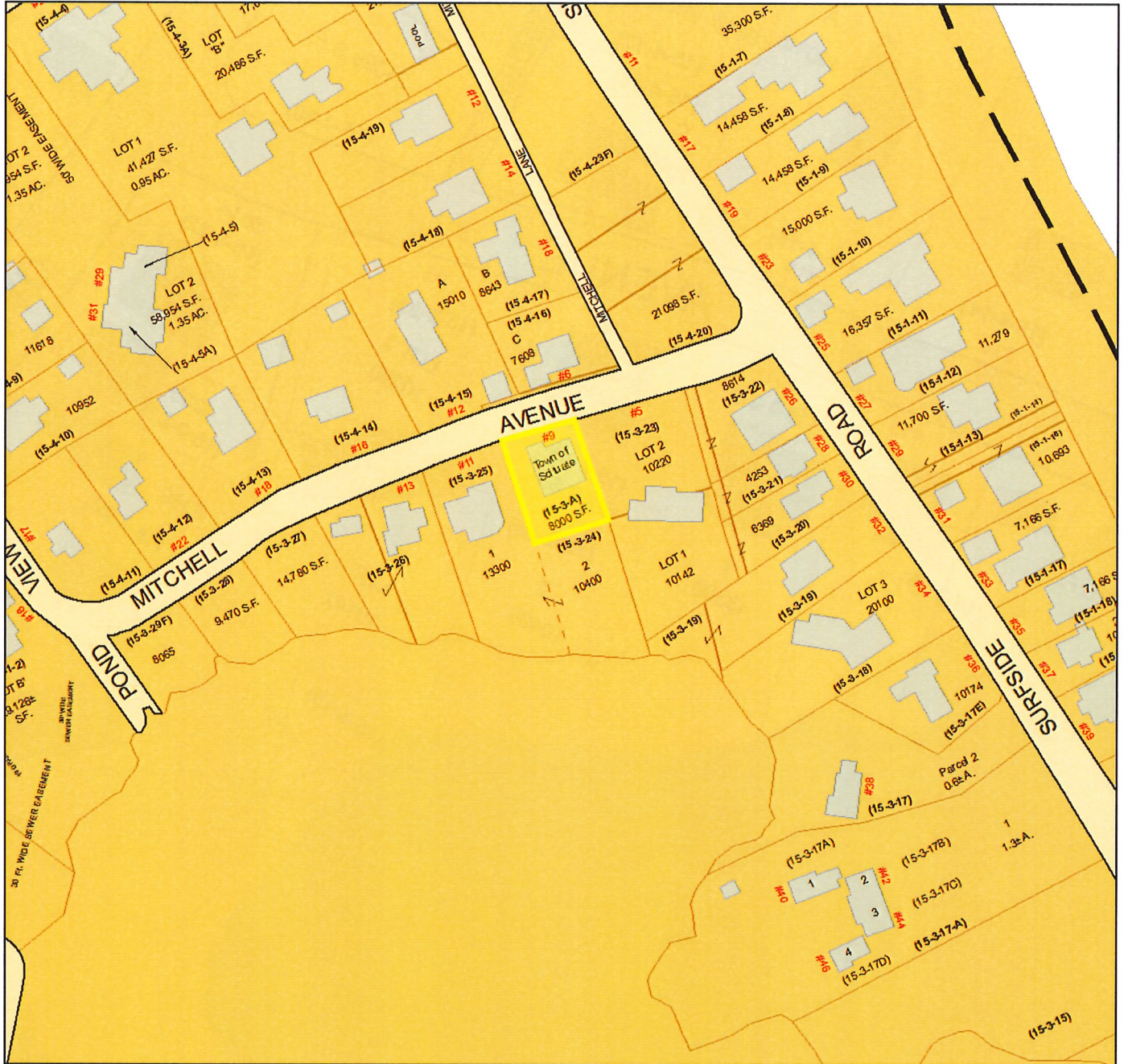
Scituate, MA



July 15, 2021

1 inch = 139 Feet

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	CAI Town Line		Building		R-3
	Common Line		Right of Ways		
	Property Line		Property Hook		
	Public Road		Tract Line		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

SECTION 400 - USE REGULATIONS

410 APPLICATION OF REGULATIONS

Except as provided in Sections 800, 810, 820, and 830 herein, no structure, and no alteration, enlargement or extension of an existing structure shall be designed, arranged or constructed, and no land, structure or part thereof shall be used for any purpose or in any manner other than for one or more of the uses specifically permitted herein.

420 TABLE OF USE REGULATIONS

In the following Table of Use Regulations, uses which are permitted as of right are designated "Y", uses allowed by special permit from the Board of Appeals are designated "SP" for all districts except the VCN where the Planning Board shall be the Special Permit Granting Authority, and uses that are prohibited are designated "N".

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR	
1. Residential and Institutional Uses															
A. Single-family detached dwelling	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	
A1. Single-family attached dwelling								Y	Y	Y	Y	N	N	N	
A2. Single-family/Cottage and Cottage Court								Y	N	N	Y	N	N	N	
B. Two-family dwelling, subject to §430.1	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	
C. Residential Accessory use	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	N	
D. Accessory dwelling, subject to Section 530	SP	SP	SP	Y	SP	SP	N	Y	N	N	N	N	N	N	
E. Affordable accessory dwelling, subject to Section 530								Y	N	N	N	N	N	N	
F. Multi-family Dwelling	N	N	N	Y	Y	Y	SP	Y	SP	Y	Y	N	N	N	
G. Multifamily dwelling complex, subject to Section 430.3	N	N	N	Y	N	N	N	SP	SP	Y	Y	N	N	N	
H. Private garage for more than 3 automobiles	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	N	N	N	
I. Garage for commercial vehicles subject to Section 440.2	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	Y	N	N	
J. Religious use pursuant to G.L. c.40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
K. Educational use pursuant to G.L. c. 40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
L. Town administration or utility building or public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
M. Town recreation or water supply use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
N. Child care facility pursuant to G.L. c.40A §3								Y	Y	Y	Y	Y	Y	Y	
O. LiveWork Building								Y	Y	Y	Y	SP	N	N	
P. Mixed Use Building								Y	Y	Y	Y	SP	N	N	

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS			VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR

2. Agricultural, Horticultural, Floricultural Uses

A. Agriculture, horticulture, viticulture, aquaculture or floriculture pursuant to G.L. c. 40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Commercial dairy, poultry or livestock farm on a lot containing three acres or more (but not including a piggery, commercial kennel, or fur farm) provided that any building in which poultry or livestock are housed is not less than fifty feet from side and rear lot lines and the exterior line of any street.	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
C. Commercial greenhouse on lot of less than 5 acres; provided that such building and any heating plant accessory thereto is not less than fifty feet from side and rear lot lines and from the exterior of any street.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
D. Salesroom or stand for the display and sale of agricultural or horticultural products the major portion of which are grown on the premises on lots less than 5 acres; provided that no such products are displayed within thirty feet of any street or lot line.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
E. Commercial riding academy on a lot containing three acres or more, provided any building in which horses are housed and any riding ring is not less than fifty feet from side and rear lot lines and from the exterior line of any street.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR	

3. Commercial Uses

A. Private organized camp	SP	SP	SP	Y	Y	Y	Y	N	N	N	N	N	N	N
B. Rest, convalescent, nursing home or assisted living facility	SP	SP	SP	Y	Y	Y	Y	Y	Y	SP	Y	N	N	N
C. Cemetery	SP	SP	SP	Y	Y	Y	Y	SP	N	N	N	N	N	N
D. Hospital	SP	SP	SP	Y	Y	Y	Y	N	N	SP	N	SP	N	N
E. Philanthropic or charitable institution	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP
F. Public or nonprofit library, museum, art gallery, civic center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	Y	SP	SP
G. Commercial livery or mooring for marine pleasure craft with no fueling or repair services	SP	SP	SP	Y	Y	Y	Y	SP	SP	N	SP	SP	N	N
H. Commercial golf course	SP	SP	SP	Y	Y	Y	Y	N	N	N	N	N	N	Y
I. Golf range/miniature golf	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
J. Boarding House or Lodging House for more than three persons	SP	SP	SP	Y	Y	Y	Y	SP	SP	N	N	N	N	N
K. Bed and Breakfast Establishment of more than two guest bedrooms	SP	SP	SP	Y	Y	Y	N	Y	Y	Y	SP	SP	N	SP
L. Inn	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	SP	SP	N	SP
M. Hotel or motel	N	N	N	Y	SP	SP	Y	SP	Y	SP	SP	SP	N	SP
N. Club or lodge	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	N	Y	N	SP
O. Scientific accessory uses	SP	SP	SP	Y	Y	Y	Y	Y	Y	SP	N	Y	N	N
P. Retail business (not including any use specifically listed in this table)	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS					
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR
	Q. Showroom for building supplies, including plumbing, heating and ventilating equipment	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N
S. Shop of a carpenter, cabinetmaker, electrician, job printer, painter, paperhanger, plumber, sign painter or upholsterer.	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N
T. Restaurant	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	SP
U. Office building, bank or other monetary institution	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N
V. Salesroom for automobiles, boats, trailers, trucks, machinery or farm implements and their accessories.	N	N	N	N	SP	SP	Y	SP	SP	N	N	SP	N	N
W. Indoor Tennis Facility	N	N	N	N	SP	SP	Y	SP	SP	N	N	SP	N	SP
X. Animal or veterinary hospital	N	N	N	N	N	N	Y	SP	Y	SP	N	Y	N	N
Y. Meeting hall for hire, indoor theatre	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	SP
Z. Health club, swimming pool tennis court, skating rink, bowling alley	N	N	N	N	N	N	Y	SP	Y	SP	N	Y	N	SP
AA. Business Accessory Use subject to Section 440.3	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	N
BB. Commercial kennel	N	N	N	N	N	N	SP	N	SP	N	N	SP	N	N
CC. Fast food establishment	N	N	N	N	SP	SP	SP	N	SP	SP	N	SP	N	N
DD. Temporary outdoor sales approved by Board of Selectmen	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
EE. Registered marijuana dispensary	N	N	N	N	N	N	SP	N	N	N	N	SP	N	N
FF. Microbrewery	N	N	N	N	SP	SP	SP	SP	SP	SP	N	Y	N	N
GG. Marijuana Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS					
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR
4. Industrial Uses														
A. Establishment for the sale of lumber or other building supplies, heating fuel, livestock feed, ice, fertilizer, or similar materials stored in bulk on the premises (but not including the storage of used or salvaged materials).	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
B. Establishment for repair of trailers, trucks, machinery or farm implements.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
C. Auto body shop, provided that all work is conducted within a completely enclosed building.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
D. Yard for custom building or repair of boats under one hundred feet in length, boat storage yard.	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	N
E. Storage yard or plant for contractor's equipment, storage garage or trucks, trucking yard or terminal.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
F. Wholesale distribution plant, cold storage plant, material storage yard, or warehouse (but not including the storage of used or salvaged materials or explosives, or the wholesale products, or other inflammables.)	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
G. Soldering or welding shop, shop for light metal fabrication or blacksmith shop, provided that all work is conducted within a completely enclosed building.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
H. Woodworking mill	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
I. Commercial bakery or dairy products plant	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
J. Light manufacturing	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
K. Use accessory to allowed industrial use	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
L. Large scale ground mounted solar photovoltaic installation and appurtenant structures	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N

NOTE 1. Refer to 580.3 and 580.9 for allowed buildings and associated standards within the Village Center Neighborhoods.

6. Boarding or Lodging House, Inn or Bed and Breakfast Establishment
 7. Salesroom or stand for the display and sale of agricultural and horticultural products, or commercial greenhouse on lots of less than five acres of land.
- C. An apartment house, garden apartment building or other multiple dwelling for residential use by more than two families.

SECTION 800 - NON CONFORMING STRUCTURES AND USES

810 STRUCTURES AND USES ALREADY IN EXISTENCE

810.1 EXISTING USES AND STRUCTURES

Any lawful structure or any lawful use of land or structure, existing at the effective date of this bylaw or any amendment thereto, subject to the limitations established in Massachusetts General Laws, Chapter 40A, Section 6, as amended, or any construction or operation for which a building permit has been issued prior to the effective date of this bylaw or any amendment thereto may be continued, although not in conformity with the provision thereof, unless or until abandoned or not used for a period of two years or more. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

810.2 ALTERATION OF SINGLE AND TWO FAMILY NONCONFORMING STRUCTURES

The Building Commissioner may permit the repair, alteration, reconstruction, extension or structural change of a lawful, dimensionally nonconforming single or two-family dwelling, or a portion thereof, or accessory structures thereto, provided the proposed repair, alteration, reconstruction, extension or structural change meets the following conditions:

- A. In the case of a building or structure which is nonconforming solely because of insufficient lot frontage or lot area, or both, the proposed repair, alteration, reconstruction, extension or structural change shall meet all dimensional requirements for front, side and rear yard setbacks, and maximum height; provided, that any repair, alteration, reconstruction, extension or structural change which by itself or in the aggregate with other repairs, alterations, reconstructions, extensions or structural changes would increase the gross floor area of the nonconforming single or two family home which existed on the date that the single or two family home became nonconforming by more than 20% may not be permitted by the Building Commissioner pursuant to this paragraph.
- B. In the case of a dimensionally nonconforming building or structure with sufficient lot frontage and lot area, where said building or a portion thereof is nonconforming as to one or more of the dimensional requirements for front, side or rear yard setbacks or maximum height, the proposed repair, alteration, reconstruction, extension or structural change shall meet all dimensional requirements for front, side, or rear yard setbacks or maximum height; provided, that any repair, alteration, reconstruction, extension or structural change which by itself or in the aggregate with other repairs, alterations, reconstructions, extensions or structural changes would increase the gross floor area of the nonconforming single or two family home

which existed on the date that the single or two family home became nonconforming by more than 20% may not be permitted by the Building Commissioner pursuant to this paragraph.

In all other instances of alteration, reconstruction, extension or structural change to single or two family dwellings, the applicant may petition the Board of Appeals for a finding under General Laws Chapter 40A, Section 6 to allow the proposed repair, alteration, reconstruction, extension or structural change.

810.3 NONCONFORMING STRUCTURES OTHER THAN SINGLE AND TWO FAMILY

The Board of Appeals may allow the repair, alteration, reconstruction, extension or structural change of a nonconforming structure other than a single or two family dwelling (or structures accessory thereto) if the board makes a finding that such repair, alteration, reconstruction, extension or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The repair, alteration, reconstruction, extension or structural change of such nonconforming structure so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard setback, shall require the issuance of a variance from the board of appeals.

820 CHANGE OF NONCONFORMING USE

The Board of Appeals may by a finding under General Laws Chapter 40A Section 6 authorize a nonconforming use to be changed to a specified use not substantially different in character, or not substantially more detrimental or injurious to the neighborhood than the existing nonconforming use, subject to the following limitations:

1. If the pre-existing, nonconforming use is located within the Water Resources Protection District, such use may not be changed to a use specifically prohibited by the Use Regulations of the Water Resources Protection District enumerated in Section 510.4.
2. If the pre-existing, nonconforming use is located within the Water Resources Protection District, such use may not be changed to another nonconforming use if the changed use would result in a greater average daily sewage discharge, as determined by Title V, the State Environmental Code, than average daily sewage discharge of the pre-existing use or greater storage, usage or disposal of toxic or hazardous material.

Pre-existing nonconforming uses may be extended or altered provided that there is a finding by the Board of Appeals that the extension or alteration shall not be substantially more detrimental to the neighborhood.

830**REPAIR AND RESTORATION OF NONCONFORMING STRUCTURES AND USES**

A non-conforming structure or use damaged or destroyed by accidental causes may be repaired, reconstructed or restored either within the same portion of the lot or within a different portion of the lot provided that doing so renders the structure less non-conforming than previously and used as before, provided that such repair, reconstruction or restoration shall be completed within four years of said accidental damage or destruction; and further if an application for a finding under General Laws Chapter 40A, Section 6 special permit or building permit necessary for the repair, reconstruction or restoration of the nonconforming building, structure or use has been filed by the third anniversary of such accidental damage or destruction, and if, in the opinion of the Building Commissioner the issuance of said permits is faithfully and continuously pursued, the four year time limit may be extended by the Building Commissioner by the period of time between application for and issuance of all such permits (including all periods of time attributable to litigation involving such permits) or as necessary to allow sufficient time to complete the permitted repair, reconstruction or restoration work in accordance with the Massachusetts Building Code, (provided said building or structure existed or had the right to exist at the time of application in accordance with Section 800 of the bylaw.)

SECTION 900 - ADMINISTRATION

910**PERMITS****910.1 BUILDING PERMITS**

It shall be unlawful for any owner or person to erect, construct, reconstruct, convert or alter a structure, or change the use, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving from the Building Commissioner the required permit therefore.

Special permits are not valid until they have been recorded in the Registry of Deeds and/or Land Court as applicable as provided in Massachusetts General Laws Chapter 40A, Section 11. Proof of recording shall be presented to the Building Commissioner.

910.2 OCCUPANCY PERMITS

No premises, and no building erected, altered or in any way changed as to construction or use under a permit or otherwise, shall be occupied or used without an occupancy permit signed by the Building Commissioner, which permit shall not be issued until the premises, structure, and its uses and accessory uses comply in all respects with this bylaw, and if applicable a site plan certificate of completion shall be issued.

920**ENFORCEMENT****920.1 PROCEDURE**

The Building Commissioner shall have the duty to enforce this bylaw and may institute appropriate civil or criminal proceedings or both in the fulfillment of such duty. Any person who is aggrieved by an alleged violation may file a written request to the Building

Application for Disposal Works Construction Permit

CHECK OR FILL IN WHERE APPLICABLE

Applicant: Mrs. E. J. Staton
 Address: 101-83
 Name: Walter F. Walsh

Type of Building: _____
 Dwelling: No. of Bedrooms: _____
 Other: Type of Building: _____ No. of persons: _____
 Other: Other: _____

Design Flow: _____ gallons per person per day Total daily flow: _____ gallons
 Sewer Tank: _____ Length: _____ Width: _____ Diameter: _____ Depth: _____
 Disposal Trench: _____ No. _____ Width: _____ Total Length: _____ Total bedding area: _____ sq. ft.
 Storage Pit No. _____ Diameter: _____ Depth below main: _____ Total bedding area: _____ sq. ft.
 Other Distribution box () _____ Diameter: _____ Depth below main: _____ Total bedding area: _____ sq. ft.

Performed by: _____
 Test Pit No. 1: _____ meters per inch Depth of Test Pit: _____ Depth to ground water: _____
 Test Pit No. 2: _____ meters per inch Depth of Test Pit: _____ Depth to ground water: _____

Description of Soil: _____
 Name of Mays or Annotations: _____ Answer when applicable.

Agreement: The undersigned agrees to install the above-described Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code. The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been received by the Board of Health.
 Signed: Walter F. Walsh Date: 10/12/83
 Application Approved By: Walter F. Walsh Date: 10/12/83
 Application Disapproved for the following reasons: _____ Date: _____

Permit No. 101-83 Issued 10/12/83

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH

Town of Scituate
Certificate of Compliance

THIS IS TO CERTIFY, That the Individual Sewage Disposal System constructed () or Repaired (x) by W.F. Walsh located at 101-83 has been installed in accordance with the provisions of TITLE 5 of The State Sanitary Code as described in the application for Disposal Works Construction Permit No. 101-83 dated 10/12/83.
THE ISSUANCE OF THIS CERTIFICATE SHALL NOT BE CONSTRUED AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORY.
 DATE: _____ Inspector: Walter F. Walsh

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH

No. _____ OF _____ Fee _____

Disposal Works Construction Permit

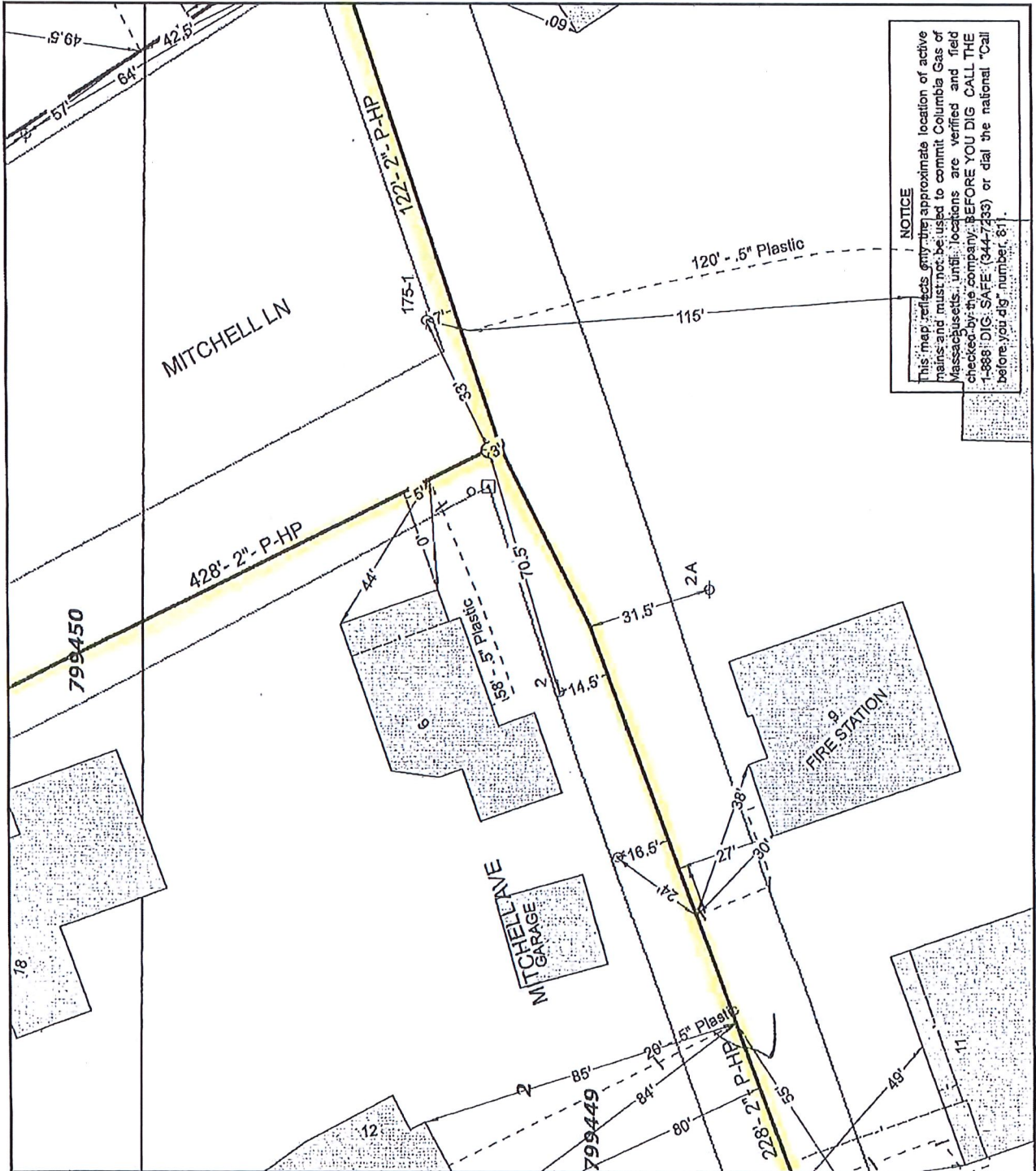
Permission is hereby granted to Construct () or Repair () an Individual Sewage Disposal System No. _____ Street _____ town on the application for Disposal Works Construction Permit No. _____ Dated _____

Board of Health



Legend:	
Gas Valve	⊗ Closed - Critical
⊙	⊙ Closed - Not Critical
⊕	⊕ Open - Critical
⊖	⊖ Open - Not Critical
⊗	⊗ Unknown value
Gas Main by Pressure	
—	HP (> 60 psig)
—	MP (< 10 - 60 psig)
—	LP (< 1 - 10 psig)
—	LF (< 1 psig)
—	All other values
Unknown Pressure	
Gas Service	
—	Steel
—	Plastic
—	Cast Iron
—	Wrought Iron
—	Fittings
—	Other
—	All other values
—	Historic Map

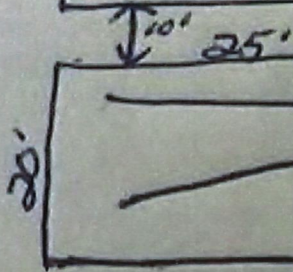
Prepared by:	
Date:	
Coordinates:	
GCS (Lat/Long)	
in DMS. Datum: WGS84	



NOTICE
This map reflects only the approximate location of active mains and must not be used to commit Columbia Gas of Massachusetts. Until locations are verified and field checked by the company, BEFORE YOU DIG CALL THE 1-888-DIG-SAFE (344-7233) or dial the national "Call before you dig" number, 811.

