JJ Manning AUCTIONEERS

PROPERTY INFORMATION PACKAGE #25-2162

Mortgagee's Foreclosure AUCTION

16+/- ACRES COMPRISED OF 3 PARCELS
4,077+/- sf, 5BR Historic Home & 6,000+/- sf Barn

Selling in the Entirety

51, 49 & 48 Elm St., Medfield, MA

Wednesday, October 8 at 11:00 am On-site

MA Auc. Lic. #111







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.

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated August 28, 2024 from Anchor Works, LLC to RFB CUSTOMERS, LLC, said Mortgage recorded with the Norfolk County Registry of Deeds in Book 41969, Page 489, and which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **11:00 a.m. on the 8th day of October, 2025** on the premises located at 49 Elm Street, Medfield, Massachusetts, all and singular the premises described in said mortgage.

To wit:
Property Addresses: **48, 49 and 51 Elm Street, Medfield, Massachusetts 02052**

48 Elm Street, Medfield, Massachusetts 02052

A parcel of vacant land on Elm Street in Medfield, Norfolk County, Massachusetts shown as Parcel A-1 a plan entitled "Plan of Land in Medfield, Mass." dated October 4, 1945, Scale: l" = 100' drawn by Everett N. Brooks, Civil Engineer, recorded in the Norfolk County Registry of Deeds in Plan No. 610 of 1945.
Said Parcel A-1 contains 15.34 acres of land according to said plan.
Excepting therefrom the parcel of land on said Elm Street containing 16,143 square feet and shown as Parcel ID: 33-090 on the plan recorded with said Registry of Deeds in Plan Book 724, Page 58.
With the benefit of a, a 10-foot wide right of way and cart road as shown on the plan entitled "Plan of Land in Medfield, Mass." Scale: l" = 40', dated May 23, 1932, prepared by Frank L. Cheney, Engineer and recorded with the deed recorded in said Registry of Deeds in Book 1963, Page 176.
Subject to and with the benefit of all other rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.
for title see deed recorded herewith [Book 41969, page 481].

49 Elm Street, Medfield, Massachusetts 02052

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1C on a plan entitled "Plan of Land for land in Medfield, Massachusetts" dated February 15, 2023, Scale: l" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.
Said Lot# 1C contains 53,105 square feet of land, more or less, according to said plan.
Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.
For title see deed recorded herewith [Book 41969, Page 484].

51 Elm Street, Medfield, Massachusetts 02052

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1D on a plan entitled "Plan of Land for

land in Medfield, Massachusetts" dated February 15, 2023, Scale: l" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.
Said Lot #1D contains 33,500 square feet of land, more or less, according to said plan.
Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of One Hundred Thousand and 00/100 Dollars ($100,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. Within two (2) days thereafter, purchaser shall be required to increase the deposit to a total of ten percent (10%) of the purchase price, payable by certified or bank check or wire. The balance is to be paid by certified or bank check or wire to Mirrione, Shaughnessy, & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 within thirty (30) days from the date of sale. There shall be added to the successful bid, and payable by purchaser a buyer's premium of five percent (5%) of the purchase price ("BP").
Deed will be provided to purchaser for recording upon receipt in full of the purchase price and any BP.
In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

RFB CUSTOMERS, LLC
Present holder of said mortgage
By its Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Batterymarch Park, Suite 202,
Quincy, MA 02169

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID	33-091	**Account Number**	
Prior Parcel ID	0 -0 0-		
Property Owner	ANCHOR WORKS LLC	**Property Location**	49 ELM ST
		Property Use	ONE FAMILY H
Mailing Address	2 MILL ST	**Most Recent Sale Date**	8/29/2024
		Legal Reference	41969-484
City	DOVER	**Grantor**	DOVER MILL LLC,
Mailing State	MA **Zip** 02030-3932	**Sale Price**	1
ParcelZoning	RE	**Land Area**	1.988 acres

Current Property Assessment

Card 1 Value	Building Value 649,800	Xtra Features Value 91,100	Land Value 506,600	Total Value 1,247,500