MITCHELL AVE

MINOT
FIRE



EXISTING
POOL



SCITUATE MASSACHUSETTS

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North Scituate Village



Fall of Scituate Festival in N. Scituate Village

North Scituate is a traditional neighborhood center with a small mix of shops, restaurants, pubs, services, and cultural amenities. The village is located just south of the Cohasset town line off Route 3A and served by the **MBTA Greenbush Commuter Rail North Scituate station** with ample parking and daily service to Boston's South Station providing an excellent transit option for local residents. The historic W.P.A Building provides a cozy gathering place for smaller civic meetings and events.

[North Scituate Business Directory and Map](#)

Attachment	Size
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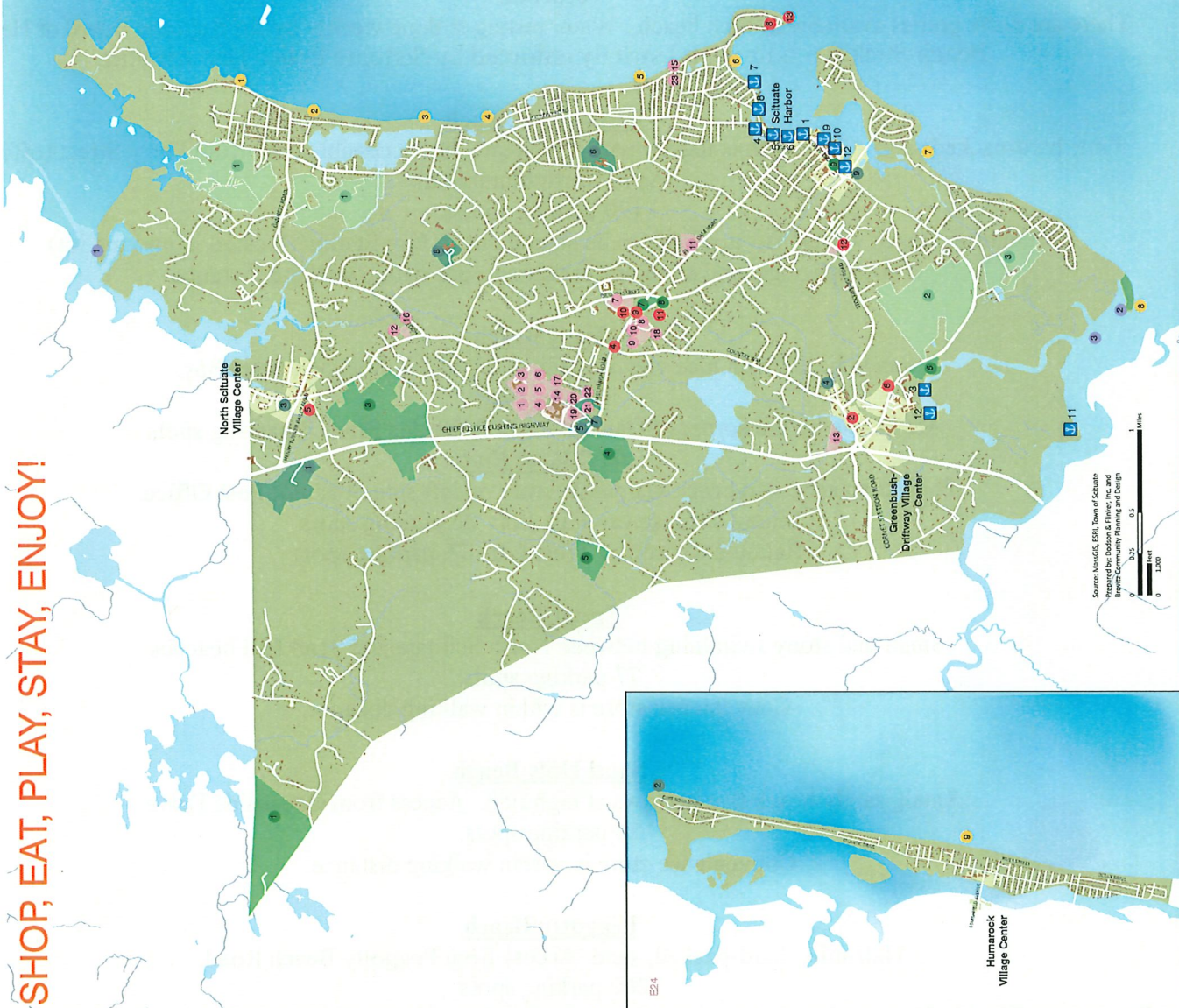
 North Scituate Village Business Directory	6.42 MB
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Source URL: <https://www.scituatema.gov/scituate-tourism/our-history/pages/north-scituate-village>



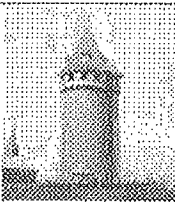
Town of Scituate, MA

SHOP, EAT, PLAY, STAY, ENJOY!



- Beaches**
 - 1 Minor Beach
 - 2 North Scituate Beach
 - 3 Mann Hill Beach
 - 4 Egypt Beach
 - 5 Mann Hill Beach
 - 6 Pigeon Beach
 - 7 The Spit - access from water & Third Cliff
 - 8 Humarock Beach
- Village Districts**
 - 1 North Scituate Village Center
 - 2 Scituate Harbor
 - 3 Greenbush-Driftway Village Center
 - 4 Humarock Village Center
- Marinas, Boat Clubs and Public Boat Ramps**
 - 1 State Launching Ramp, Cole Parkway
 - 2 Town Launching Ramp, Driftway Park
 - 3 Scituate Harbor Marina
 - 4 Salut Waterfront Club
 - 5 Scituate Harbor Yacht Club
 - 6 Humarock Marina
 - 7 Cole Parkway Marina (Town Operated)
 - 8 North Rivier Marine
 - 9 James Landing Marina
 - 10 Simms Bros. Marina
 - 11 Ericson Marine
 - 12 Scituate Harbor Boat Club
- Parks and Recreational Facilities**
 - 1 Ells Property
 - 2 Town Forest, Chief Justice Cushing Highway
 - 3 Taak Sherman Park
 - 4 Town Forest, Maple St.
 - 5 Town Forest, Elm St.
 - 6 Town Common, First Parish Rd.
 - 7 Town Common, Common St.
 - 8 Morrill Bandstand, Cole Parkway
 - 9 Driftway Multi-Purpose Path
 - 10 Scituate Common
 - 11 Scituate Common
- Public Athletic Fields, Playgrounds, Courts & Other Facilities**
 - 1 Football Field, Scituate High School
 - 2 Junior Varsity Baseball Field, Scituate High School
 - 3 Practice Football Field, Scituate High School
 - 4 Varsity Soccer Field, Scituate High School
 - 5 Svensen Field Hockey Field, Scituate High School
 - 6 Scituate High School Gymnasium
 - 7 Outdoor Tennis Courts, Scituate High School
 - 8 Soccer/Lacrosse Field, Gates Intermediate School
 - 9 Baseball Field, Gates Intermediate School
 - 10 Baseball Field, Beaver Dam Rd.
 - 11 Baseball Field, Country Way
 - 12 Baseball Field, Country Way
 - 13 Baseball Field, Country Way
 - 14 Baseball Field, Scituate High School
 - 15 Baseball Field, Turner Road
 - 16 Purple Dinosaur Playground
 - 17 Seaside Fun Playground (Scituate High School)
 - 18 Gates Intermediate School Tennis Courts
 - 19 Scituate High School Tennis Courts
 - 20 Good Sports Basketball Court, Scituate High School
 - 21 P.J. Stoverman In-Line Hockey Rink
 - 22 Skateboard Parks, Scituate High School
 - 23 Basketball Court, Turner Road
- Private Recreation Facilities**
 - 1 Scituate Rod and Gun Club
 - 2 Humarock Recreation Club, U.S. Air Force
 - 3 North Scituate Tennis Courts
 - 4 Driftway Tennis Club
 - 5 P.J. Stoverman In-Line Hockey Rink
 - 6 Scituate High School
 - 7 Baseball Field, Cushing School
 - 8 Scituate High School
 - 9 Baseball Field, St. Mary's Parish Center
- Golf Courses**
 - 1 Hamnerly County Club (Private)
 - 2 Widow's Walk (Public)
 - 3 Scituate Country Club (Private)
- Shellfishing Areas**
 - 1 Baseline Beach
 - 2 The Spit (soft shell clams)
 - 3 The Spit (hard shell clams)
- Historic & Cultural Sites**
 - 1 Scituate Village Center
 - 2 Stockbridge Mill - 18 County Way
 - 3 Judge Cushing Park
 - 4 G.A.R. Hall - 353 Country Way
 - 5 W.P.A. Building - 7 Henry Turner Bailey Rd. (Needs an ID sign)
 - 6 Old time and historic houses - Old Ocean School Rd.
 - 7 Scituate Lighthouse
 - 8 Cudworth House, Barn and Cattle Pound - 331 First Parish Rd.
 - 9 Lawren Tower - 330 First Parish Rd.
 - 10 Little Red School House - 43 Cudworth Rd.
 - 11 Hamnerly House, Greenfield Lane & Stockbridge Rd.
 - 12 Lighthouse Park
 - 13

Source: MassGIS, Esri, Town of Scituate
 Prepared by: Dodson & Finkler, Inc. and
 Baynet Community Planning and Design
 0 0.25 0.5 1 Miles
 0 325 650 Feet
 0 1,000 2,000 Feet



Scituate Massachusetts

incorporated 1636



Town of Scituate Beaches

The Town of Scituate operates five (5) oceanfront beach areas with six (6) designated swimming areas. These include Egypt Beach, Humarock Beach, Minot Beach (two areas), Peggotty Beach, and Sand Hills Beach. These areas are greatly affected by the changing tides of the Atlantic Ocean. Commonly, designated swimming areas conform to certain design standards, the most common of which include a sandy beach area and a gradual slope into the water.

Lifeguard protective services are offered beginning in late June of each year and ending by Labor Day.

Approximately 30 lifeguards, a Lifeguard Supervisor and an Assistant Lifeguard Supervisor are hired seasonally to staff these areas. As staffing levels are depleted, beach areas change from guarded to unguarded beaches.

There are porta potties available at each beach. Water testing is done weekly by the Scituate Board of Health. Beach Sticker required and strictly enforced by Scituate Police Department.

Humarock Beach

Fine, hard-packed sand. The beach is legally part of Scituate, but accessible only from Ferry Street (off Rte. 3A) in North Marshfield.

120 parking spots.

Handicap Beach wheelchair available to be signed out @ Fire Station (located in parking lot).

Gift shops, a general store and restaurants are within walking distance.

Minot Beach

Sandy beach with nice views of Minot Light and Massachusetts Bay.

Glades End

Accessible by the corner of Gannett Road & Glades Road. 4 parking spots

Well Rock End

Pedestrian access to beach via passageway on left side of Minot Post Office.

Bailey's Causeway East Lot: 26 parking spots.

Bailey's Causeway West Lot: 75 parking spots

Egypt Beach

Small and stony swimming between North Scituate and Sand Hill beaches

77 parking spots.

Convenience store is within walking distance.

Sand Hills Beach

Small, sandy beach that narrows at high tide. Access from Oceanside Drive.

24 parking spots.

Convenience store is within walking distance.

Peggotty Beach

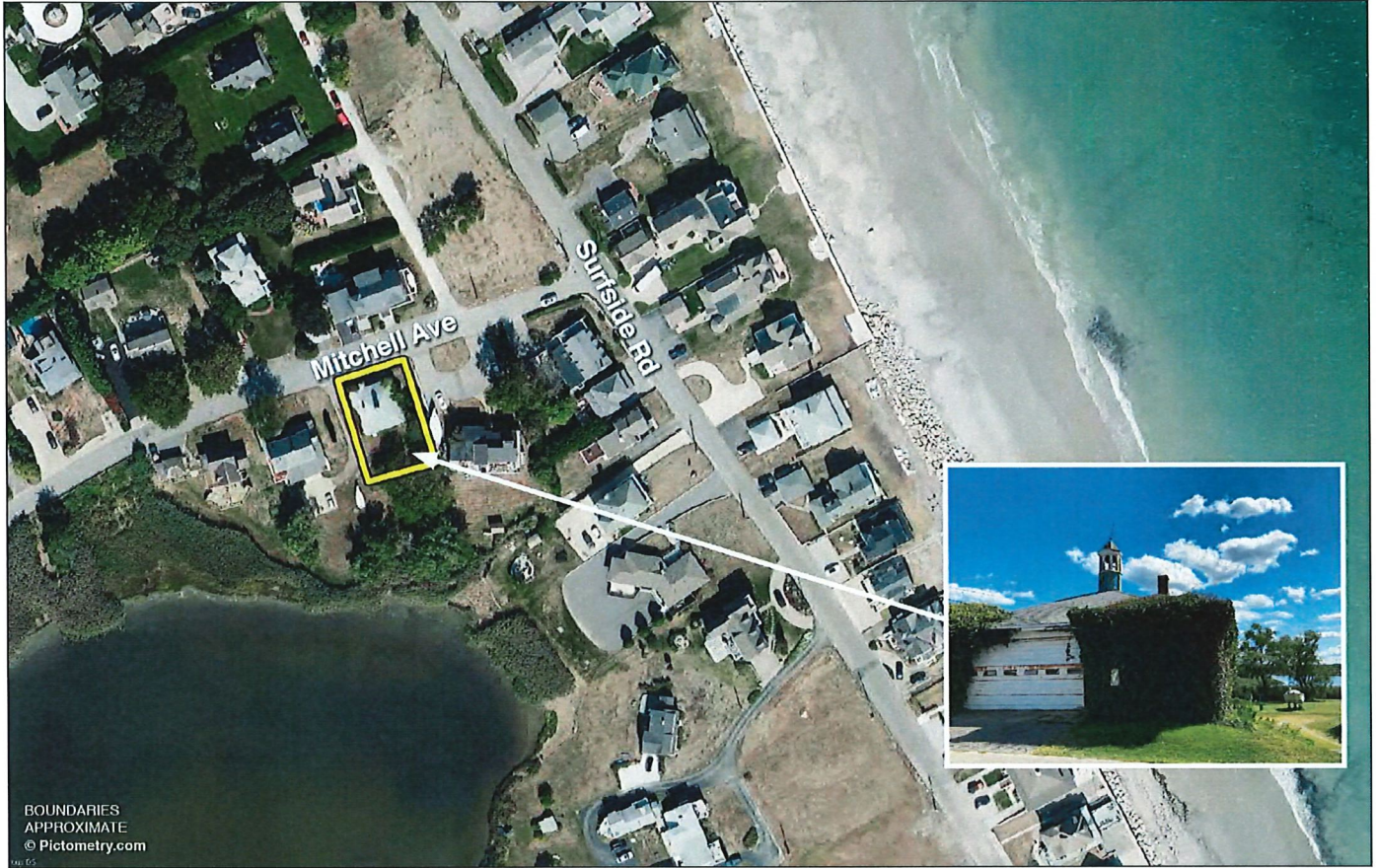
Half-mile, hard-packed, sand. Access from Peggotty Beach Road.

200 parking spots.

Downtown Scituate Harbor with shops, restaurants and a hotel is within walking distance.

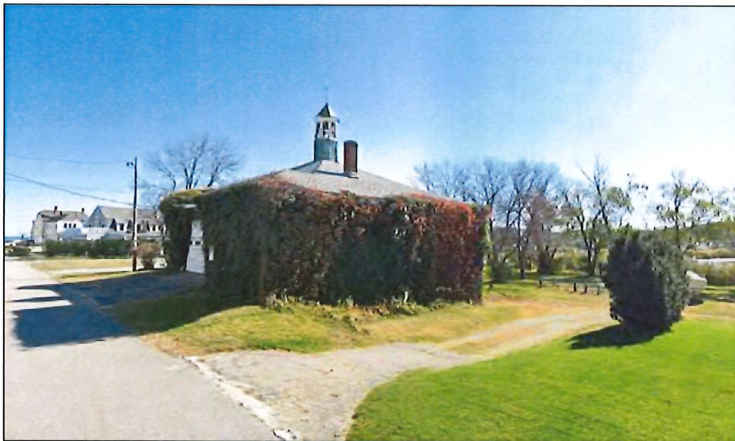
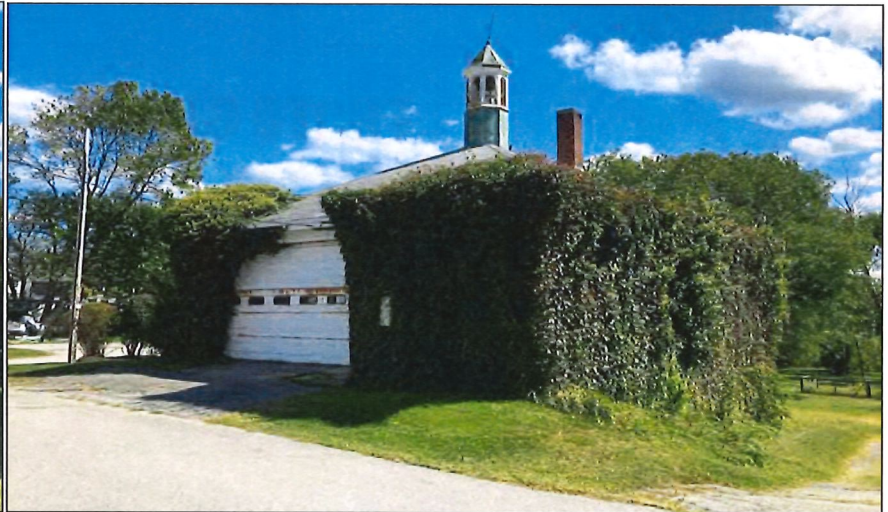
PHOTO GALLERY

9 MITCHELL AVE., SCITUATE, MA



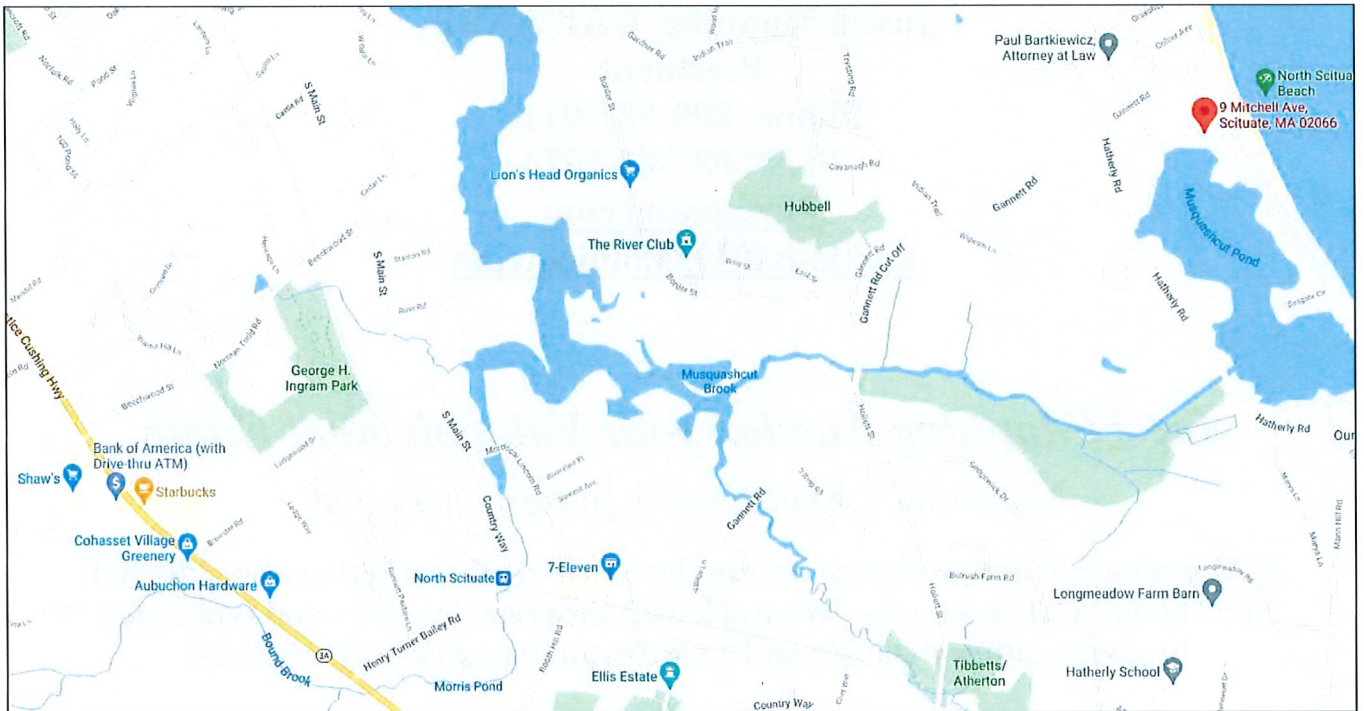
BOUNDARIES
APPROXIMATE
© Pictometry.com





MAP

9 MITCHELL AVE, SCITUATE, MA





**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

JJManning.com

auctions@JJManning.com

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!