Building Description

Building Style	ANTIQUE	**Foundation Type**	LSE MSRY STN	**Flooring Type**	HARDWOOD
# of Living Units	1	**Frame Type**	WOOD	**Basement Floor**	CONCRETE
Year Built	1710	**Roof Structure**	GABLE	**Heating Type**	STEAM
Building Grade	Good	**Roof Cover**	ASPHALT SH	**Heating Fuel**	OIL
Building Condition	Avg-Good	**Siding**	CLAPBOARD	**Air Conditioning**	50%
Finished Area (SF)	4149	**Interior Walls**	PLASTER	**# of Bsmt Garages**	0
Number Rooms	11	**# of Bedrooms**	5	**# of Full Baths**	3
# of 3/4 Baths	0	**# of 1/2 Baths**	1	**# of Other Fixtures**	2

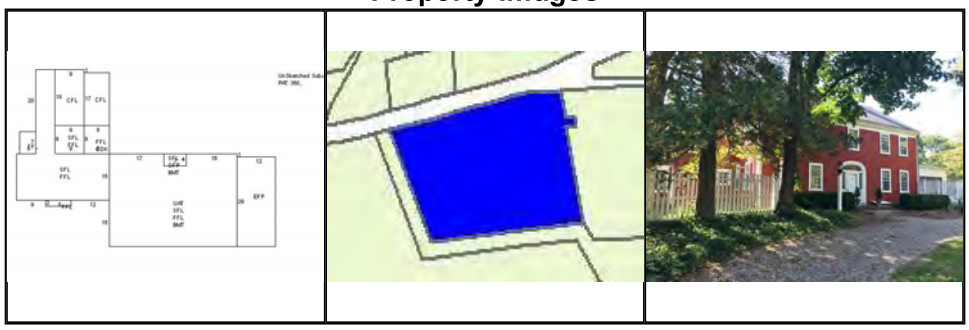
Legal Description

LOT E PL 1 OF 1946 /// LOT 1 & 2 PL 6 OF 2020 /// LOT 1B PL 16 OF 2001 /// PROPOSED LOT 1B PL 1 OF 2023

Narrative Description of Property

This property contains 1.988 acres of land mainly classified as ONE FAMILY H with a(n) ANTIQUE style building, built about 1710 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 11 room(s), 5 bedroom(s), 3 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID	33-090	**Account Number**	
Prior Parcel ID	0 -0 0-		
Property Owner	ANCHOR WORKS LLC	**Property Location**	ELM ST
		Property Use	UNDEV
Mailing Address	2 MILL ST	**Most Recent Sale Date**	8/29/2024
		Legal Reference	41969-481
City	DOVER	**Grantor**	DOVER MILL LLC,
Mailing State	MA Zip 02030-3932	**Sale Price**	1
ParcelZoning	RE	**Land Area**	0.371 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 7,400	Total Value 7,400

Building Description

Building Style	**Foundation Type**	**Flooring Type** N/A
# of Living Units 0	**Frame Type**	**Basement Floor** N/A
Year Built 0	**Roof Structure**	**Heating Type** N/A
Building Grade	**Roof Cover**	**Heating Fuel** N/A
Building Condition N/A	**Siding**	**Air Conditioning** 0%
Finished Area (SF) N/A	**Interior Walls** N/A	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

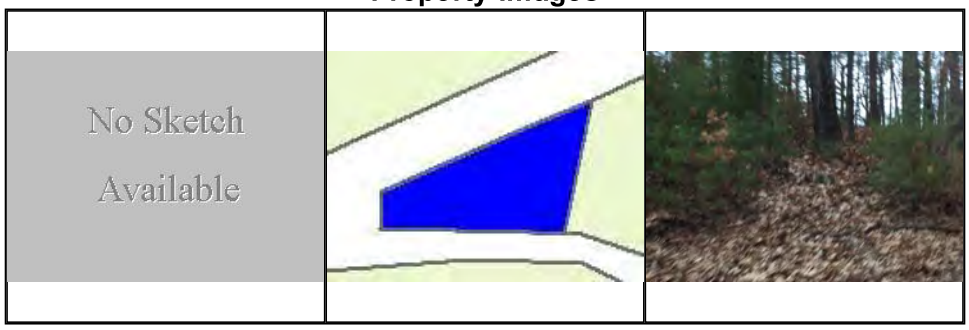
Legal Description

NO PLAN /// LOT A-1 PL 1 1946 /// PL 14 OF 2023

Narrative Description of Property

This property contains 0.371 acres of land mainly classified as UNDEV with a(n) style building, built about 0 , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID	33-089	**Account Number**	
Prior Parcel ID	0 -0 0-		
Property Owner	ANCHOR WORKS, LLC	**Property Location**	ELM ST
		Property Use	UNDEV
Mailing Address	2 MILL ST	**Most Recent Sale Date**	8/29/2024
		Legal Reference	41969-481
City	DOVER	**Grantor**	DOVER MILL LLC,
Mailing State	MA **Zip** 02030-3932	**Sale Price**	1
ParcelZoning	RE	**Land Area**	14.000 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 28,000	Total Value 28,000

Building Description

Building Style	**Foundation Type**	**Flooring Type** N/A
# of Living Units 0	**Frame Type**	**Basement Floor** N/A
Year Built 0	**Roof Structure**	**Heating Type** N/A
Building Grade	**Roof Cover**	**Heating Fuel** N/A
Building Condition N/A	**Siding**	**Air Conditioning** 0%
Finished Area (SF) N/A	**Interior Walls** N/A	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

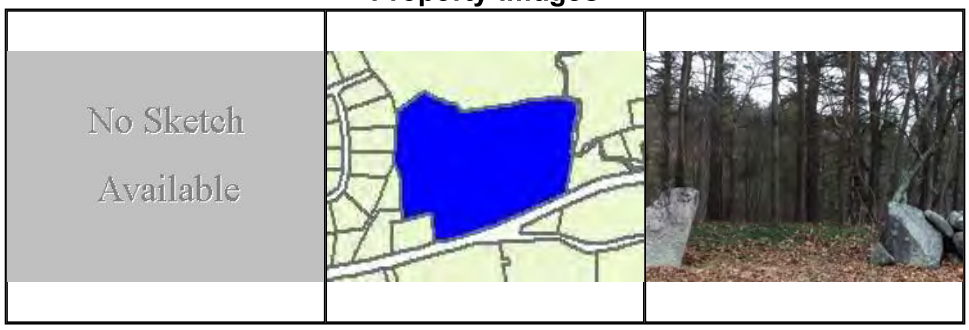
Legal Description

NO PLAN /// LOT A-1 PL 1 OF 1946 /// 10 OF 2024

Narrative Description of Property

This property contains 14.000 acres of land mainly classified as UNDEV with a(n) style building, built about 0 , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Bk 41969 Pg486 #56644
08-29-2024 @ 09:38a

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N O T
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QUITCLAIM DEED

Dover Mill, LLC, a Massachusetts limited liability company, having its principal place of business at 2 Mill Street, Dover, Massachusetts 02030, for consideration of One Dollar ($1.00) paid, grants to Anchor Works, LLC, a Massachusetts limited liability company, having an address of 2 Mill Street, Dover, MA 02030 with QUITCLAIM COVENANTS, the property described as follows:

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1D on a plan entitled "Plan of Land for land in Medfield, Massachusetts" dated February 15, 2023, Scale: 1" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.

Said Lot #1D contains 33,500 square feet of land, more or less, according to said plan.

Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Being a portion of the property conveyed to Dover Mill, LLC, by deed recorded with said Registry of Deeds in Book 38236, Page 372.

This conveyance does not constitute all or substantially all of the assets of Dover Mill, LLC in the Commonwealth of Massachusetts.