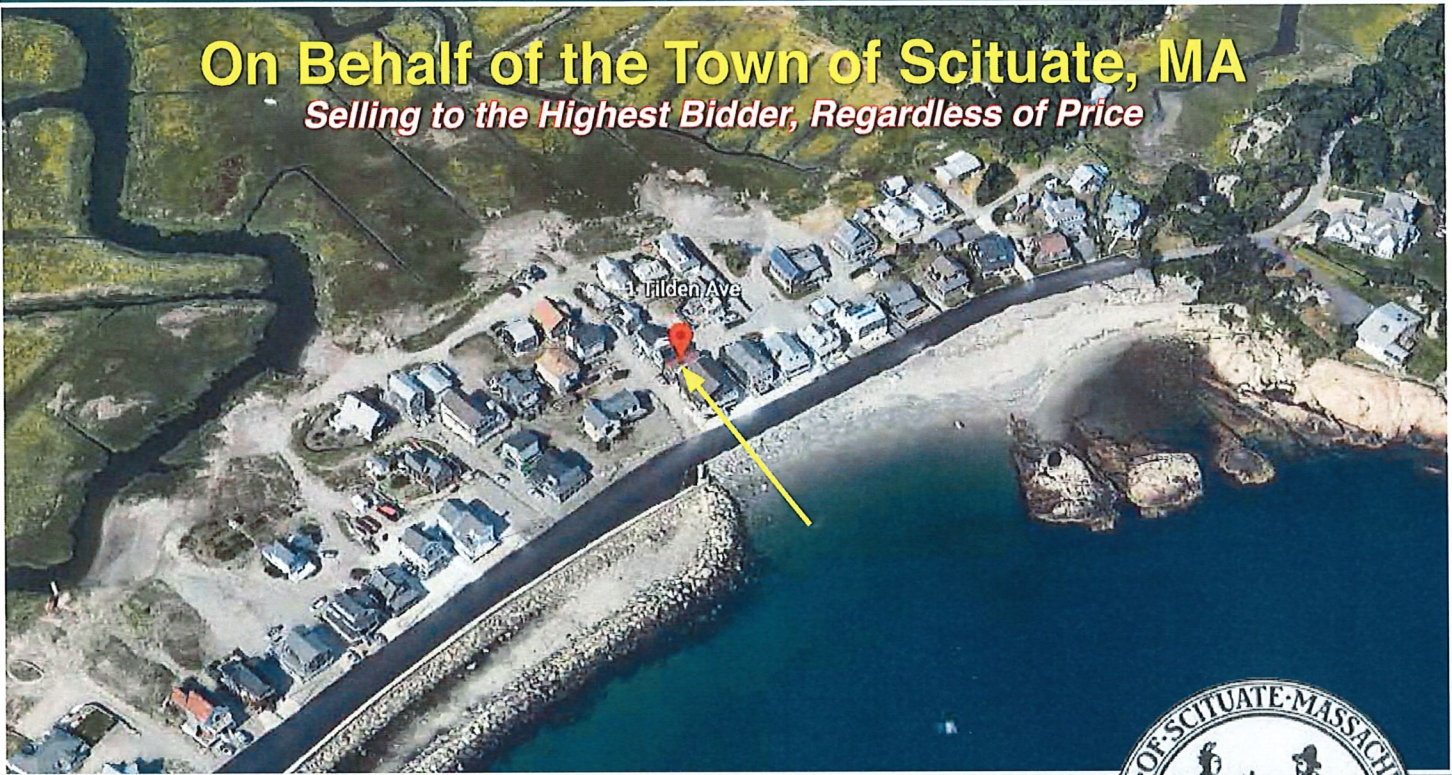
4. ADVERTISING & MARKETING FROM PAST 3 MUNICIPAL AUCTIONS

AUCTION 2

ABSOLUTE AUCTION

Thursday, January 13th at 12pm On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



1 Tilden Ave., Scituate, MA
868± sf. 2-Story Cottage
Between Briggs Harbor & Minot Beach
One Lot Back From Glades Rd. with Potential for Ocean Views



Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

Design: 868± sf. 2-story, 1-BR cottage
built circa 1900 on piers
Site: .01± acres (653± sf.)
Frontage: 18± ft. on a gravel private way
Parcel ID: 5-3-70

Zoning: R-3

FEMA Flood Zone: AE15 per Town

Town Water, Gas & Electric: Connections
to house with meters currently removed

Sewer: Failed private septic, BOH
condemned 3/26/19 per State Sanitary
Code, Ch. II

References: Plymouth County Registry of
Deeds 47828/342 tax taking, 55667/121
rights of redemption foreclosure

**Preview for
Registered Bidders:
Thursday, January 13
(10am-12pm)**

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

JJManning
AUCTIONEERS

Property Information & Full Terms at:

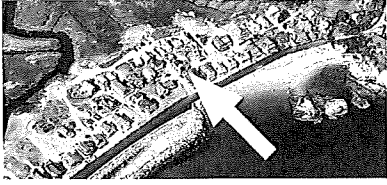
www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



ABSOLUTE AUCTION



On Behalf of the Town of Scituate, MA

1 Tilden Ave., Scituate, MA

868± sf 2-Story Cottage on .18± Acres
Between Briggs Harbor & Minot Beach

Thur., January 13 at 12pm On-site

JJ Manning
AUCTIONEERS



Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 22-1951

Boston Globe

2 columns x 3 inches



AD SCHEDULE

1 Tilden Ave., Scituate, MA

Absolute Auction: Thursday, January 13, 2022 12pm

Newspaper	Run 1	Run 2
Boston Globe	1/2	X
Patriot Ledger	1/1	1/8

ABSOLUTE AUCTION

868± SF COTTAGE ON .18± ACRES

Between Briggs Harbor & Minot Beach

On Behalf of the Town of Scituate, MA

1 Tilden Ave., Scituate, MA

Thur., January 13 at 12pm On-site



JJManning
AUCTIONEERS

Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 22-1951

Patriot Ledger

2 columns x 2 inches

JJManning
AUCTIONEERS



PROPERTY INFORMATION PACKAGE #22-1951

ABSOLUTE AUCTION
TAX FORECLOSURE ON BEHALF OF
THE TOWN OF SCITUATE, MA
Selling to the Highest Bidder, Regardless of Price

1 TILDEN AVE., SCITUATE, MA

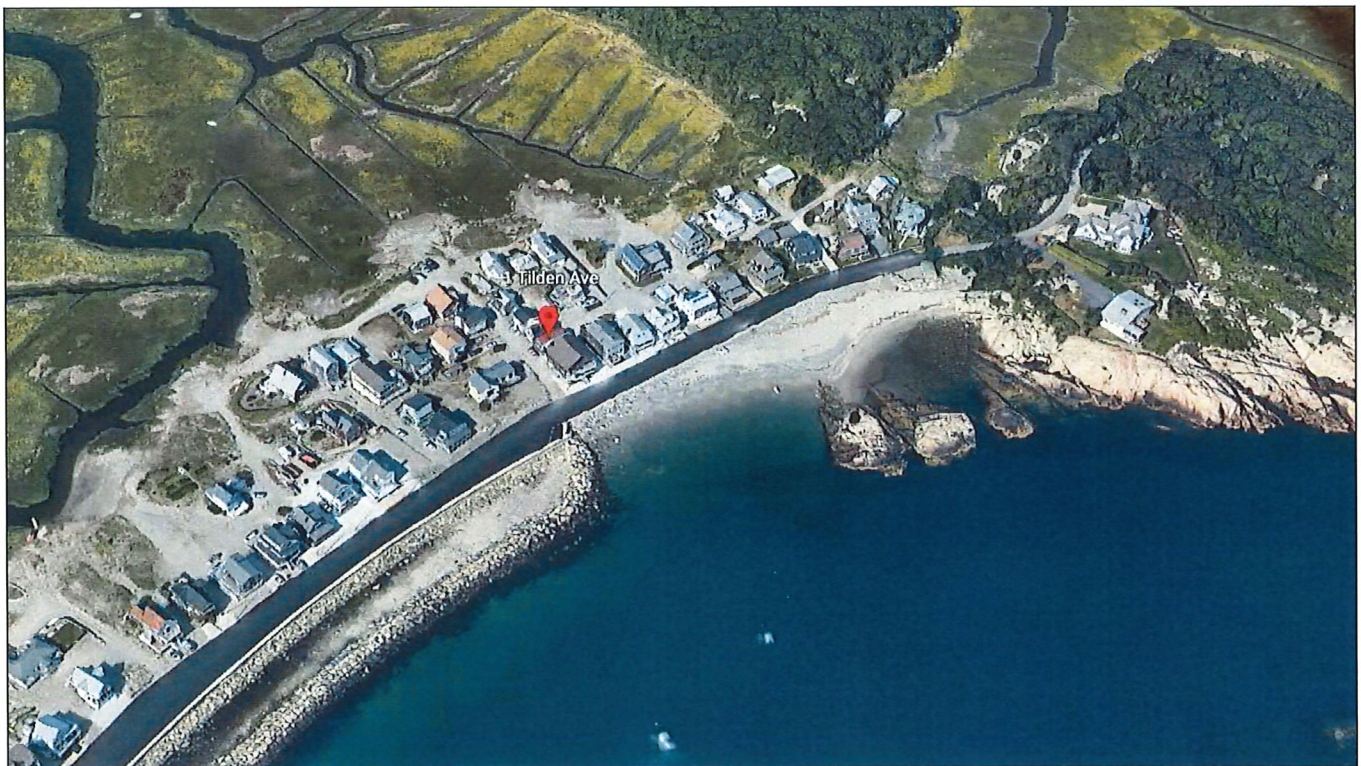
868+/- SF 2-STORY COTTAGE

Between Briggs Harbor & Minot Beach

One Lot Back from Glades Rd. w/ Potential for Ocean Views

THURSDAY, JANUARY 13 12PM ON-SITE

MA Co. Lic. #3184



JJ Manning
AUCTIONEERS
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.



JJManning

AUCTIONEERS

Marketing | Experience | Integrity | Results
Since 1976



November 24, 2021

Dear Prospective Bidder:

JJManning Auctioneers is pleased to announce that we have been commissioned to sell 1 Tilden Ave., Scituate, MA at Absolute Tax Lien Foreclosure Auction on behalf of the Town of Scituate, MA. This 868+/- sf. 2-story cottage located between Briggs Harbor & Minot Beach is just one lot back from Glades Rd. across from the beach access stairs at the north end of the breakwater with unconfirmed possible Ocean views. The property is close to N. Scituate Beach, golf, tennis & boating with easy access to Routes 3 & 3A, 6+/- miles to the MBTA Greenbush Station. It will be sold to the highest bidder, regardless of price.

The Town has chosen auction, the accelerated method of marketing for this Minot Beach neighborhood property, allowing you to set the market price with your bid. This is a tremendous opportunity to buy the property at the lowest possible price by bidding one increment higher than the competition.

As you know, the property is being sold "as is, with all faults", be sure to attend the Registered Bidder Preview to be held just prior to the auction. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held, on site, at 12:00 noon on Thursday, January 13th. Don't miss it!

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 Notice of Sale & Memo of Sale which will appear in this package as soon as they are received from the Town's counsel. You should consult your attorney with any questions regarding the Memo. There can be no changes to the Memo.

Don't forget to have the \$10,000 (minimum) certified deposit check made out to yourself and bring it with you to the auction along with a personal or business check for the balance of the 10% deposit. You must show the check(s) at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

Our experienced auction staff is available to answer your questions at auctions&jjmanning.com or 800-521-0111, or during the Registered Bidder Preview before the auction. We welcome your inquiries. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

MEMORANDUM OF SALE

1 Tilden Avenue, Scituate, MA

I/We,

Of

(hereinafter referred to as the "Buyer"), hereby acknowledge that I/we have agreed to purchase at Public Auction Sale, held on January 13, 2022 from Pamel J. Avitabile, duly appointed Tax Title Custodian for the **Town of Scituate**, Massachusetts, (hereinafter referred to as the "Seller"), the real estate described below for the sum of

(\$ _____) **DOLLARS.**

The Buyer hereby agrees to comply with all the terms of the sale as stated in this Memorandum of Sale. The Buyer has paid to the Seller the sum of **TEN PERCENT (10%) of the sale price in the amount of \$ _____, or TEN THOUSAND (\$10,000.00) DOLLARS, whichever is greater**, as a non-refundable deposit on the sale. Said sum shall be forfeited to the use of Seller in the event that the Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of his/her/their liability under this contract. If the Seller shall fail to fulfill for any reason the agreement contained herein the deposit shall be returned to the Buyer and all other obligations of all parties hereto shall cease and this agreement shall be void without recourse to the parties hereto. The Seller also reserves the right to convey the premises to the second highest bidder if the buyer fails to comply with the terms of the sale.

The said real estate will be conveyed by a Tax Title Custodian Deed prepared and recorded by the Seller. The balance of the purchase price shall be paid in cash, certified check or bank check to the Town of Scituate and shall be delivered to the Town Treasurer no later than 1:00 P.M. on **February 11, 2022**. If said balance is not paid as stated herein the Buyer hereby agrees that said nonrefundable deposit shall be retained by the Seller as liquidated damages and all obligations of the Seller as set forth herein shall cease to exist.

Municipal Real Estate Taxes for the remainder of **fiscal year 2022 and all of fiscal year 2023** in the amount of \$ _____ shall be added to the purchase price payable by the Buyer at the time the balance of the purchase price is paid.

The buyer shall pay the cost of recording the deed conveying the real estate described below at the time the balance of the purchase price is paid. This amount is **\$157.00**.

The buyer shall pay the cost of all legal services to the Town regarding the sale of the property at the time the balance of the purchase price is paid. This amount is **\$3,000.00**.

In addition to the purchase price and the real estate taxes the Buyer shall also pay a "Buyer's Premium" in the amount of **3.2%** of the purchase price as stated above. This amount which is \$ _____ must be paid at the same time the balance of the purchase price is paid.

The Buyer also agrees to execute a statement under Massachusetts General Laws Chapter 7 Section 40J, which discloses whether or not he/she/they hold(s) an elected public office and whether or not he/she/they is/are an employee of the Division of Capital Planning and Operations, and to execute an affidavit under the provisions of Massachusetts General Laws Chapter 60 Section 77B as amended by Chapter 803 of the Acts of 1986 in which he/she/they make(s) an oath stating that he/she/they has/have

1 Tilden Avenue, Scituate, MA

never been convicted of the crime of arson or of aiding in the commission of the crime of arson or the fraudulent filing of a claim for fire insurance or is/are not delinquent in the payment of real estate taxes to the Town of Scituate.

No representations or warranties of any kind regarding the existence and/or absence of any hazardous material, including but not limited to any type of mold, lead paint or asbestos in or on the premises is made, which materials, if any, may be subject to the provisions of Massachusetts General Law Chapter 21E or Massachusetts General Laws Chapter 111 Section 190-199 and/or any regulations promulgated there under.

The Buyer also agrees to enter into an agreement with the Health Director of the Town of Scituate Board of Health pursuant to Title V, 310 CMR 15.301 (4) (b) which states that he/she/they agree to upgrade the existing septic system/cesspool located on said property or to connect the facility to a sanitary sewer or a shared system within the next two years from the date title is transferred to the Buyer.

Verbal descriptions by the Town of Scituate, its Agents, the Custodian, the Auctioneer or anyone connected with this sale shall not invalidate nor become part of this sale as the Buyer agrees that he/she has examined the premises to his/her satisfaction and accepts all known and unknown defects. The Town of Scituate, its Agents, the Custodian and the Auctioneer shall not be liable for any reason whatsoever as to the accuracy of the description of the listed premises, the bounds, area involved, building and/or buildings, or taxes.

The Buyer is buying subject to "GUARANTEED PERFORMANCE" of the amount bid and entered onto the Memorandum of Sale. Guaranteed Performance is understood to mean that in the event of default by the Buyer, necessitating a resale at public auction for any lesser amount, the Buyer will pay the difference between his/her bid and that of the resale bid. The Buyer further agrees to pay all costs of collecting said deficiency and reasonable attorney fees and court costs. The Buyer shall have no claim to any excess consideration obtained by a resale.

The Custodian reserves the right to re-offer the listed parcel, opening at the last bid, in the event two or more bidders claim to be the successful bidder. The Custodian reserves the right to accept or reject any or all bids.

The Town of Scituate, its Agents and the Custodian make no representations as to the status of the land use. The Buyer shall assume the responsibility of obtaining any and all permits from the Federal, State, and local authorities as maybe required for land use, building, zoning and conservation.

The Premises are being sold subject to any and all rights, rights of way, restrictions, orders of conditions, easements, local zoning laws and regulations, covenants, and improvements if any there be.

The Buyer acknowledges that he/she/they is/are aware that the property is being sold "AS IS" and further acknowledge(s) that no representations or warranties of any kind regarding the property have been made by the Seller.

The Buyer is acquiring the property based solely on his/her/their independent investigation and inspection of the property, and not in reliance on any information, whether verbal or written, supplied or provided by the Seller or any representative of the Seller.

If a material defect in the recorded title shall be claimed by the Buyer, the Buyer shall notify the

1 Tilden Avenue, Scituate, MA

Seller in writing at least ten (10) days prior to the date for the delivery of the deed stated above and the Seller shall be entitled to elect to either terminate this agreement or use thirty (30) days from the date of notice thereof to perfect said title. If the Seller elects to perfect title, but is unable to clear the record title or to make conveyance as above stipulated, the deposit made hereunder shall be refunded to the Buyer and all obligations of all the parties hereto shall cease and be null and void. Buyer's sole recourse in the event of the Seller's failure to deliver title as required herein is the return of the deposit.

THE FACT THAT THE JUDGMENT ENTERED BY THE LAND COURT IN THE TAX LIEN FORECLOSURE CASE TRANSFERRING OWNERSHIP TO THE TOWN OF SCITUATE IS LESS THAN ONE YEAR OLD AS OF THE DATE OF THIS AGREEMENT AND OR THE DATE OF CLOSING STATED ABOVE OR OF AN EXTENSION OF THE CLOSING DATE AS AGREED TO BY THE SELLER AND BUYER DOES NOT CONSTITUTE A MATERIAL DEFECT IN THE RECORDED TITLE.

The acceptance of the deed by the Buyer or 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 of Seller.

Seller acknowledges that she has received from the Buyer the sum of **TEN PERCENT (10%) of the sale price in the amount of \$_____**, or **TEN THOUSAND (\$10,000.00) DOLLARS, whichever is greater**, as a non-refundable deposit of this purchase. The real estate is described as follows:

Land in said Scituate, with the buildings thereon, at 1 Tilden Avenue, shown as Map 5, Block 3, Lot 70 on the Town of Scituate's Assessors' records, described in Plymouth County Registry of Deeds, Book 25289, Page 345, Book 46181, Page 340, Book 50878, Page 105, and Book 50832, Page 323.

The Buyer and Seller do hereby acknowledge that they have read the foregoing and understand and agree to the terms and conditions as set forth herein and they further acknowledge receipt of a copy of these terms and conditions.

Witnessed By:

Buyer

Buyer

Date: January 13, 2022

Pamela J. Avitabile, Tax Title Custodian,
Town of Situate

Coppola & Coppola, P.C.
David J. Coppola, Esq.
40 South Street
Marblehead, MA 01945
Phone (781) 639-0140
FAX (781) 639-4416
Email: david@coppolalaw.us

AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.
A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX
FORM 472

CUSTODIAN'S NOTICE OF SALE

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF SCITUATE

OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED:
NAME OF FORMER OWNER OF RECORD

James Francis Power, Jr., Royal Norwell Nursing & Rehabilitation Center, 329 Washington Street,
Norwell, MA 02061

Thomas Joseph Power, P.O. Box 547, Mountain View, HI 96771

Stephen Joseph Power, 7576 Oleander Gate Drive, Apt. D-104, Naples, FL 34109

Kara E. Tobin, 460 Main Street, Wareham, MA 02571

NOTICE IS HEREBY GIVEN THAT on Thursday, the 13th day of January, 2022 at 12:00 P.M. at 1 Tilden Avenue, Scituate, MA acting on behalf of the Town of Scituate and in accordance with the provisions of Acts of 1938, Chapter 358, Section 2, as amended by Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 1947, Chapter 224, Section 1; Section 77B of Chapter 60.

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter property acquired by said Town by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY

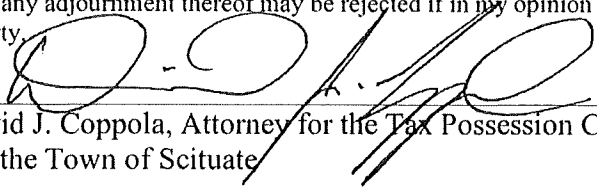
Land in said Scituate, with the buildings thereon, at 1 Tilden Avenue, shown as Map 5, Block 3, Lot 70 on the Town of Scituate's Assessors' records, described in Plymouth County Registry of Deeds, Book 25289, Page 345, Book 46181, Page 340, Book 50878, Page 105, and Book 50832, Page 323.

Tax Title recorded in Plymouth County Registry of Deeds, Book 47828, Page 342.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in the amount of 10% of the purchase price at the auction, \$10,000.00 of which shall be in the form of a certified or bank check and the remainder of the 10% shall be in the form of a personal check, a buyer's premium in the amount of 3.2% of the bid price, the pro forma real estate tax for the remainder of fiscal year 2022 and all of fiscal year 2023, a deed recording fee in the amount of \$157.00 and a fee for legal services for the Seller in the amount of \$3,000.00. The balance of the purchase price and all fees must be paid on or before February 11, 2022. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

Any and all bids at such sale or any adjournment thereof may be rejected if in my opinion no bid is made which approximates the fair value of the property.



David J. Coppola, Attorney for the Tax Possession Custodian
For the Town of Scituate

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION

JJ Manning

— AUCTIONEERS —

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 3.2% added to the high bid. The total of the high bid plus the 3.2% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 3.2% Buyer's Premium:	\$ 3,200.00

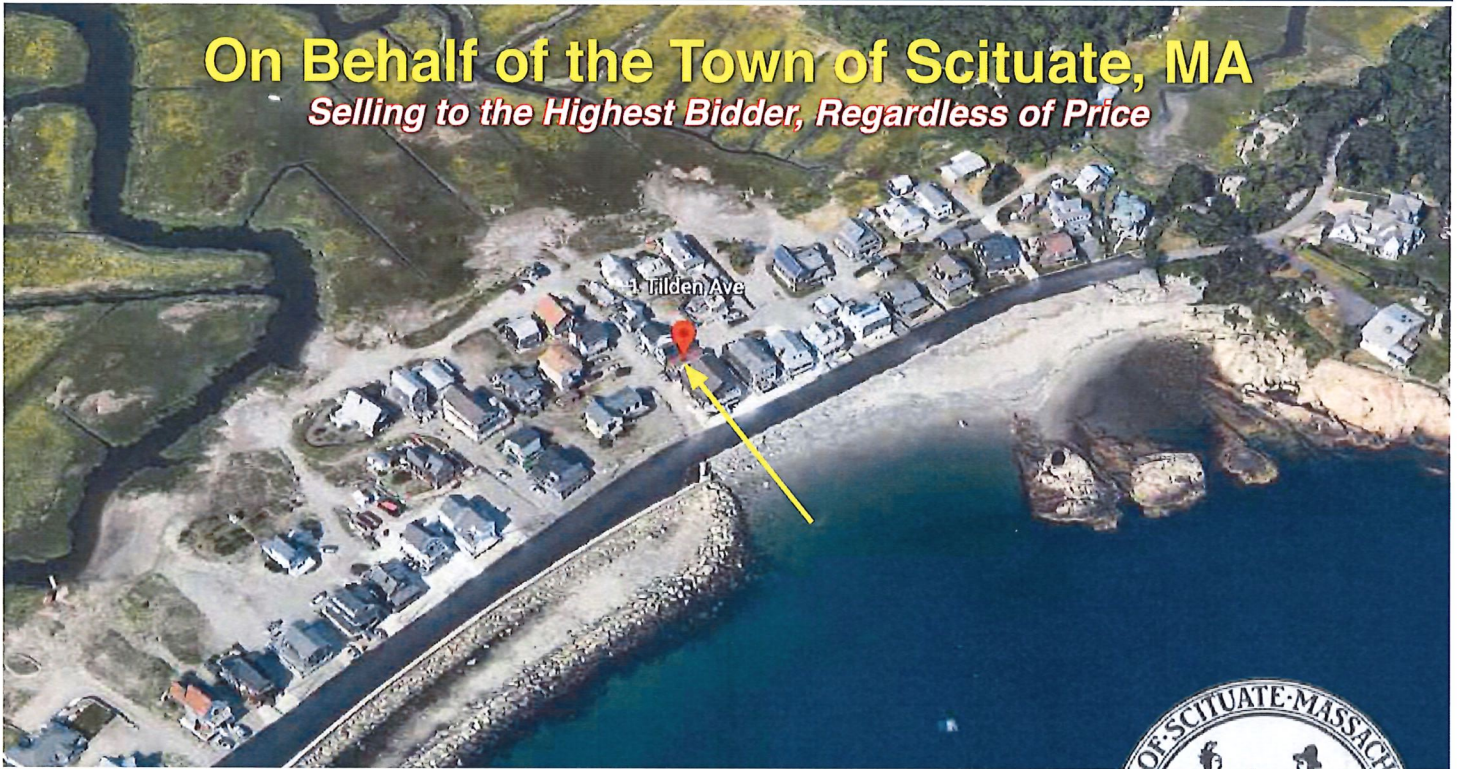
Contract sales price:	\$103,200.00

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

ABSOLUTE AUCTION

Thursday, January 13th at 12pm On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



1 Tilden Ave., Scituate, MA
868± sf. 2-Story Cottage
Between Briggs Harbor & Minot Beach
One Lot Back From Glades Rd. with Potential for Ocean Views



Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

Design: 868± sf. 2-story, 1-BR cottage built circa 1900 on piers
Site: .01± acres (653± sf.)
Frontage: 18± ft. on a gravel private way
Parcel ID: 5-3-70

Zoning: R-3

FEMA Flood Zone: AE15 per Town

Town Water, Gas & Electric: Connections to house with meters currently removed

Sewer: Failed private septic, BOH condemned 3/26/19 per State Sanitary Code, Ch. II

References: Plymouth County Registry of Deeds 47828/342 tax taking, 55667/121 rights of redemption foreclosure

**Preview for
Registered Bidders:
Thursday, January 13
(10am-12pm)**

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

JJManning
AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

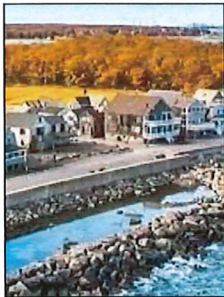
179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1742 • Ref 22-1951

PHOTO GALLERY

1 TILDEN AVE., SCITUATE, MA



Key: 2580

Town of SCITUATE - Fiscal Year 2022

10/7/2021 11:14 am SEQ #: 2,486

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
10'0	100	SINGLE FAMILY	1	1	1
PMT NO	PMT DT	TY	DESC	AMOUNT	

CD	T	AC/IS7/UN	Nch	Inf1	Inf2	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	654	MB	1.00	1.00	1.00	1.00	R08	350,900	158,050

TOTAL	653 SF	ZONING	FRNT	44
Ngh	MINOT BCH	N INFL3 REMOVED (FY12)		
Inf1	FACTOR 100			
Inf2	PHY 100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/27/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	868	DETAIL ADJ	1.176
\$NLA(RCN)	\$189	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	0	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	2	\$1,694
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	406	1900	196.70	79,860	164,193
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	482	1900	178.87	82,640	
ROOF SHAPE	1	GABLE	1.00									
ROOF COVER	1	ASPH SHINGLES	1.00									
FLOOR COVER	99	N/A	1.00									
INT FINISH	99	N/A	1.00									
HEATING/COOLING	99	N/A	1.00									
FUEL SOURCE	99	N/A	1.00									

EFF. YR/AGE	1948 / 71
COND	66 66 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	70 % GD 30
RCNLD	\$49,300

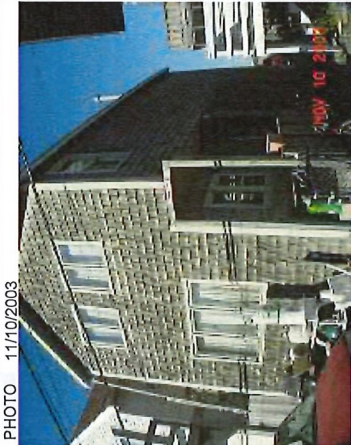
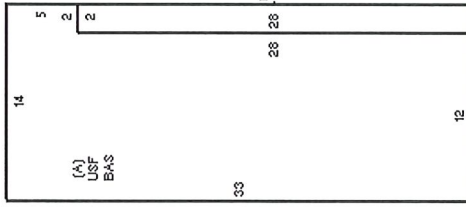


PHOTO 11/10/2003

BLDG COMMENTS



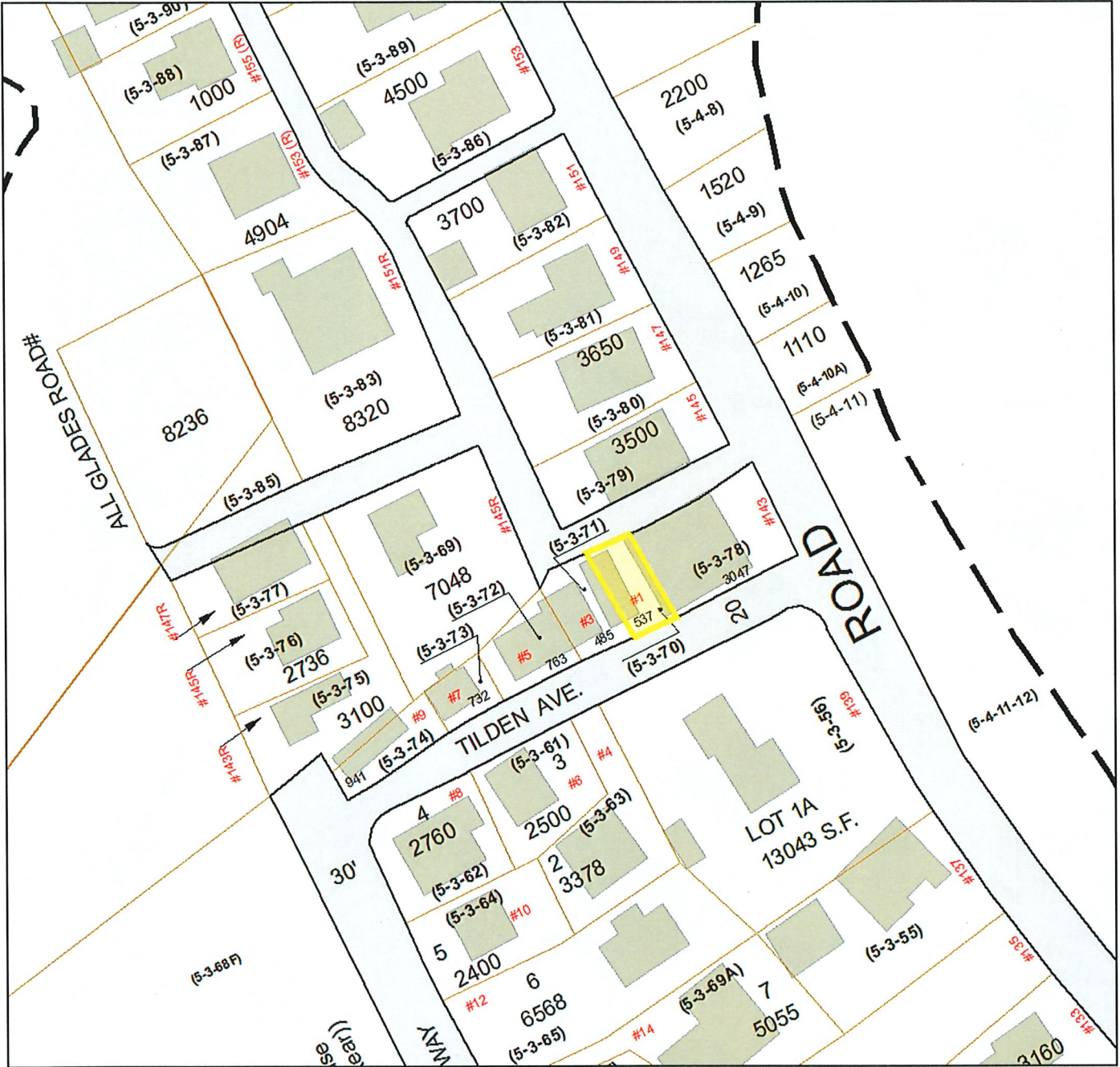
Scituate, MA



November 3, 2021

1 inch = 69 Feet

www.cai-tech.com



	CAI Town Line		Right of Ways
	Property Line		Tract Line
	Public Road		
	Building		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



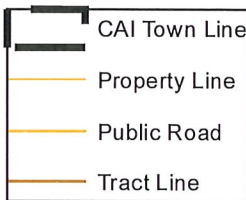
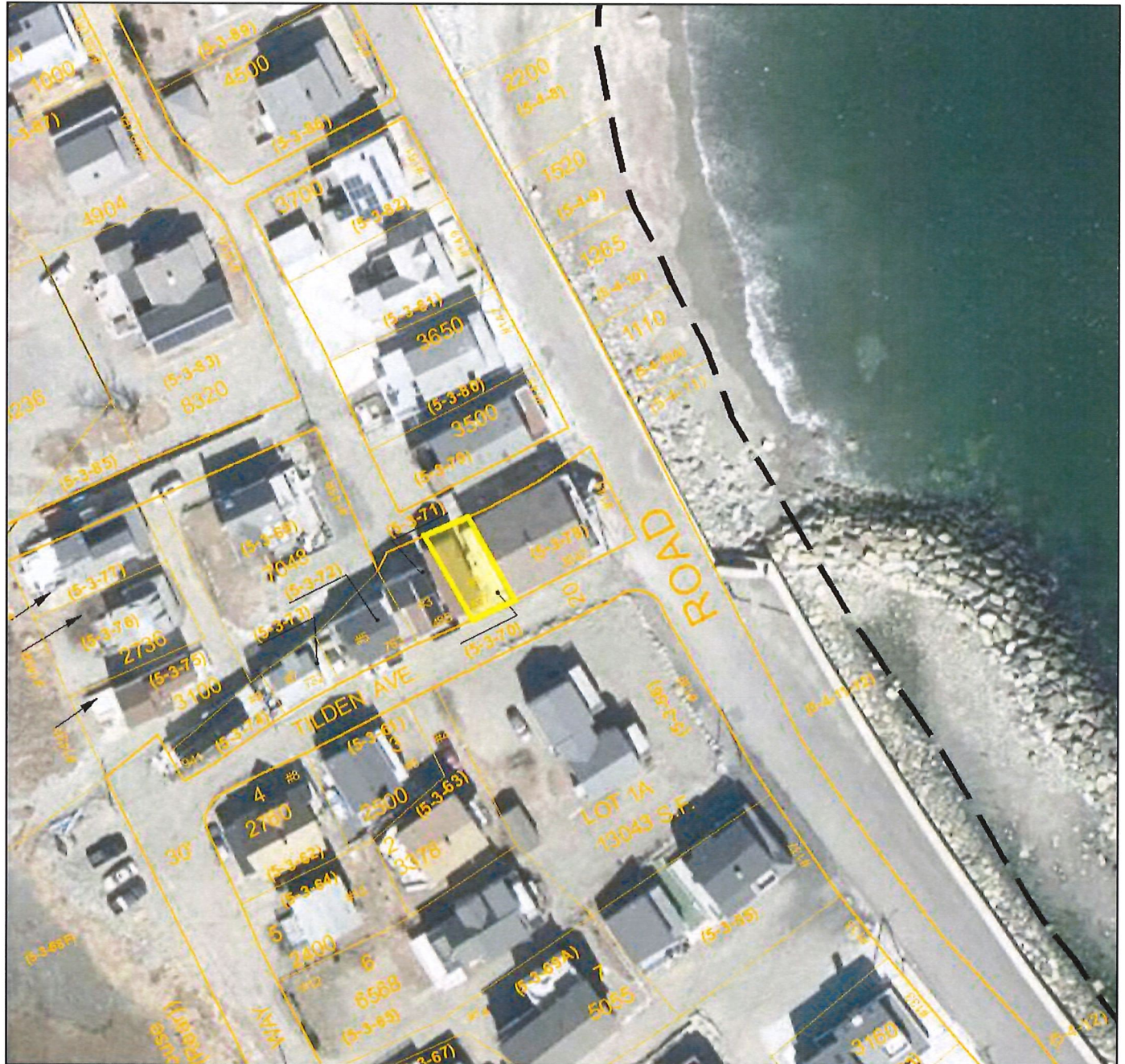
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Scituate, MA



November 3, 2021

1 inch = 278 Feet

www.cai-tech.com



	CAI Town Line		Dashed Road		Water-poly
	Common Line		Property Hook		
	Property Line		RoadNotPar		
	Public Road		Tract Line		

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Scituate, MA



November 3, 2021

1 inch = 34 Feet

www.cai-tech.com



	CAI Town Line		R-2
	Property Line		R-3
	Public Road		
	Tract Line		

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Scituate, MA



November 3, 2021

1 inch = 69 Feet

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	CAI Town Line		Salt Marsh
	Property Line		Open Water
	Public Road		Beach/Dune
	Tract Line		

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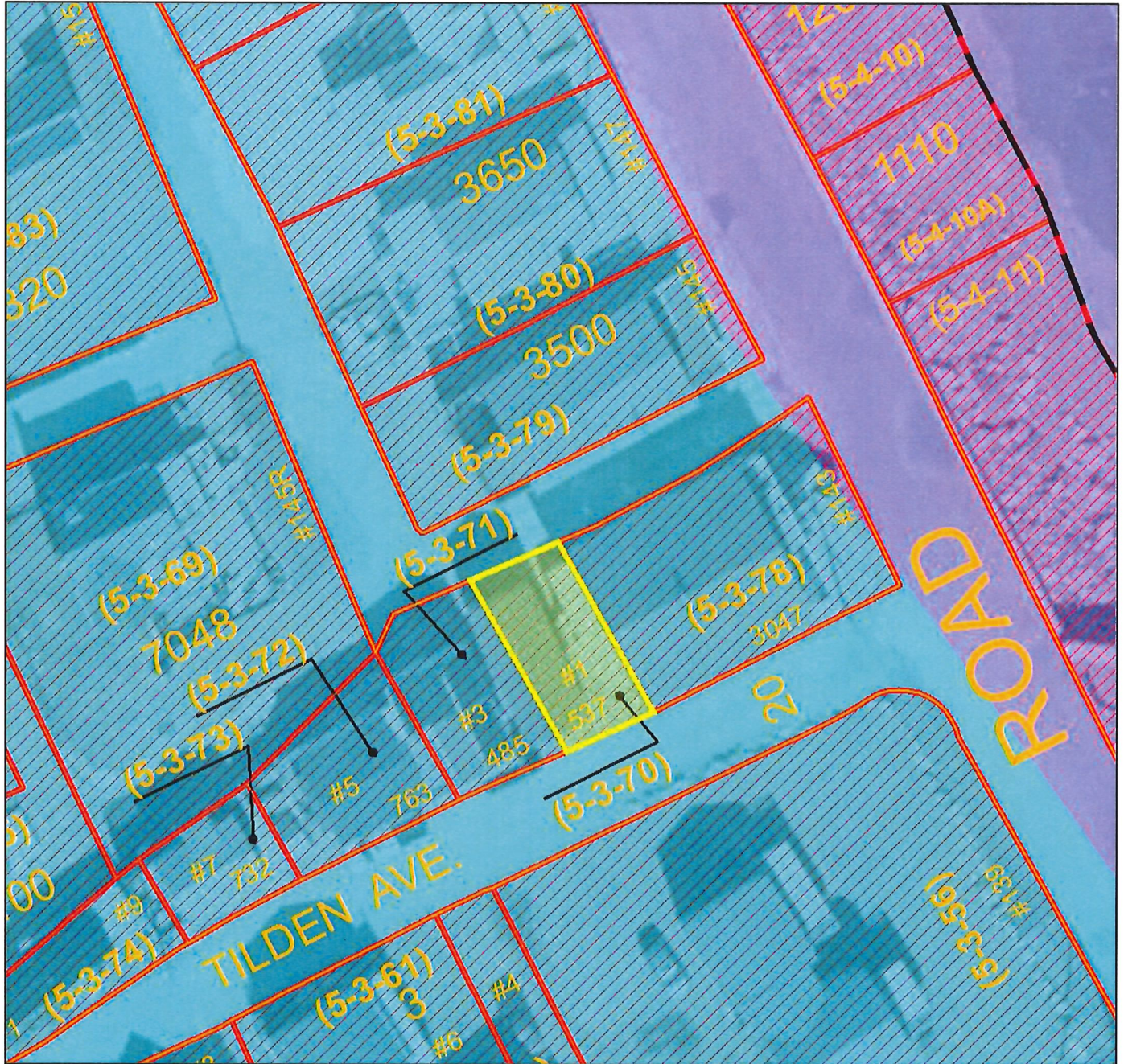
Scituate, MA



November 3, 2021

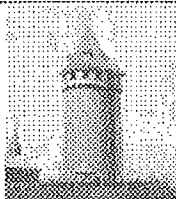
1 inch = 34 Feet

www.cai-tech.com



	CAI Town Line		AE: 1% Annual Chance of Flooding, with BFE
	Property Line		VE: High Risk Coastal Area
	Public Road		
	Parcel Contains Special Flood Hazard Area		

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Scituate Massachusetts

incorporated 1636



Town of Scituate Beaches

The Town of Scituate operates five (5) oceanfront beach areas with six (6) designated swimming areas. These include Egypt Beach, Humarock Beach, Minot Beach (two areas), Peggotty Beach, and Sand Hills Beach. These areas are greatly affected by the changing tides of the Atlantic Ocean. Commonly, designated swimming areas conform to certain design standards, the most common of which include a sandy beach area and a gradual slope into the water.

Lifeguard protective services are offered beginning in late June of each year and ending by Labor Day.

Approximately 30 lifeguards, a Lifeguard Supervisor and an Assistant Lifeguard Supervisor are hired seasonally to staff these areas. As staffing levels are depleted, beach areas change from guarded to unguarded beaches.

There are porta potties available at each beach. Water testing is done weekly by the Scituate Board of Health. Beach Sticker required and strictly enforced by Scituate Police Department.

Humarock Beach

Fine, hard-packed sand. The beach is legally part of Scituate, but accessible only from Ferry Street (off Rte. 3A) in North Marshfield.

120 parking spots.

Handicap Beach wheelchair available to be signed out @ Fire Station (located in parking lot).

Gift shops, a general store and restaurants are within walking distance.

Minot Beach

Sandy beach with nice views of Minot Light and Massachusetts Bay.

Glades End

Accessible by the corner of Gannett Road & Glades Road. 4 parking spots

Well Rock End

Pedestrian access to beach via passageway on left side of Minot Post Office.

Bailey's Causeway East Lot: 26 parking spots.

Bailey's Causeway West Lot: 75 parking spots

Egypt Beach

Small and stony swimming between North Scituate and Sand Hill beaches

77 parking spots.

Convenience store is within walking distance.

Sand Hills Beach

Small, sandy beach that narrows at high tide. Access from Oceanside Drive.

24 parking spots.

Convenience store is within walking distance.

Peggotty Beach

Half-mile, hard-packed, sand. Access from Peggotty Beach Road.

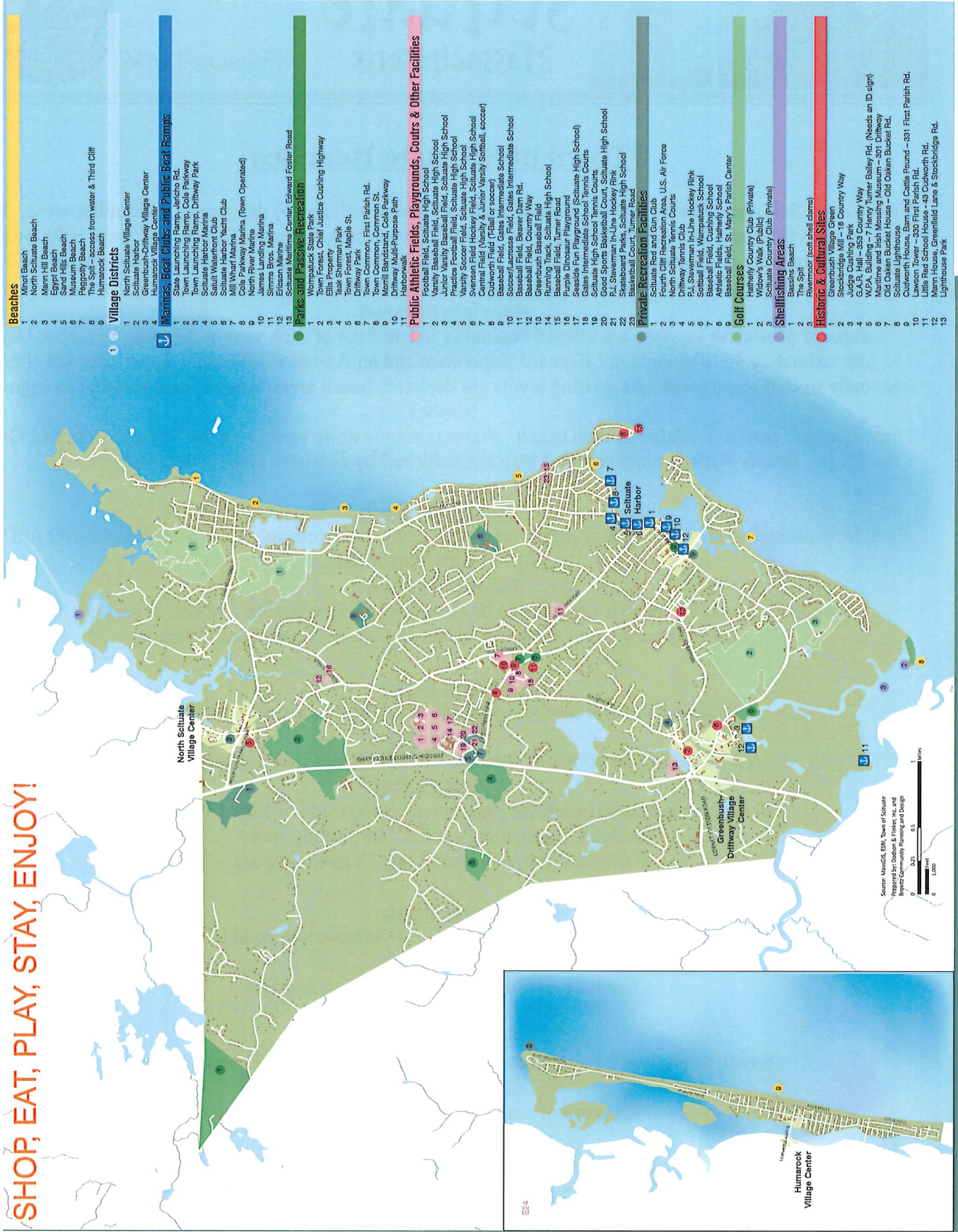
200 parking spots.

Downtown Scituate Harbor with shops, restaurants and a hotel is within walking distance.



Town of Scituate, MA

SHOP, EAT, PLAY, STAY, ENJOY!



SECTION 400 - USE REGULATIONS

410 APPLICATION OF REGULATIONS

Except as provided in Sections 800, 810, 820, and 830 herein, no structure, and no alteration, enlargement or extension of an existing structure shall be designed, arranged or constructed, and no land, structure or part thereof shall be used for any purpose or in any manner other than for one or more of the uses specifically permitted herein.

420 TABLE OF USE REGULATIONS

In the following Table of Use Regulations, uses which are permitted as of right are designated "Y", uses allowed by special permit from the Board of Appeals are designated "SP" for all districts except the VCN where the Planning Board shall be the Special Permit Granting Authority, and uses that are prohibited are designated "N".

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS			VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR
1. Residential and Institutional Uses														
A. Single-family detached dwelling	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N
A1. Single-family attached dwelling								Y	Y	Y	Y	N	N	N
A2. Single-family/Cottage and Cottage Court								Y	N	N	Y	N	N	N
B. Two-family dwelling, subject to §430.1	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N
C. Residential Accessory use	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	N
D. Accessory dwelling, subject to Section 530	SP	SP	SP	Y	SP	SP	N	Y	N	N	N	N	N	N
E. Affordable accessory dwelling, subject to Section 530								Y	N	N	N	N	N	N
F. Multi-family Dwelling	N	N	N	Y	Y	Y	SP	Y	SP	Y	Y	N	N	N
G. Multifamily dwelling complex, subject to Section 430.3	N	N	N	Y	N	N	N	SP	SP	Y	Y	N	N	N
H. Private garage for more than 3 automobiles	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	N	N	N
I. Garage for commercial vehicles subject to Section 440.2	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	Y	N	N
J. Religious use pursuant to G.L. c.40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
K. Educational use pursuant to G.L. c. 40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
L. Town administration or utility building or public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
M. Town recreation or water supply use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
N. Child care facility pursuant to G.L. c.40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
O. Live/Work Building								Y	Y	Y	Y	SP	N	N
P. Mixed Use Building								Y	Y	Y	Y	SP	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS			VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR	

2. Agricultural, Horticultural, Floricultural Uses

A. Agriculture, horticulture, viticulture, aquaculture or floriculture pursuant to G.L. c. 40A §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Commercial dairy, poultry or livestock farm on a lot containing three acres or more (but not including a piggery, commercial kennel, or fur farm) provided that any building in which poultry or livestock are housed is not less than fifty feet from side and rear lot lines and the exterior line of any street.	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
C. Commercial greenhouse on lot of less than 5 acres; provided that such building and any heating plant accessory thereto is not less than fifty feet from side and rear lot lines and from the exterior of any street.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
D. Salesroom or stand for the display and sale of agricultural or horticultural products the major portion of which are grown on the premises on lots less than 5 acres; provided that no such products are displayed within thirty feet of any street or lot line.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
E. Commercial riding academy on a lot containing three acres or more, provided any building in which horses are housed and any riding ring is not less than fifty feet from side and rear lot lines and from the exterior line of any street.	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	Y	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS			VILLAGE CENTER & NEIGHBORHOOD DISTRICTS						
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR

3. Commercial Uses

A. Private organized camp	SP	SP	SP	Y	Y	Y	Y	N	N	N	N	N	N	N
B. Rest, convalescent, nursing home or assisted living facility	SP	SP	SP	Y	Y	Y	Y	Y	Y	SP	Y	N	N	N
C. Cemetery	SP	SP	SP	Y	Y	Y	Y	SP	N	N	N	N	N	N
D. Hospital	SP	SP	SP	Y	Y	Y	Y	N	N	SP	N	SP	N	N
E. Philanthropic or charitable institution	SP	SP	SP	Y	Y	Y	Y	N	N	SP	N	SP	N	N
F. Public or nonprofit library, museum, art gallery, civic center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
G. Commercial livery or mooring for marine pleasure craft with no fueling or repair services	SP	SP	SP	Y	Y	Y	Y	SP	SP	N	SP	SP	N	N
H. Commercial golf course	SP	SP	SP	Y	Y	Y	Y	N	N	N	N	N	N	Y
I. Golf range/miniature golf	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
J. Boarding House or Lodging House for more than three persons	SP	SP	SP	Y	Y	Y	Y	SP	SP	N	N	N	N	N
K. Bed and Breakfast Establishment of more than two guest bedrooms	SP	SP	SP	Y	Y	Y	N	Y	Y	Y	SP	SP	N	SP
L. Inn	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	SP	SP	N	SP
M. Hotel or motel	N	N	N	Y	SP	SP	Y	SP	Y	SP	SP	SP	N	SP
N. Club or lodge	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	N	Y	N	SP
O. Scientific accessory uses	SP	SP	SP	Y	Y	Y	Y	Y	Y	SP	N	Y	N	N
P. Retail business (not including any use specifically listed in this table)	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS					
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR

Q. Showroom for building supplies, including plumbing, heating and ventilating equipment	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	N
S. Shop of a carpenter, cabinetmaker, electrician, job printer, painter, paperhanger, plumber, sign painter or upholsterer.	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N
T. Restaurant	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	SP
U. Office building, bank or other monetary institution	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N
V. Salesroom for automobiles, boats, trailers, trucks, machinery or farm implements and their accessories.	N	N	N	N	SP	SP	Y	SP	SP	N	N	SP	N	N
W. Indoor Tennis Facility	N	N	N	N	SP	SP	Y	SP	SP	N	N	SP	N	SP
X. Animal or veterinary hospital	N	N	N	N	N	N	Y	SP	Y	SP	N	Y	N	N
Y. Meeting hall for hire, indoor theatre	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	SP
Z. Health club, swimming pool tennis court, skating rink, bowling alley	N	N	N	N	N	N	Y	SP	Y	SP	N	Y	N	SP
AA. Business Accessory Use subject to Section 440.3	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	N
BB. Commercial kennel	N	N	N	N	N	N	SP	N	SP	N	N	SP	N	N
CC. Fast food establishment	N	N	N	N	SP	SP	SP	N	SP	SP	N	SP	N	N
DD. Temporary outdoor sales approved by Board of Selectmen	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
EE. Registered marijuana dispensary	N	N	N	N	N	N	SP	N	N	N	N	SP	N	N
FF. Microbrewery	N	N	N	N	SP	SP	SP	SP	SP	SP	N	Y	N	N
GG. Marijuana Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N

USE CATEGORY	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				VILLAGE CENTER & NEIGHBORHOOD DISTRICTS					
	R-1	R-2	R-3	RM	GB	HB	C	GVC	GWB	NDTV	NRN	DBP	NRCR	DCR
4. Industrial Uses														
A. Establishment for the sale of lumber or other building supplies, heating fuel, livestock feed, ice, fertilizer, or similar materials stored in bulk on the premises (but not including the storage of used or salvaged materials).	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
B. Establishment for repair of trailers, trucks, machinery or farm implements.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
C. Auto body shop, provided that all work is conducted within a completely enclosed building.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
D. Yard for custom building or repair of boats under one hundred feet in length, boat storage yard.	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	N
E. Storage yard or plant for contractor's equipment, storage garage or trucks, trucking yard or terminal.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
F. Wholesale distribution plant, cold storage plant, material storage yard, or warehouse (but not including the storage of used or salvaged materials or explosives, or the wholesale products, or other inflammables.)	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
G. Soldering or welding shop, shop for light metal fabrication or blacksmith shop, provided that all work is conducted within a completely enclosed building.	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
H. Woodworking mill	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
I. Commercial bakery or dairy products plant	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
J. Light manufacturing	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
K. Use accessory to allowed industrial use	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
L. Large scale ground mounted solar photovoltaic installation and appurtenant structures	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N

NOTE 1. Refer to 580.3 and 580.9 for allowed buildings and associated standards within the Village Center Neighborhoods.

- 6. Boarding or Lodging House, Inn or Bed and Breakfast Establishment
 - 7. Salesroom or stand for the display and sale of agricultural and horticultural products, or commercial greenhouse on lots of less than five acres of land.
- C. An apartment house, garden apartment building or other multiple dwelling for residential use by more than two families.

SECTION 800 - NON CONFORMING STRUCTURES AND USES

810 STRUCTURES AND USES ALREADY IN EXISTENCE

810.1 EXISTING USES AND STRUCTURES

Any lawful structure or any lawful use of land or structure, existing at the effective date of this bylaw or any amendment thereto, subject to the limitations established in Massachusetts General Laws, Chapter 40A, Section 6, as amended, or any construction or operation for which a building permit has been issued prior to the effective date of this bylaw or any amendment thereto may be continued, although not in conformity with the provision thereof, unless or until abandoned or not used for a period of two years or more. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

810.2 ALTERATION OF SINGLE AND TWO FAMILY NONCONFORMING STRUCTURES

The Building Commissioner may permit the repair, alteration, reconstruction, extension or structural change of a lawful, dimensionally nonconforming single or two-family dwelling, or a portion thereof, or accessory structures thereto, provided the proposed repair, alteration, reconstruction, extension or structural change meets the following conditions:

- A. In the case of a building or structure which is nonconforming solely because of insufficient lot frontage or lot area, or both, the proposed repair, alteration, reconstruction, extension or structural change shall meet all dimensional requirements for front, side and rear yard setbacks, and maximum height; provided, that any repair, alteration, reconstruction, extension or structural change which by itself or in the aggregate with other repairs, alterations, reconstructions, extensions or structural changes would increase the gross floor area of the nonconforming single or two family home which existed on the date that the single or two family home became nonconforming by more than 20% may not be permitted by the Building Commissioner pursuant to this paragraph.
- B. In the case of a dimensionally nonconforming building or structure with sufficient lot frontage and lot area, where said building or a portion thereof is nonconforming as to one or more of the dimensional requirements for front, side or rear yard setbacks or maximum height, the proposed repair, alteration, reconstruction, extension or structural change shall meet all dimensional requirements for front, side, or rear yard setbacks or maximum height; provided, that any repair, alteration, reconstruction, extension or structural change which by itself or in the aggregate with other repairs, alterations, reconstructions, extensions or structural changes would increase the gross floor area of the nonconforming single or two family home

which existed on the date that the single or two family home became nonconforming by more than 20% may not be permitted by the Building Commissioner pursuant to this paragraph.

In all other instances of alteration, reconstruction, extension or structural change to single or two family dwellings, the applicant may petition the Board of Appeals for a finding under General Laws Chapter 40A, Section 6 to allow the proposed repair, alteration, reconstruction, extension or structural change.

810.3 NONCONFORMING STRUCTURES OTHER THAN SINGLE AND TWO FAMILY

The Board of Appeals may allow the repair, alteration, reconstruction, extension or structural change of a nonconforming structure other than a single or two family dwelling (or structures accessory thereto) if the board makes a finding that such repair, alteration, reconstruction, extension or structural change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The repair, alteration, reconstruction, extension or structural change of such nonconforming structure so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard setback, shall require the issuance of a variance from the board of appeals.

820 CHANGE OF NONCONFORMING USE

The Board of Appeals may by a finding under General Laws Chapter 40A Section 6 authorize a nonconforming use to be changed to a specified use not substantially different in character, or not substantially more detrimental or injurious to the neighborhood than the existing nonconforming use, subject to the following limitations:

1. If the pre-existing, nonconforming use is located within the Water Resources Protection District, such use may not be changed to a use specifically prohibited by the Use Regulations of the Water Resources Protection District enumerated in Section 510.4.
2. If the pre-existing, nonconforming use is located within the Water Resources Protection District, such use may not be changed to another nonconforming use if the changed use would result in a greater average daily sewage discharge, as determined by Title V, the State Environmental Code, than average daily sewage discharge of the pre-existing use or greater storage, usage or disposal of toxic or hazardous material.

Pre-existing nonconforming uses may be extended or altered provided that there is a finding by the Board of Appeals that the extension or alteration shall not be substantially more detrimental to the neighborhood.

830

REPAIR AND RESTORATION OF NONCONFORMING STRUCTURES AND USES

A non-conforming structure or use damaged or destroyed by accidental causes may be repaired, reconstructed or restored either within the same portion of the lot or within a different portion of the lot provided that doing so renders the structure less non-conforming than previously and used as before, provided that such repair, reconstruction or restoration shall be completed within four years of said accidental damage or destruction; and further

if an application for a finding under General Laws Chapter 40A, Section 6 special permit or building permit necessary for the repair, reconstruction or restoration of the nonconforming building, structure or use has been filed by the third anniversary of such accidental damage or destruction, and if, in the opinion of the Building Commissioner the issuance of said permits is faithfully and continuously pursued, the four year time limit may be extended by the Building Commissioner by the period of time between application for and issuance of all such permits (including all periods of time attributable to litigation involving such permits) or as necessary to allow sufficient time to complete the permitted repair, reconstruction or restoration work in accordance with the Massachusetts Building Code, (provided said building or structure existed or had the right to exist at the time of application in accordance with Section 800 of the bylaw.)

SECTION 900 - ADMINISTRATION

910

PERMITS

910.1 BUILDING PERMITS

It shall be unlawful for any owner or person to erect, construct, reconstruct, convert or alter a structure, or change the use, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving from the Building Commissioner the required permit therefore.

Special permits are not valid until they have been recorded in the Registry of Deeds and/or Land Court as applicable as provided in Massachusetts General Laws Chapter 40A, Section 11. Proof of recording shall be presented to the Building Commissioner.

910.2 OCCUPANCY PERMITS

No premises, and no building erected, altered or in any way changed as to construction or use under a permit or otherwise, shall be occupied or used without an occupancy permit signed by the Building Commissioner, which permit shall not be issued until the premises, structure, and its uses and accessory uses comply in all respects with this bylaw, and if applicable a site plan certificate of completion shall be issued.

920

ENFORCEMENT

920.1 PROCEDURE

The Building Commissioner shall have the duty to enforce this bylaw and may institute appropriate civil or criminal proceedings or both in the fulfillment of such duty. Any person who is aggrieved by an alleged violation may file a written request to the Building



SCITUATE MASSACHUSETTS

Published on *Scituate MA* (<https://www.scituatema.gov>)

[Home](#) > What are the building requirements for a particular zone?

What are the building requirements for a particular zone?

R-1 Zone:

Upland: 40,000 square feet

Frontage: 100 feet (60 feet on a cul-de-sac)

Lot Width: 175 feet (where the dwelling is built)

Setbacks: Street or way 30 feet (or average setback) Side - 15 feet, rear - 30 feet

R-2 Zone:

Upland: 20,000 square feet

Frontage: 100 feet (60 feet on a cul-de-sac)

Lot Width: 125 feet (where the dwelling is built)

Setbacks: Street or way 30 feet (or average setback) Side - 15 feet, rear - 30 feet

R-3 Zone:

Upland: 10,000 square feet

Frontage: 100 feet (60 feet on a cul-de-sac)

Lot Width: 100 feet (where the dwelling is built)

Setbacks: Street or way 30 feet (or average setback) Side - 8 feet, rear - 20 feet

Business Zone:

Frontage: 60 feet

Setbacks: Street or way 30 feet (or average setback) Side - 8 feet, rear - 8 feet

Commercial Zone:

Frontage: 60 feet

Setbacks: Street or way 30 feet (or average setback) Side - 8 feet, rear - 8 feet

There are 43,560 square feet in an acre.

Please refer to the Town of Scituate's Zoning Map to determine what zone your land/dwelling is in.

Source URL: <https://www.scituatema.gov/inspection-department/faq/what-are-the-building-requirements-for-a-particular-zone>



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

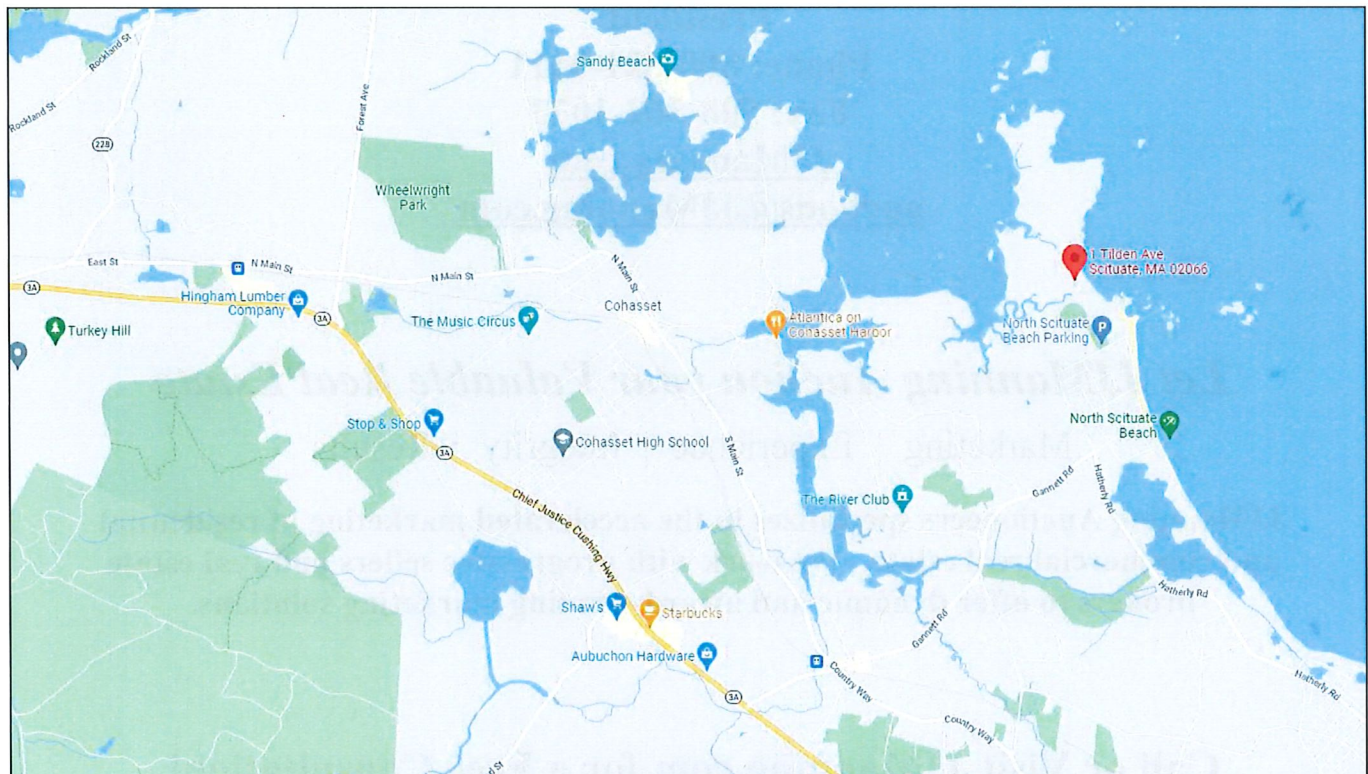
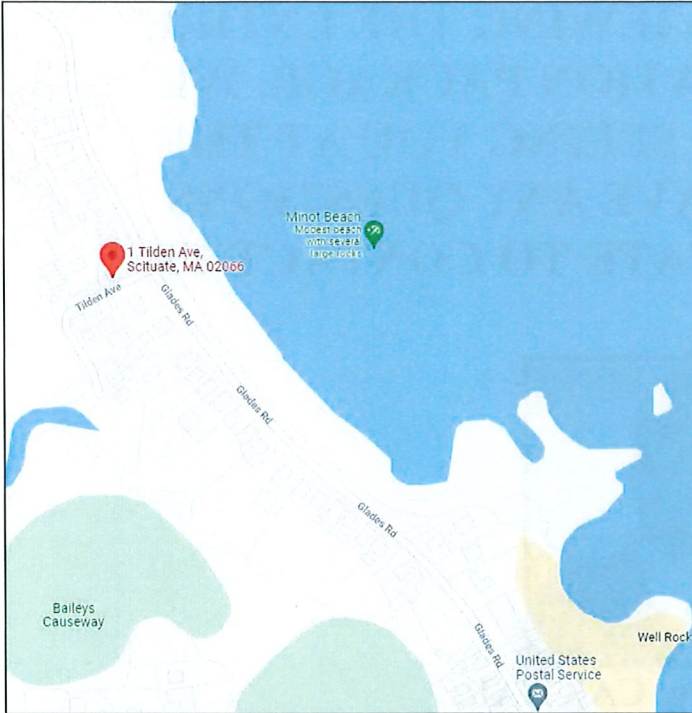
PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**

MAP

1 TILDEN AVE, SCITUATE, MA



JJManning

— AUCTIONEERS —

**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

JJManning.com

auctions@JJManning.com

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!



4. ADVERTISING & MARKETING FROM PAST 3 MUNICIPAL AUCTIONS

AUCTION 3

ABSOLUTE AUCTION

Wednesday, March 30th at 11am On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



Property Tour: Wednesday, March 23 (11am-1pm)



27 Brook St., Scituate, MA
5,000± sf. Former Senior Center
on .5± Acres
Access from Brook St. & First Parish Rd.



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

Town Appraised Value (10/21): \$690,300

RE Tax Assessment: \$652,700

Site Area: .5± acre (21,780± sf.)

Zoning: R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

Paved Parking: Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

Building: 4,994± sf. 1-2 story on slab with decorative roof cupola

1st Fl.: 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

2nd Fl.: 1,652± sf. finished, 192± sf. unfinished

HVAC: Oil-fired hot water heat, central a/c

Utilities: Town water & sewer, gas available at street

Legal Ref.: Plymouth County Bk 241 Pg 167 (1851)

Parcel ID: 50-6-0-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

JJManning
AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

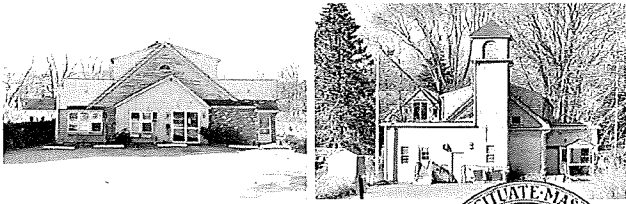
800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1744 • Ref 22-1957

ABSOLUTE AUCTION

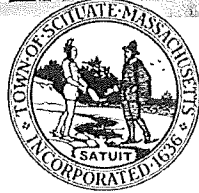


**5,000± sf Former Senior Center
with Ample Parking on .5± Acres
27 Brook St., Scituate, MA**

Selling on Behalf of the Town of Scituate, MA

Wed., March 30 at 11am On-Site

Preview: Wed., March 23 (11am-1pm)



JJ Manning
AUCTIONEERS

Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 22-1957

Patriot Ledger

2 columns x 3 inches



AD SCHEDULE

27 Brook St., Scituate, MA

Absolute Auction: Wednesday, March 30, 2022 11am

Preview: Wednesday, March 23 (11am-1pm)

Newspaper	Run 1	Run 2
Boston Globe	3/13	X
Patriot Ledger	3/12	3/19
Community Newspaper Co. - Abington, Cohasset, Hanover, Marshfield, Norwell, Rockland & Scituate Mariners, Braintree Forum, Hingham Journal & Weymouth News	wk. of 3/14	wk. of 3/21

ABSOLUTE AUCTION

On Behalf of the Town of Scituate, MA



27 Brook St., Scituate, MA
5,000± sf Former Senior Center
with Ample Parking on .5± Acres
Wed., March 30 at 11am On-Site
Preview: Wed., March 23 (11am-1pm)

JJ Manning
AUCTIONEERS



Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 22-1957

Boston Globe

2 columns x 3 inches

ABSOLUTE AUCTION

On Behalf of the Town of Scituate, MA



27 Brook St., Scituate, MA
5,000± sf Former Senior Center
with Ample Parking on .5± Acres

Wednesday, March 30 at 11am On-Site

Preview: Wednesday, March 23 (11am-1pm)



Info, Full Terms & More at:

www.JJManning.com

800.521.0111 MA Co. Lic 3184 • Ref 22-1957

Community Newspaper Co

2 columns x 3 inches

JJ Manning

— AUCTIONEERS —



PROPERTY INFORMATION PACKAGE #22-1957

ABSOLUTE AUCTION

ON BEHALF OF THE TOWN OF SCITUATE, MA

27 BROOK ST., SCITUATE, MA

5,000+/- SF FORMER COUNCIL ON AGING ON .5+/- AC.
Access from Brook St. & First Parish Rd.

WEDNESDAY, MARCH 30 11AM ON-SITE

Preview: Wednesday, March 23 (11am-1pm)

MA Co. Lic. #3184

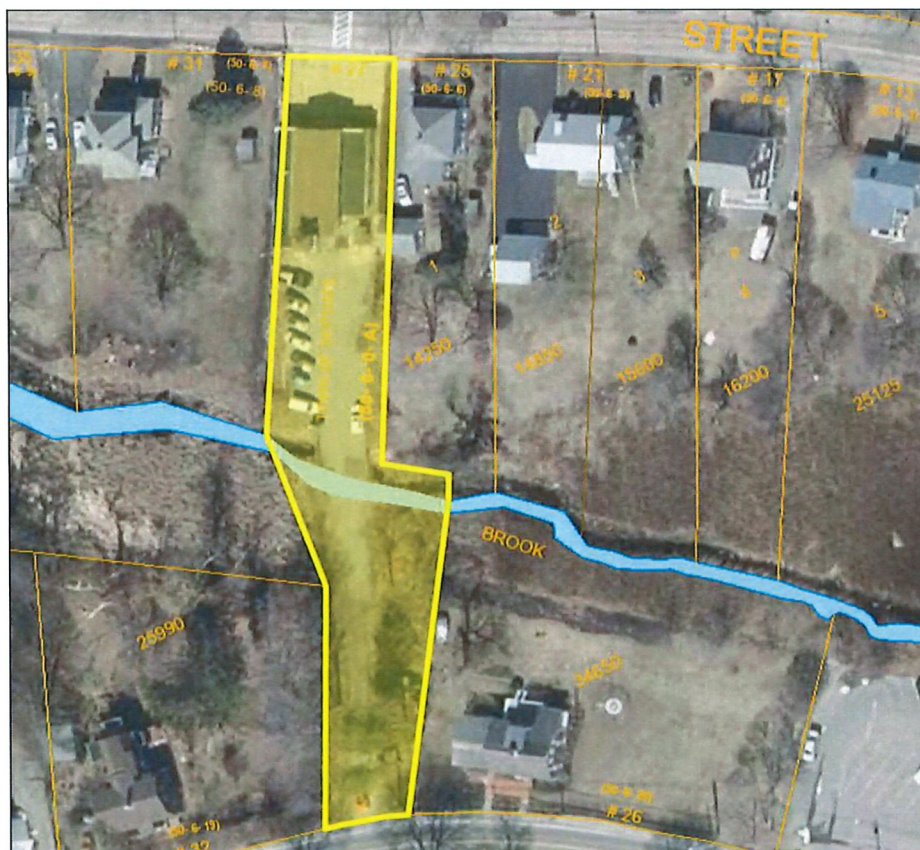


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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

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.



JJManning

AUCTIONEERS

Marketing | Experience | Integrity | Results
Since 1976



February 28, 2022

Dear Prospective Bidder:

On behalf of the Town of Scituate, MA, JJManning Auctioneers is pleased to offer 27 Brook St., Scituate, MA at Absolute Auction where the last and highest bidder will be the winning bidder, regardless of price. This Town owned 5,000+/- sf. former Council on Aging on .5+/- acre has access from both Brook St. & First Parish Rd. Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

The Town of Scituate, MA chose 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 building on .5+/- acre lot 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." There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held, on site, at 11:00am on Wednesday, March 30, 2022. 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 BOTH the \$10,000 certified deposit check made out to yourself plus a personal check. Bring them both with you to the auction. You must show the checks at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

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 AUCTION

ON BEHALF OF THE TOWN OF SCITUATE, MA

Selling to the Highest Bidder, Regardless of Price

27 BROOK ST., SCITUATE, MA

5,000+/- SF FORMER COUNCIL ON AGING ON .5+/- AC.

Access from Brook St. & First Parish Rd.

WEDNESDAY, MARCH 30 11AM ON-SITE

Preview: Wednesday, March 23 (11am-1pm)

MA Co. Lic. #3184

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) minimum must be presented in certified or bank check with the balance of the 10% deposit in the form of a personal check **BOTH DUE** at the auction. 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, April 29, 2022 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of **3.2%** 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 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. The property is being sold subject to a residential use restriction wherein any property use per zoning is to be restricted to a maximum of two residential units.

I. The property is being sold subject to an access easement/agreement granted to the Town for abutting Town owned parcel identified as #50-6-15R.

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



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 3.2% added to the high bid. The total of the high bid plus the 3.2% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 3.2% Buyer's Premium:	\$ 3,200.00

	Contract sales price:	\$103,200.00

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

PURCHASE AND SALE AGREEMENT

This 30th day of March, 2022

1. PARTIES AND MAILING ADDRESSES

The Town of Scituate 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 27 Brook Street, Scituate, Massachusetts, more particularly described as Parcel ID: 50-6-0-A.

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 municipal or personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim 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, including an access easement/agreement granted to the Town for the Town owned parcel identified as #50-6-15R

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 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, April 29, 2022 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.

Buyer's Initials: _____

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 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 hereunder by the BUYER shall be retained by the SELLER as liquidated damages.

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 paid by the BUYER upon the execution of this Agreement 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 Massachusetts 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

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. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

25. RESIDENTIAL USE

Any residential use per existing building and zoning laws to be restricted to a maximum of two units pursuant to a deed restriction that shall be in a form acceptable to Town Counsel and approved by the Scituate Select Board.

26. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION ABSOLUTE SALE wherein all contingencies, warranties, representations, and governmental approvals 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.

Buyer's Initials: _____

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

Town of Scituate, MA, Seller

By:

Buyer

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

Buyer's Attorney (Name)

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

Buyer's Attorney (Firm)

Buyer's Daytime Phone

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

Buyer's Evening Phone

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

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

Key: 9641

Town of SCITUATE - Fiscal Year 2022

10/7/2021

11:14 am

SEQ #. 8,250

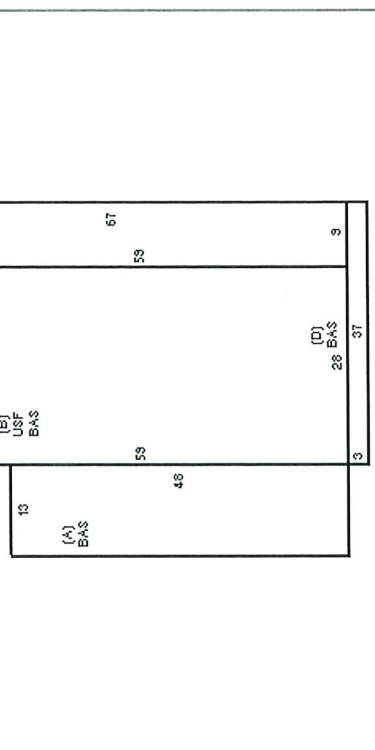
CURRENT OWNER		PARCEL ID		LOCATION	
SCITUATE TOWN OF SENIOR CENTER 600 C J CUSHING HWY SCITUATE, MA 02066		50-6-0-A		27 BROOK ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cstr)
SCITUATE TOWN OF		OS			N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9310	100	IMP-SELECT/CITY CNCL	1	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP
					BY
					1st
					%

CD	T	AC/IS7/UN	Nch	Inf1	Inf2	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,780	C04	1.00	1.00	1.58	1.00	C04	0.85	227,090	227,090

TOTAL	21,780 SF	ZONING	FRNT	88
Ngh	4	N		
Inf1	FACTOR 100	O		
Inf2	PHY 100	T		
		E		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		3,000	2.90	6,100



ASSESSED	CURRENT	PREVIOUS
LAND	227,100	216,300
BUILDING	419,500	411,200
DETACHED	6,100	6,100
OTHER	0	0
TOTAL	652,700	633,600

PHOTO	09/26/2018
BLDG COMMENTS	
TOWN OF SCITUATE SENIOR CENTER	

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2018	TCK
MODEL	5		CIM-5	FOUNDATION	9/26/2018	TCK
STYLE	71	0.60	CLUB/LODGE/HALL [100%]	EXT. COVER	9/26/2018	MR
QUALITY	E	1.50	EXCELLENT [100%]	ROOF SHAPE		
FRAME	1	1.00	WOOD FRAME [100%]	ROOF COVER		

YEAR BLT	1920	SIZE ADJ	1.000	UNITS	ADJ
NET AREA	4,994	DETAIL ADJ	0.611		
\$NLA(RCN)	\$117	OVERALL	1.000		
STORIES					
% HEATED	2				
% AIR COND	100				
% SPRINKLER	100				

S	BAT	T	DESCRIPTION	ADJ	CD	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
+	BAS	L	BASE AREA	1.00	2	SLAB	1,000	1920	119.00	374,847	582,656
B	USF	L	WOOD SHINGLE	1.00	1	EXT. COVER	0.611	1920	119.00	196,586	
E	USU	L	GABLE	1.00	1	ROOF SHAPE	1.000	1920	58.45	11,223	
			ASP/IMP SHIN	1.00	1	ROOF COVER	1.000				
			WWW CARPET	1.00	3	FLOOR COVER	1.000				
			DRYWALL	1.02	2	INT. FINISH	1.000				
			HOT WATER	1.00	2	HEATING/COOL	1.000				
			OIL	1.00	1	FUEL SOURCE	1.000				

EFF. YR/AGE	1985 / 35
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$419,500



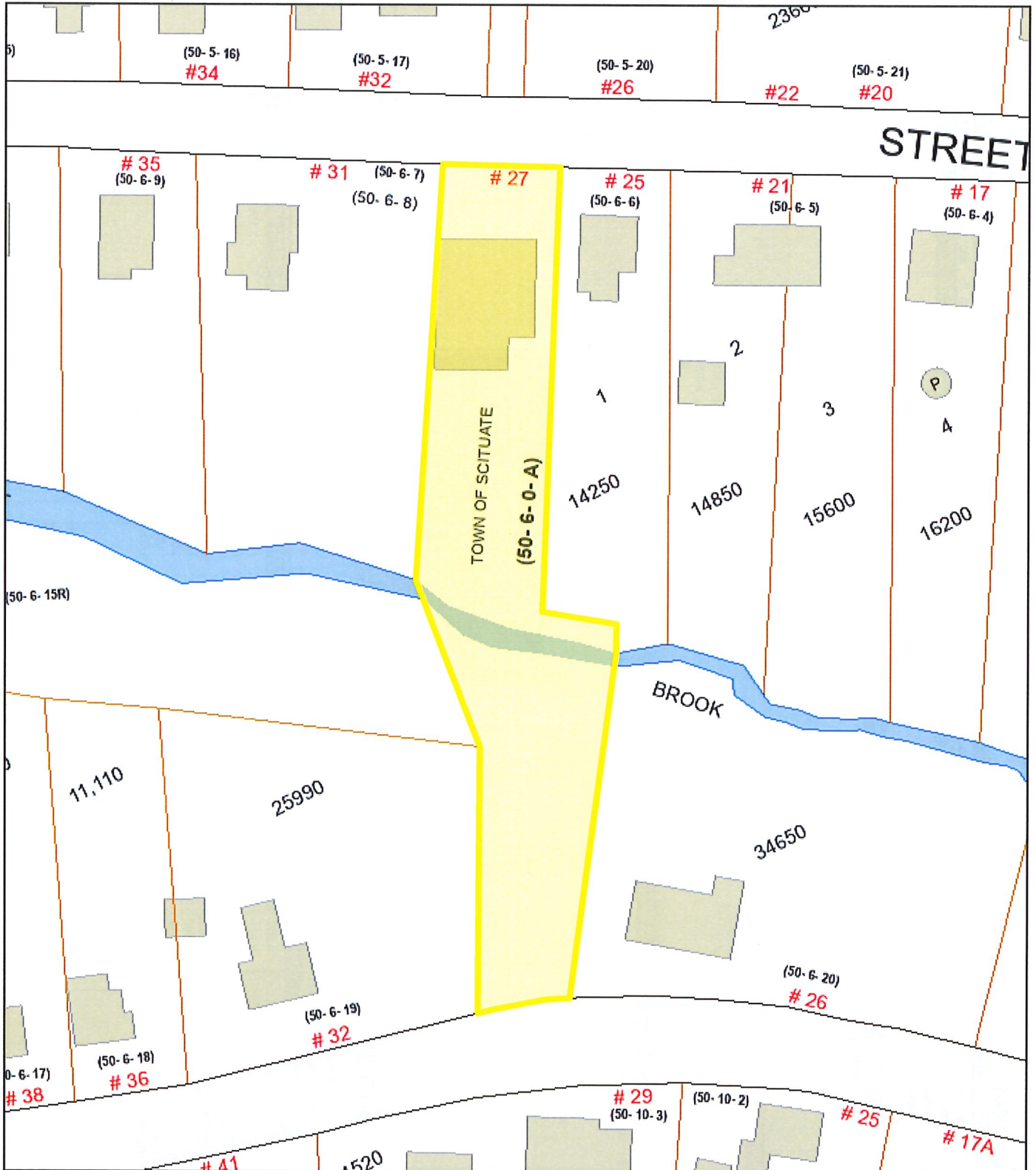
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

February 10, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Aerial GIS - 27 Brook St

Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

February 10, 2022



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GIS Zoning - 27 Brook St

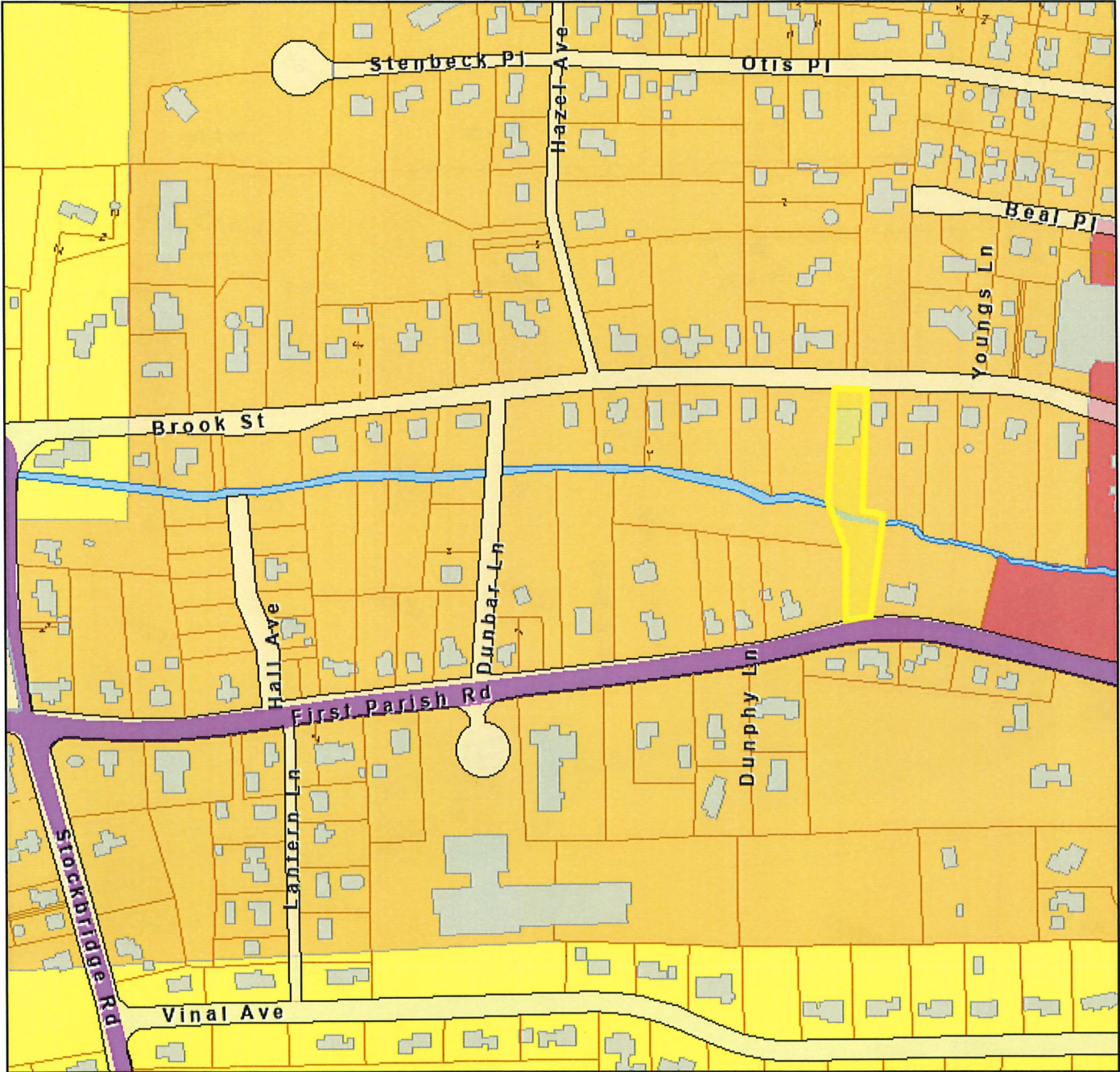
Scituate, MA

1 inch = 279 Feet



www.cai-tech.com

February 22, 2022



	R-2		Water-poly		Right of Ways		Property Line
	R-3		Property Hook		Building		Public Road
	Business Zone		RoadNotPar		Common Line		PWater
	Scenic Road		Tract Line		PWater		

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GIS Wetlands - 27 Brook St

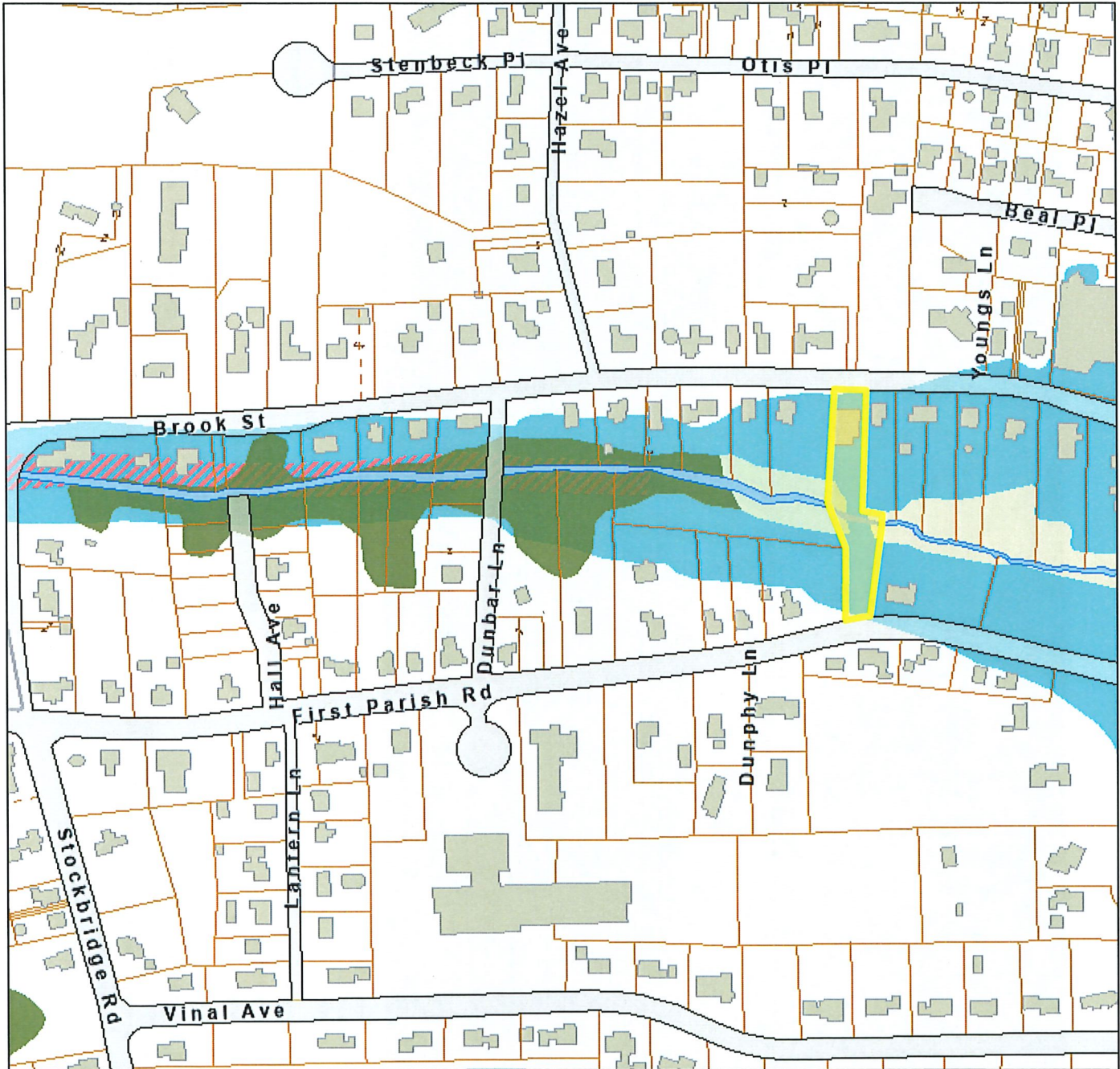
Scituate, MA

1 inch = 279 Feet



www.cai-tech.com

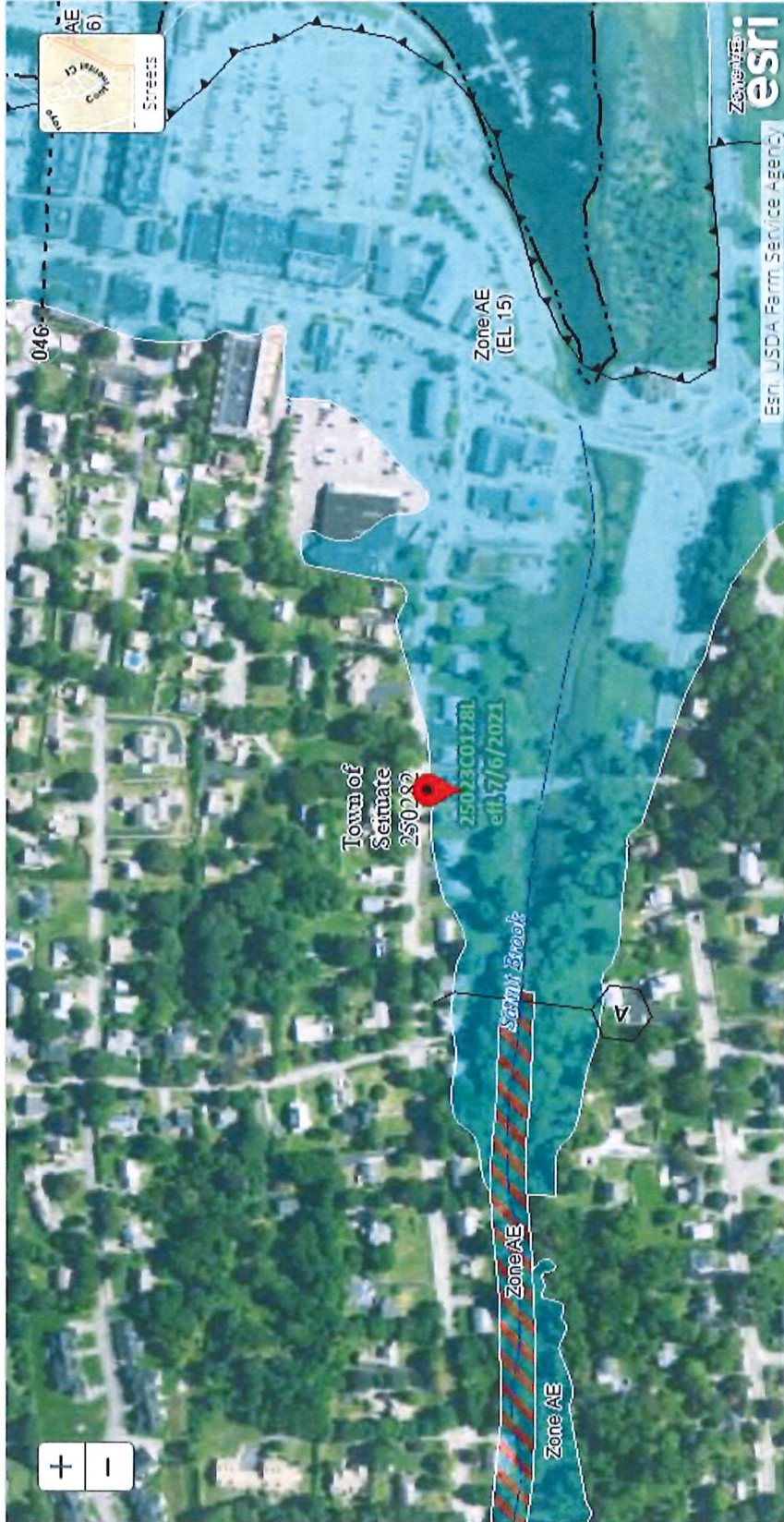
February 22, 2022



	AE: 1% Annual Chance of Flooding, with BFE		Water-poly		Building
	AE: Regulatory Floodway		Property Hook		Common Line
	Marsh/Bog		RoadNotPar		PWater
	Wooded marsh		Tract Line		Property Line
	Salt Marsh		Right of Ways		Public Road

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FEMA FLOOD MAP EXCERPT



20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transsect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transsect Baseline

Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

GENERAL STRUCTURES

Without Base Flood Elevation (BFE) - Zone AE, AD, AH, VE, AR

With BFE or Depth - Regulatory Floodway Zone AE, AD, AH, VE, AR

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

SPECIAL FLOOD HAZARD AREAS

OTHER AREAS OF FLOOD HAZARD

Approximate location based on user input and does not represent an authoritative property location

Selected Flood/Map Boundary

Digital Data Available

No Digital Data Available

Unmapped

Area of Minimal Flood Hazard. Zone X

Effective LOMRS

Area of Undetermined Flood Hazard. Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

PIN

MAP PANELS

OTHER AREAS

BROOK ST. FIRE STATION
27 Brook Street

Before the old Jenkins and Hatherly Elementary Schools were built in the early 1900's (Jenkins School was dedicated on 9/13/1902 and opened on 9/15/1902) there were at least (7) ten primary schools scattered around town.

The Brook St. Fire Station was built to serve as one of these primary schoolhouses - Harbor District #1. All the schoolhouses were constructed in much the same manner and a number remain today as private homes. A picture of the original Brook St. Schoolhouse may be found at the Peirce Branch Library in a scrapbook compiled by Lillian Finnie (p.23). In the same scrapbook there is a picture of the Brook St. Fire Station (p.38) with the comment that the "center part was the old Brook St. school".

We do not have the exact date of construction, but it was being used as a school in 1852. [Scituate Town Report 3/1/1852 - 3/5/1853]

The following items were noted in various records and books in the Archives:

Town Meeting 3/1/1852. Voted to allow School District #1 (or any other District) to put a cupala on their Schoolhouse at their own expense. [c-10 p.99]

3/3/1890 \$50. was paid to grade and drain the Brook St. Schoolhouse yard. [c-11 p.204]

The Brook St. property was being used as a fire house (Hose #1) by 1917.

Annual Town Meeting 3/1/1937. Article 37. Voted to remodel the Brook St. Fire Station. [c-14 p.57]

Special Town Meeting 9/27/1937. Transfer of funds to remodel and enlarge Brook St. Station (also known as Engine One House) to house aerial Ladder truck. [c-14 p.67]

Richard Levangie filed a bill for services in remodeling Fire Station 3/16/1938. [s-111 p.3]

[Refer to Volumes]
Held at the
Town Archives

25

When Rec'd.	GRANTEES.	GRANTORS.	Book.	Page.
	<i>Scituate</i>			
	<i>Store of</i>	<i>for Elijah Whitman</i>	<i>70</i>	<i>17</i>
	<i>Upper Society</i>	<i>Anthony James</i>	<i>8</i>	<i>158</i>
	<i>West Meeting-house</i>	<i>Elijah Barrett</i>	<i>73</i>	<i>245</i>

60

Classified Grantee's Index.

Date of Receipt	Grantee	Grantor	Book	Page	Town where the Land is
	<i>Scituate</i>	<i>Scituate</i>			
<i>1821</i>	<i>Store of</i>	<i>for Elijah Whitman</i>	<i>177</i>	<i>203</i>	<i>Scituate.</i>
<i>1835</i>	<i>same</i>	<i>Stellar Davis</i>	<i>182</i>	<i>1</i>	<i>Scituate.</i>
<i>1837</i>	<i>same</i>	<i>William Young</i>	<i>187</i>	<i>172</i>	<i>Scituate.</i>
<i>1837</i>	<i>same</i>	<i>Eberazer Hunt</i>	<i>188</i>	<i>167</i>	<i>Scituate.</i>
<i>1838</i>	<i>same</i>	<i>Alvander Young</i>	<i>176</i>	<i>116</i>	<i>Scituate.</i>
<i>1846</i>	<i>same</i>	<i>Marjoh Cooksey</i>	<i>216</i>	<i>229</i>	<i>Scituate.</i>
<i>1849</i>	<i>same</i>	<i>James Cardwell</i>	<i>201</i>	<i>77</i>	<i>Scituate.</i>
<i>1851</i>	<i>same</i>	<i>Howard Hunt</i>	<i>211</i>	<i>87</i>	<i>Scituate.</i>
<i>1851</i>	<i>same</i>	<i>Apolly Curtis</i>	<i>211</i>	<i>117</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>Edw. S. Spaulding</i>	<i>253</i>	<i>76</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>John W. Davis</i>	<i>253</i>	<i>77</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>Henry Cross</i>	<i>253</i>	<i>77</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>Benjamin Cross</i>	<i>253</i>	<i>77</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>James Leonard</i>	<i>253</i>	<i>83</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>Joseph Samuel</i>	<i>253</i>	<i>83</i>	<i>Scituate.</i>
<i>1853</i>	<i>same</i>	<i>Calvin B. Bates</i>	<i>292</i>	<i>297</i>	<i>Scituate.</i>
<i>1854</i>	<i>same</i>	<i>James W. Kitchfield</i>	<i>292</i>	<i>297</i>	<i>Scituate.</i>
<i>1856</i>	<i>same</i>	<i>Arthur Kitchfield</i>	<i>297</i>	<i>91</i>	<i>Scituate.</i>
<i>1857</i>	<i>same</i>	<i>Enos C. Bates</i>	<i>298</i>	<i>110</i>	<i>Scituate.</i>

said Nahum Packard, a certain lot of land with the buildings thereon standing, situated in North Bridgewater; Bounded; beginning at the Southeast corner of Elias Packard's land on the road leading from my house to Agemon P. Silvester's thence North seven degrees West in the line of said Elias's land, twelve rods eight links to a stake, thence East one degree & a quarter North, thirteen rods to a stake at the new road; thence Southerly by the Westerly side of a new road, twelve rods eight links to a corner of the road; thence Westerly by the road first above mentioned, thirteen rods to the corner first mentioned containing one acre more or less.

To Have and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Nahum Packard his heirs and assigns to his and their use and behoof forever. And I the said Perez Southworth for myself and my heirs, executors and administrators, do covenant with the said Nahum Packard his heirs and assigns, that I am lawfully seized in fee simple of the above granted premises, that they are free from all incumbrances. That I have good right to sell and convey the same to the said Nahum Packard his heirs and assigns forever as aforesaid and that I will, and my heirs, executors, and administrators, shall warrant and defend the same to the said Nahum Packard his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the said Perez Southworth & I Betsey wife of said Perez, hereby relinquishing my right of Dower in the premises have hereunto set our hands and seals this twentieth day of December in the year of our Lord one thousand eight hundred and fifty.

Signed sealed and delivered in presence Perez Southworth (Seal)
 of Jesse Perkins Betsey B Southworth (Seal)

Plymouth 20 Decr 20, 1850. Then personally appeared the above named Perez Southworth and acknowledged the above instrument to be his free Act and Deed; Before me Jesse Perkins Justice of the Peace Received January 8th 1851 & Recorded Wm. S. Russell Register.

Know all men by these presents That I Howard White of Scituate ^{White} County of Plymouth State of Massachusetts Yeoman in consideration of eighty Dollars paid by the Town of Scituate in said County the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Town of Scituate a certain piece or parcel of land being and lying in said Scituate, and bounded as follows, Beginning at the South West corner of Polly Curtis's land, and South East corner of my field on the Northernly side of the highway leading from Samuel Browns to my land and running North eighty two degrees

East, in line of said Highway one rod to a stake, thence North twenty and one fourth degrees East in line with my land, thirteen rods and eighteen links to a stake, thence South sixty nine and three fourth degrees East in a line with my land three rods to a stake in Polly Curtis land, thence South twenty eight and a half degrees West in said Polly's line thirteen rods and sixteen links to the first bounds containing twenty six and $7\frac{1}{2}/100$ Rods of land. -

To Have and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Town of Scituate & its Inhabitants thereof, and their heirs and assigns to their use and behoof forever. And I the said Howard White for myself and my heirs executors and administrators do covenant with the said Town of Scituate and the Inhabitants thereof, heirs and assigns that as lawfully seized in fee simple of the afore granted premises, that they are free from all incumbrances. That I have good right to sell and convey the same to the said Town of Scituate heirs and assigns forever as aforesaid; and that I will and my heirs, executors and administrators shall Warrant (and Defend the same to the said Town of Scituate and Inhabitants (and assigns forever against the lawful claims and demands of all persons.

In witness whereof, I the said Howard White and Rachel White my wife who hereby for the considerations aforesaid, releases her right of Dower in the premises above described, have hereunto set our hands and seal this sixteenth day of January in the year of our Lord one thousand eight hundred and fifty one
Signed sealed and delivered in presence Howard White (Seal)
of John Beal Rachel White (Seal)

Plymouth Co Scituate, January 16th 1851 Then personally appeared the above named Howard White and acknowledged the above instrument to be his free act and deed; before me.

John Beal Justice of the Peace
Received, January 18th 1851 & Recorded Wm S. Russell Register

White
to
Vinal

I know all more by these presents that I Howard White of Scituate County of Plymouth State of Massachusetts German In consideration of Seven hundred Dollars paid by Henry H. Vinal of Scituate, County and State aforesaid Mariner the receipt whereof is hereby acknowledged do hereby give grant, bargain, sell and convey unto the said Henry Vinal his heirs and assigns forever about thirteen acres of field and pasture land, with the buildings thereon standing lying and being in Scituate aforesaid near the Harbor & is the same whereon I now reside, Bounded Southerly by the highway leading from Henry Demons to the Harbor, Westerly by my

or administrators, shall pay unto the said Hollingsworth his heirs, executors administrators or assigns, the sum of Two hundred dollars in three years from date with interest then this deed, as also a Note bearing even date with these presents whereby I am to pay to the said Hollingsworth the said sum and interest at the time aforesaid, shall both be absolutely void to all intents and purposes.

In witness whereof, I the said Joseph C Doane and Susannah Doane wife of said Joseph who hereby releases all right of Dower in the premises have hereunto set our hands and seals this eleventh day of March in the year of our Lord one thousand eight hundred and fifty one.
Executed and delivered in presence of
Geo W. Standish Joseph C Doane (Seal)

Plymouth Co Plymouth March 11 1851. Then personally appeared the within named Joseph C Doane and acknowledged the within instrument to be his free act and deed, before me Geo W Standish Justice of the Peace.
Received March 11 1851 Recorded Wm S. Russell Register

Curtis
to
Town of
Pittuate

Know all men by these presents that Polly Curtis of Pittuate, County of Plymouth State of Massachusetts single woman in consideration of Thirty five Dollars paid by the Inhabitants of the Town of Pittuate in the County and State aforesaid the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Town of Pittuate and the Inhabitants thereof forever a certain piece of land, lying in the said Pittuate, bounded as follows, beginning at the Southwest corner of ^{my pasture and pasture} the land that the town recently purchased of Howard and White for a school house lot (in part) on the Northernly side of the highway leading from Samuel Browns to the said Whites, and running North twenty eight and half degrees East in a line of the land recently purchased by the said Town of the said Howard for a School lot (in part) thirteen rods and sixteen links to a stake in the North East corner of said School house lot, thence South, twenty and one fourth degrees West in said Polly's line twelve rods twenty three and half a links to the highway thence North eighty five and a half degrees West by the said Hugh two rods, two and half links to the first mentioned ^{boundary} containing thirteen and 28/100 rods of my land, which makes (with what the town purchased of Howard White) the present School House lot for District No nine.

Do Have and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said town of Pittuate and their heirs and assigns, to their use and behoof forever. And I the said Polly Curtis do for myself and my heirs executors and administrators do covenant with the said Town of Pittuate their heirs and assigns, that I am lawfully seized in fee simple of the afore granted premises, that they

are free from all incumbrances. That I have good right to sell and convey the same to the said Town of Pittsate their heirs and assigns forever as aforesaid; and that I will and my heirs, executors and administrators shall Warrant and Defend the same to the said Town of Pittsate their heirs and assigns forever, against the lawful claims and demands of all persons. —

In witness whereof, I the said Polly Curtis have hereunto set my hand and seal this twenty second day of January in the year of our Lord one thousand eight hundred and fifty one. —

Signed, sealed and delivered in presence of, Polly ^{then} Curtis (Seal)
mark

John Beal

Dorchester, January 22^d. 1851 Then personally appeared the above named Polly Curtis and acknowledged the above instrument to be her free Act and Deed; —

Before me John Beal Justice of the Peace
Received March 11th 1851 & Recorded Mrs J. Russell Agent

I know all men by these presents, That I Elijah Souther, Jun^r of Hauls Souther, Jr
in the County of Plymouth Shipwright, in consideration of Five hundred to
^{dollars} to me paid by James Price of Hingham in the County of Plymouth Price
Cordwainer, for and on account of his wife Rebecca Price the receipt
whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell, and
convey unto the said Rebecca Price her heirs and assigns forever a piece of
land with a dwelling house thereon, situated on Beavitt Street in said
Hingham, bounded as follows, commencing at the North Easterly corner
on Beavitt Street thence running South 27° 15' West three rods and four
tenths of a rod bounding Easterly on land of the heirs of Daniel Souther,
thence North 15° West, three rods and fifty five one hundredths of a rod
to land of Benjamin Souther bounding Southerly on Elijah Souther's land
thence North 26° East four rods and five one hundredths of a rod bound
ing Westerly on land of Benjamin Souther thence on Beavitt Street three
rods and six tenths of a rod to the point started from "always reserving
to Elijah Souther; and, legal representatives the right of passing and repas
sing from Beavitt Street across the above granted premises (to his) and
adjoining on the South side, with loaded teams and otherwise for the
purpose of cultivating and improving (his) said land with all the rights
privileges and appurtenances to the premises belonging. —
To Have and to Hold; the afore granted premises, with the privileges and
appurtenances thereto belonging to her the said Rebecca Price her heirs and
assigns, to her and their use and behoof forever. And I the said Elijah
Souther Jun^r for myself and my heirs, executors and administrators, do cove
nant with the said James Price & Rebecca Price her heirs and assigns,
that I am lawfully seized in fee of the afore granted premises, that they are
free of all incumbrances, except the right of way aforesaid. That I have

ABSOLUTE AUCTION

Wednesday, March 30th at 11am On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



Property Tour: Wednesday, March 23 (11am-1pm)



27 Brook St., Scituate, MA
5,000± sf. Former Senior Center
on .5± Acres
Access from Brook St. & First Parish Rd.



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

Town Appraised Value (10/21): \$690,300

RE Tax Assessment: \$652,700

Site Area: .5± acre (21,780± sf.)

Zoning: R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

Paved Parking: Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

Building: 4,994± sf. 1-2 story on slab with decorative roof cupola

1st Fl.: 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

2nd Fl.: 1,652± sf. finished, 192± sf. unfinished

HVAC: Oil-fired hot water heat, central a/c

Utilities: Town water & sewer, gas available at street

Legal Ref.: Plymouth County Bk 241 Pg 167 (1851)

Parcel ID: 50-6-0-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

JJManning
AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1744 • Ref 22-1957

PROPERTY INFORMATION

27 BROOK ST., SCITUATE, MA

ABSOLUTE AUCTION

Selling to the Highest Bidder, Regardless of Price

Wednesday, March 30 at 11am On-site

Surplus Property to be Sold on Behalf of the Town of Scituate

5,000+/- sf. Former Council on Aging on .5+/- Acres

Access from Brook St. & First Parish Rd.

Property Tour: Wednesday, March 23 (11am-1pm)

Starting as the Brook's Street Schoolhouse in 1852, the property was repurposed as the Harbor District #1 Fire Station by 1917 with side sections added around 1937 & later interior updates. The property was most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center at the site of the former Gates School. The back parking lot entry is across Satuit Brook culvert which runs the width of the property.

TOWN APPRAISED VALUE (10/21): \$690,300

RE TAX ASSESSMENT: \$652,700

SITE AREA: .5+/- acre (21,780+/- sf.)

FRONTAGE: 110+/- ft. with 60+/- ft. on Brook St. & 50+/- ft. on First Parish Rd. per Town estimates

ZONING: R-3, mostly in Watershed Protection District & FEMA Flood Zone with any potential residential use or development per zoning to be restricted to a maximum of 2 units per Town Select Board

DEVELOPMENT RESTRICTION: Any residential use per existing building and zoning laws to be restricted to a maximum of two units pursuant to a deed restriction that shall be in a form acceptable to Town Counsel and approved by the Scituate Select Board.

ACCESS EASEMENT: The property will be sold subject to an access easement granted to the Town for the Town owned neighboring .75+/- acre conservation parcel identified as #50-6-15R.

PAVED PARKING: 5+/- spaces includes 2 handicap in front, 10+/- spaces in larger back lot accessible off First Parish Rd. only

NET BUILDING AREA: 4,994+/- sf.

DESIGN: 1-2 story on slab

EXTERIOR WALLS: Wood shingle, some brick

ROOF: Asphalt shingle adorned with a decorative wood cupola

GUTTERS: Yes

with decorative roof cupola

1ST FL.: 3,150+/- sf. open layout minimally built out with 3 offices (by non-loadbearing wall), 2 restrooms, kitchen & foyer

2ND FL.: 1,652+/- sf. finished, 192+/- sf. unfinished

HVAC: First floor only with oil-fired forced hot air & central a/c, 2 hot air furnaces, 30-gal. hot water tank, commercial gas stove

UTILITIES: Town water & sewer, gas available at street

RE TAX RATE (2022): \$12.62

RE TAXES (2022): \$8,237.07

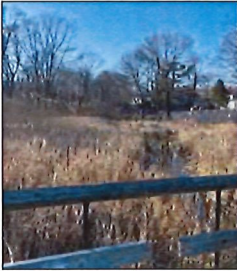
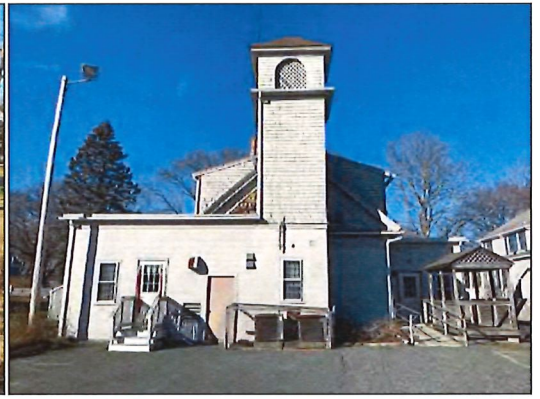
LEGAL REF.: Plymouth County Bk 241 Pg 167 (1851)

PARCEL ID: 50-6-0-A

PHOTO GALLERY

27 BROOK ST., SCITUATE, MA





MEMO

TO: Jennifer Lubaczewski, Scituate Council on Aging

FROM: Neil F. Duggan, Building Commissioner/ZEO

DATE: December 30, 1998

RE: Inspection of 27 Brook Street

On December 14, 1998, I inspected the second floor framing system in the Scituate Senior Center. It appears that the original steel carrying beams and wooden floor joists were not altered when the building was converted from a Fire Station to the Senior Center. The existing use of the second floor for light storage may continue.

Please be advised however, that any change of use involving the second floor or concentrated storage of heavy items will not be allowed until a structural engineer has determined the exact loading capacity of the second floor framing system. In addition, the existing egress stairwell is inadequate if the use of the second floor is changed or intensified.

cc: Richard Agnew, Town Administrator

TOWN OF SCITUATE
SELECT BOARD



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone (781) 545-8740
Fax (781) 545-8704

To Whom It May Concern:

At the February 15, 2022 Select Board meeting, the Board voted the following regarding the property at 27 Brook Street, Scituate, MA:

Residential density restrictions: Move that the Select Board declare the property at 27 Brook Street (old Council on Aging) as surplus and further to authorize its disposition by public auction with the restriction that any residential development of the property include no more than two units. Further that said restriction be included in all offering documents, announced at the auction, reflected in the purchase and sale agreement and included in the deed to the successful bidder.

Motion by Mr. Vegnani second by Mr. Goodrich Ms. Curran against Motion passes (4-1)





Roll Call Vote:

Ms. Connolly - yes
Ms. Canfield - yes
Mr. Goodrich - yes
Ms. Curran - no
Mr. Vegnani - yes

If you have any questions please contact the Select Board office.

Lorraine Devin

Executive Assistant
Select Board/Town Administrator Office
Town of Scituate

 [781-545-8740](tel:781-545-8740)
 ldevin@scituatema.gov
 www.scituatema.gov
 600 Chief Justice Cushing Highway, Scituate, MA 02066





27 Brook Street, Scituate, MA is to be sold with an access easement to abutting
Town owned conservation parcel 50-6-15R shown below.

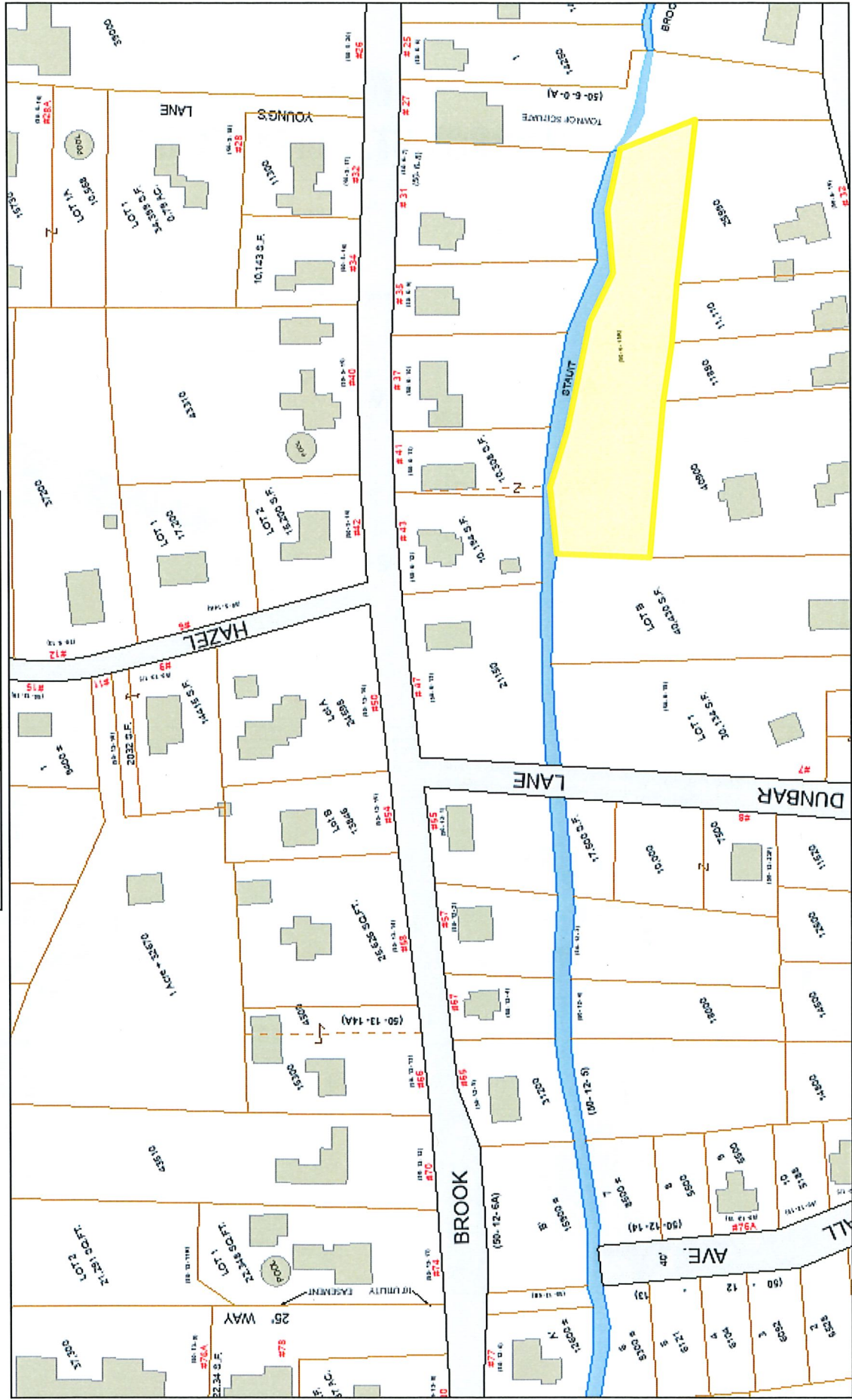
Scituate, MA

February 16, 2022

1 inch = 139 Feet



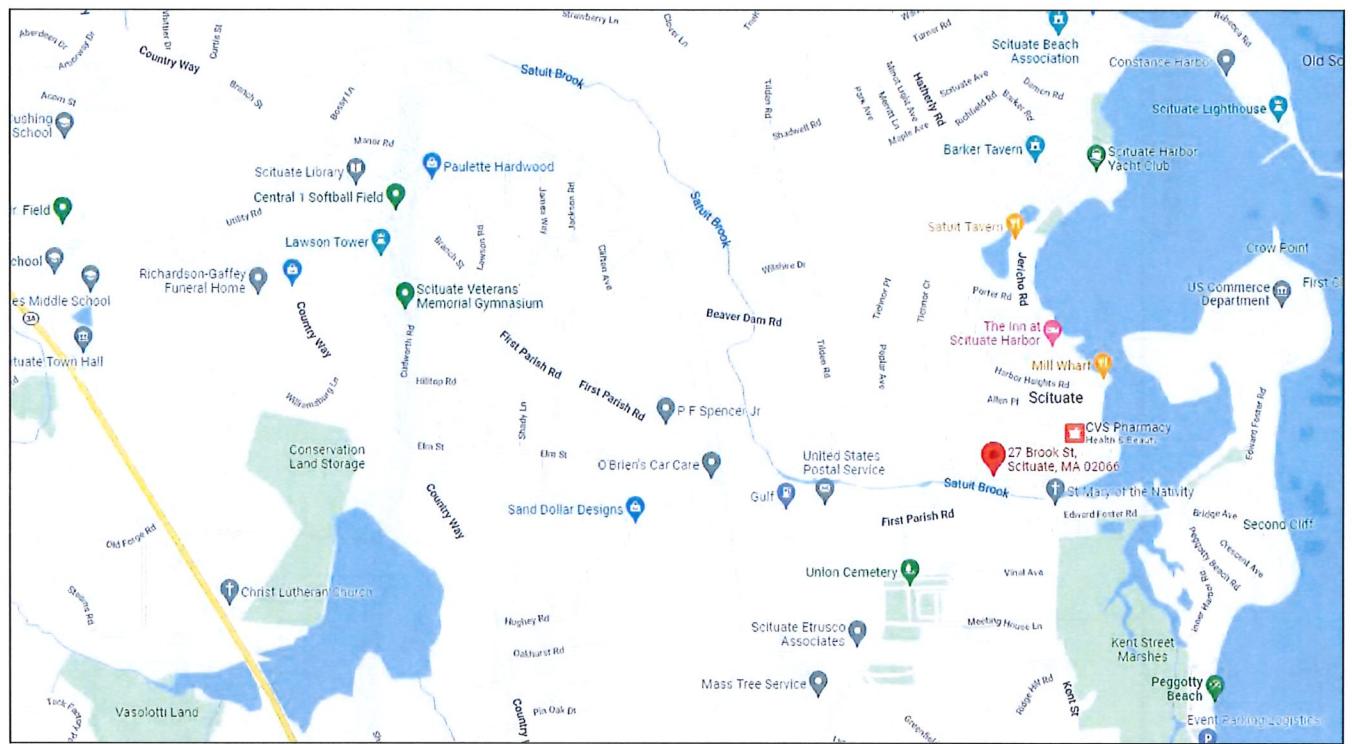
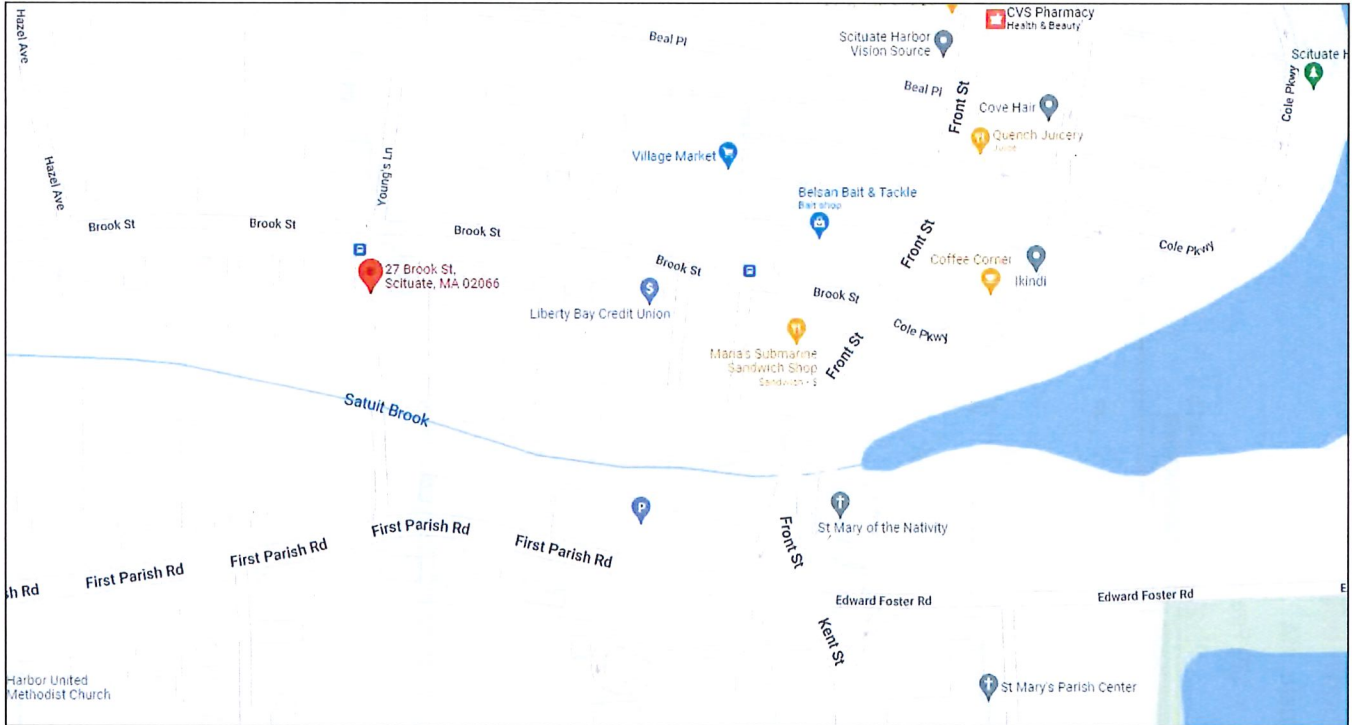
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

MAP

27 BROOK ST., SCITUATE, MA





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

JJManning.com

auctions@JJManning.com

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

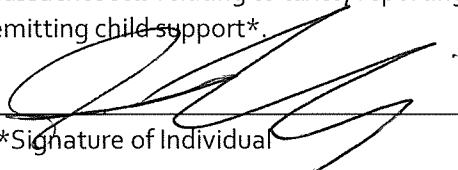
JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!


ATTACHMENT C:
CERTIFICATIONS Page 2 of 3

TAX CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, the undersigned, acting on behalf of the Contractor, certifies under the penalties of perjury that the Contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support*.


**Signature of Individual

04-2643404
***Contractor's Social Security Number
Or Corporate Contractor Federal
Identification Number

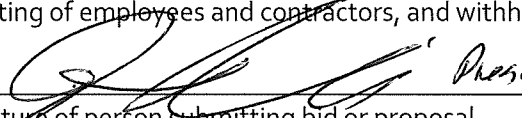
By:  Pres
Corporate Officer
(Mandatory, if applicable)

Date: 3/31/22

NAME OF CONTRACTOR: JJ Manning Auctioneers

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

 Pres.
Signature of person submitting bid or proposal

JJ Manning Auctioneers
Name of business

179 Route 6A, Yarmouthport, MA 02675
Principal Place of Business

800-521-0111
Phone/Fax

3/31/22
Date

ATTACHMENT C:
CERTIFICATIONS Page 3 of 3

CERTIFICATE OF AUTHORITY

CERTIFICATE OF AUTHORITY
(For Corporations/LLC's/LLP's/Entities Only)

At a duly authorized meeting of the Board of Directors/Members/Partners of the JJ Manning Auctioneers (Name of Entity) held on 3/31/22 (Date) at which all the Directors/Members/Partners were present or waived notice, it was voted that Justin J. Manning (Name) the President (Officer/Title) of this company be and he hereby is authorized to execute contracts and bonds in the name and behalf of said company, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this company's name on its behalf of such President (Officer) under seal of the company, shall be valid and binding upon this company.

A TRUE COPY,
ATTEST:

[Signature]
(Signature/Title)

Place of
Business:

179 Route 6A
Yarmouthport, MA 02675

I hereby certify that I am the President (Title) of the JJ Manning Auctioneers (Name of Corporation) that Justin J. Manning (Officer, Name) is duly elected President (Title) of said company, and the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

[Signature] Pres.
(Signature/Title)

Justin J. Manning, President
(Typed Name/Title)

3/31/22
(Date)

Subscribed and sworn to before me (Corporate Seal)
If applicable (i.e., not necessary for sole proprietorships or partnerships)

this 31 day of March, 2022

[Signature] (Notary Seal)
Notary Public

My Commission Expires January 22, 2027



ATTACHMENT D

REFERENCES





AUCTION REFERENCES

1) Jacqueline Boudreau, CMMT, CMMC
Treasurer/Collector
Town of Mansfield, MA
6 Park Row
Mansfield, MA 02048
Phone: (508) 851-6425
Fax: (508) 851-6474
jboudreau@mansfieldma.com

2) Gregory W. Barnes
Director of Budget & Finance / Treasurer
Town of Dartmouth, MA
400 Slocum Road
Dartmouth, MA 02747
(P) 508-910-1802
gbarnes@town.dartmouth.ma.us

3) Blair Bailey, Esq.
City Attorney
City of New Bedford, MA
City Hall
New Bedford, MA
Tel: 508-979-1429
Blair.Bailey@newbedford-ma.gov

4) Anne Kakley
Administrative Assistant
Town of Fairhaven, MA
Selectmen's Office
40 Center Street
Fairhaven, MA 02719
Tel: 508-979-4023 Ext. 101
akakley@Fairhaven-MA.gov

5) Philip Magnuson
Records and Evidence Officer
Town of Yarmouth, MA
Yarmouth Police Department
Phone: 508-775-0445 ext. 2136
pmagnuson@yarmouth.ma.us

6) Bill Jennings
Town Treasurer/Collector
Town of Sandwich, MA
130 Main St.,
Sandwich, MA 02563
(508) 888-02563
wjennings@townofsandwich.net

7) Richard A. Lavoie
Director, Rural Housing Programs
USDA – Rural Development
MA/CT/RI
15 Cranberry Highway
West Wareham, MA 02576
Tel: (413) 253-4328
Rich.Lavoie@ma.usda.gov
Agency Cell: (857) 321-2699

8) Robert Cohen
Cohen Partners
(formerly dep director of **DCAMM and MassDOT**)
101 Tremont St STE 311, Boston, MA 02108
Tel: (617) 451-1114
E-mail: rnc@cohenpartners.net

9) Jessica Thomas CMMT
Treasurer/Collector
Town of Freetown
3 No. Main St/PO Box 438
Assonet, MA 02702
Tel: 508-644-2202 x1602
Email: jthomas@freetownma.gov

10) Nancy Holt
Finance Director
Town of Scituate, MA
Town Hall, Route 3A
Scituate, MA
Tel: 781-545-8811
Email: nholt@scituatema.gov

**ATTACHMENT E
SIMILAR AUCTIONS PERFORMED**



Please see the relevant section of Attachment A.

ATTACHMENT F
STAFF DESCRIPTION





MUNICIPAL RESUME OF COMPANY PRESIDENT

**JUSTIN J. MANNING, CAI, AARE
PRESIDENT/CFO**



Justin J. Manning joined the family firm fulltime in 1993 after graduating with a degree in Marketing from Babson College. Justin has served as lead auctioneer, Chief Financial Officer and Director of Marketing in his tenure. He has managed many of the firm's 16,000+ successful real estate auctions during his 27+ year career. Justin's largest transaction was the successful auction sale of Burlington Woods in Burlington, MA for \$33,000,000 to the Davis Cos. He is licensed to sell real estate conventionally but focuses on the auction method of sale of both commercial & residential properties. JJManning Auctioneers specializes in the auction sale of commercial properties, estates, unique & "trophy" residential real estate, condo & apartment complexes, subdivisions, hotels & motels, golf courses, shopping centers, & land. Justin's company motto is: "Hard-Hitting Marketing & Results with Integrity!" JJManning Auctioneers was voted "BEST AUCTIONEER" by Banker & Tradesman in 2013, 2015, 2016, 2017, 2018, 2019, 2020 & 2021 as well as "BEST REAL ESTATE AUCTIONEER" by the readership of Lawyers Weekly in 2017, 2018, 2019 & 2020.

EDUCATION & DESIGNATIONS

Babson College, B.S., Marketing
Choate Rosemary Hall Prep, Wallingford, CT
Certified, Auctioneers Institute (CAI)
Accredited Auctioneer, Real Estate (AARE)
U.S. Bankruptcy Court – Real Estate Auction Expert
Massachusetts Notary Public

LICENSES

Licensed Auctioneer: Massachusetts, Rhode Island, New Hampshire, Florida
Licensed Real Estate Broker: Massachusetts, Connecticut, New York
Licensed Real Estate Salesperson: Rhode Island
Notary Public

MEMBERSHIPS

Corporator on the Board of The Cooperative Bank of Cape Cod
Board Member of The Cooperative Bank of Cape Cod Charitable Foundation Trust
Auction Marketing Institute (AMI)
National Auctioneers Association (NAA)
Massachusetts Auctioneers Association (MAA)
National Association Realtors (NAR)
Babson College Alumni Network

VOLUNTEER WORK

Charity Auctioneer – Numerous Non-Profit Organizations & Schools
Board Member – Sandwich Youth Basketball
Coach/Volunteer – Sandwich Youth Basketball



JJMANNING AUCTIONEERS TEAM

Justin J. Manning

President/CFO

CAI, AARE

justin@jjmanning.com

Marla Sullivan Gonet

VP/GM

marla@jjmanning.com

Samantha Kovach

VP of Marketing

samantha@jjmanning.com

Paul J. Herrick

Account Executive/Auctioneer/Broker

paul@jjmanning.com

William T. Gibbons

Account Executive

bill@jjmanning.com

Edward Benson

Auctioneer

auctions@jjmanning.com

Charles D. Gill

VP of Sales - North Region

charlie@jjmanning.com

Dennis P. Lydon, Esq.

VP of Sales - South Region

dennis@jjmanning.com

Lawrence Mahoney

Auctioneer

auctions@jjmanning.com

Lynn Mahoney

Photographer/Salesperson

lynn@jjmanning.com

Jack Manning

Account Executive

jack@jjmanning.com

WHY SHOULD THE CMRPC SELECT JJMANNING?

- Our experience level is extremely high in the industry. JJManning has sold municipal assets on the federal, state and local level for over 42 years. Some of the premier assets we've auctioned include Foxboro State Hospital, Lakeville State Hospital, Bradford College, NSTAR's Cannon Station, etc.
- There will be full transparency in our auctions. The bidders will compete to the last and highest bid and the properties will be sold to the highest bidders.
- This competitive bidding insures that no money is left on the table for The CMRPC.
- There will be no upfront charges to the CMRPC. JJManning will expend marketing dollars on the town's behalf (budget attached).
- There is strength in our marketing. We will reach out to a buyer pool of investors, abutters, brokers, builders, etc. not to mention our unparalleled mailing lists and email lists which reach over 33,000+.
- The CMRPC will be in control with respect to the timing of the sale, the closing of the sale and the terms of the sale. JJManning will extend any professional advice that the CMRPC desires.
- In these auctions, where the premiums are paid by buyer and the auctioneer fronts the advertising, there are essentially no hard costs to the CMRPC.
- The properties are sold "as is, where is, with all faults" and "subject to all laws and ordinances." This means no contingencies for financing, inspections, etc. The only contingency is that the CMRPC delivers clear title, period.
- Historically, JJManning's real estate auctions are used to close budget gaps for municipalities from a town/city, to the state level (DCAM) and even up to a federal level (FDIC). Most recently, JJManning sold 10 Homes across the state of MA for the USDA in a federal auction. Public perception for the constituency will be that this process is being used to raise capital vs. serious job cuts or other non-popular cost cutting strategies.
- It's important to know that the Commonwealth of MA – DCAMM (Division of Capital Asset Management) only moved \$5M worth of state owned assets in 10 years (1992-2002). JJManning's auctions for DCAMM generated over \$20,000,000 in just 2.5 years (2002-2005) and DCAMM won a Better Government Award for the auction program headed by us. Click here to read: (http://jjmanning.com/news_press_item.cfm?id=5)
- Your auctions will not be a JJManning Auction, rather they will be a CMRPC Real Estate Auction event conducted by JJManning as the designated auction marketing professional. The CMRPC will win in 4 ways and JJManning will push the message:
 1. One time infusion of the sale dollars achieved.
 2. Carrying costs are ended.
 3. Properties go back on the tax roll.
 4. Properties get developed v. sitting there as an eyesore.

As President of the leading real estate auction firm in the Northeast US, I know that JJManning Auctioneers will maximize returns for the CMRPC. We appreciate your time and look forward to speaking with you. Please contact me if you need clarification on any of the points addressed in this response. Thank you.

Sincerely,



Justin J. Manning, CAI, AARE
President

JJManning Auctioneers
Yarmouthport | Boston

www.JJManning.com

Banker & Tradesman Best Auctioneer 2013, 2015, 2016, 2017 – JJManning
MA Lawyers Weekly Best Auctioneer 2017, 2018 – JJManning

**ATTACHMENT B:
FEE PROPOSAL FORM**

PAGE 1 of 2

The undersigned Proposer certifies under penalties of perjury that this Fee Proposal, including the attached documents, has been made and submitted in good faith and without collusion or fraud with any other person. As used in the certification, the word "Person" shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals. The undersigned further certifies that he has carefully examined the RFP, including the attached forms, and it proposes and agrees that it will contract with the Towns to provide all of the services described therein in the manner and time set forth therein for the prices set forth below.

Attached to this Form is the fee breakdown.

The Proposer certifies that the information contained in this Fee Proposal is current, truthful and complete.

Dated this 31st day of March, 2022

Signature of Proposer: _____

Name of Proposer: JJ Manning Auctioneers

State of Incorporation: MA

Business Address: 179 Route 6A, 2ND Floor

City/State/Zip: Yarmouthport, MA 02675

Telephone: 800-521-0111

Email: justin@jjmanning.com

If this Proposal is being submitted by a corporation, the proposal shall be executed in the corporate name by the president or other corporate officer, and the corporate seal shall be affixed and attested to by the clerk. A certificate of the clerk of the corporation evidencing the officer's authority to execute the proposal shall be attached.

If the proposal is being submitted by a partnership, it shall be executed in the partnership name by a general partner. If this Proposal is being submitted by a Joint Venture, it shall be executed by all Joint Venture Partners, and any partner that is a corporation shall follow the requirements for execution by a corporation as set forth above.

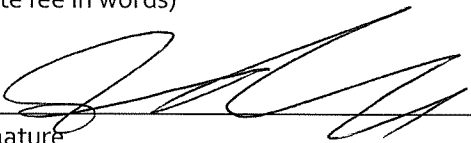
ATTACHMENT B:
FEE PROPOSAL FORM
PAGE 2 of 2

I/we JJManning Auctioneers, agree to provide all services
(Name of firm or appropriate individual)

requested under the above referenced RFP to the Central Massachusetts Regional Planning

Commission on behalf of the participating Towns, for a set fee of:

Six and one quarter
of one percent (6.25%) Percentage of gross auction proceeds (Buyer's Premium)
(State fee in words)


Signature

Justin J. Manning
Name of Person Signing Proposal

JJManning Auctioneers
Name of Firm

3/31/22
Date

Connor Robichaud
Regional Projects Coordinator,
Central Massachusetts Regional Planning Commission
Via email: crobichaud@cmrpc.org

March 21, 2022

Re: RFP for Auctioneer Services- Tax Title Foreclosure

Dear Connor Robichaud:

We thoroughly reviewed the Request for Proposal in the hopes that our company could provide you with a responsive proposal for our online auction platform, www.GovDeals.com. However, given the specifications requested, we are unable to be responsive to this solicitation. Having said that, we would like to point out that GovDeals has partnered with numerous U.S. governments to sell surplus real estate as well as Tax Foreclosure properties resulting in \$4.2MM in Tax Foreclosure property sales and \$5.4MM in agency-owned property.

Given the safety concerns with the COVID-19 pandemic, numerous counties in State turned to GovDeals to help with Tax Sales as live auctions were canceled. By hosting their tax-sale auctions online with GovDeals, they avoided losing their auction revenue while still maintaining government-mandated guidelines and protecting their employees.

With GovDeals, you are in control of your sales and your options are almost limitless. GovDeals offers a Tiered Auction solution in which you can limit the bidders by type. For example, you might hold an auction for only your residents. Any properties that didn't sell could then be offered at a subsequent auction to bidders only in your state. And, as a final offering, unsold properties could be sold to a national audience. Each new auction would require almost no additional effort and would provide you the opportunity to both sell the properties locally, while reaching a new audience of online bidders. If there are any properties that don't sell, you can hold them in the system for the one year right of redemption and then offer them online the next year with little to no additional effort.

With GovDeals, you'll have full transparency through secure auditable reporting of your sale items, the number of bids received, date and time of each bid, and the names of winning bidders. These real-time reports will provide you peace of mind that your process is indeed compliant with your tax-sale policy. Additionally, the most recent 12 months' GovDeals online auction results may be viewed by anyone searching at GovDeals.com.

With real estate-specific marketing that targets buyers and a bidder database of over 4 million prospective buyers, you can be assured there is no opportunity for collusion or other unwanted practices. GovDeals can also help write press releases to showcase your tax & foreclosure sales success – delivering good press for your agency.

There are a substantial number of aspects to determine what makes a superior auction services provider, but it doesn't have to all fall on your shoulders...GovDeals is here to help! Our representatives look forward to speaking with you soon to discuss how to improve your agency's tax-sale sales process while maintaining compliance with your statutory requirements.

Very respectfully submitted,

Elie Aboukhater

Elie Aboukhater – Business Development Manager
elieaboukhater@govdeals.com | Phone: 351-215-8013