PROPERTY ADDRESS: 51 Elm Street, Medfield, Massachusetts.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-29-2024 @ 09:38am
Ctl#: 91 Doc#: 56644
Fee: $.00 Cons: $1.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT AN OFFICIAL 2 NOT AN OFFICIAL

Executed as a sealed instrument this 28th day of August, 2024.

Dover Mill, LLC:

By: Matthew B. Smith
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

, Notary Public
My Commission Expires:

MEGAN A. MATES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 28, 2031

Bk 41969 Pg484 #56643
08-29-2024 @ 09:38a

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C O P Y

QUITCLAIM DEED

Dover Mill, LLC, a Massachusetts limited liability company, having its principal place of business at 2 Mill Street, Dover, Massachusetts 02030, for consideration of One Dollar ($1.00) paid, grants to Anchor Works, LLC, a Massachusetts limited liability company, having an address of 2 Mill Street, Dover Massachusetts 02030 with QUITCLAIM COVENANTS, the property described as follows:

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1C on a plan entitled "Plan of Land for land in Medfield, Massachusetts" dated February 15, 2023, Scale: 1" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.

Said Lot #1C contains 53,105 square feet of land, more or less, according to said plan.

Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Being a portion of the property conveyed to Dover Mill, LLC, by deed recorded with said Registry of Deeds in Book 38236, Page 372.

This conveyance does not constitute all or substantially all of the assets of Dover Mill, LLC in the Commonwealth of Massachusetts.

PROPERTY ADDRESS: 49 Elm Street, Medfield, Massachusetts.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-29-2024 @ 09:38am
Ctl#: 90 Doc#: 56643
Fee: $.00 Cons: $1.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

N O T 2 N O T
A N A N
O F F I C I A L O F F I C I A L

Executed as a sealed instrument this 28th day of August, 2024.

Dover Mill, LLC:

By: Matthew B. Smith
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

, Notary Public
My Commission Expires:

MEGAN A. MATES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 28, 2031

Bk 41969 Pg481 #56642
08-29-2024 @ 09:38a

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-29-2024 @ 09:38am
Ctl#: 89 Doc#: 56642
Fee: $.00 Cons: $1.00

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QUITCLAIM DEED

Dover Mill, LLC, a Massachusetts limited liability company, having its principal place of business at 2 Mill Street, Dover, Massachusetts 02030, for consideration of One Dollar ($1.00) paid, grants to Anchor Works, LLC, a Massachusetts limited liability company, having an address of 2 Mill Street, Dover, MA with QUITCLAIM COVENANTS, the property described as follows:

A parcel of vacant land on Elm Street in Medfield, Norfolk County, Massachusetts shown as Parcel A-1 a plan entitled "Plan of Land in Medfield, Mass." dated October 4, 1945, Scale: 1" = 100' drawn by Everett N. Brooks, Civil Engineer, recorded in the Norfolk County Registry of Deeds in Plan No. 610 of 1945.

Said Parcel A-1 contains 15.34 acres of land according to said plan.

Excepting therefrom the parcel of land on said Elm Street containing 16,143 square feet and shown as Parcel ID: 33-090 on the plan recorded with said Registry of Deeds in Plan Book 724, Page 58.

With the benefit of a, a 10-foot wide right of way and cart road as shown on the plan entitled "Plan of Land in Medfield, Mass." Scale: 1" = 40', dated May 23, 1932, prepared by Frank L. Cheney, Engineer and recorded with the deed recorded in said Registry of Deeds in Book 1963, Page 176.

Subject to and with the benefit of all other rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Being a portion of the property conveyed to Dover Mill, LLC, by deed recorded with said Registry of Deeds in Book 38236, Page 372.

Property Address: 48 Elm Street, Medfield, MA

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

This conveyance does not constitute all or substantially all of the assets of Dover Mill, LLC in the Commonwealth of Massachusetts.

PROPERTY ADDRESS: 48 Elm Street, Medfield, Massachusetts.

Executed as a sealed instrument this 28th day of August, 2024.

Dover Mill, LLC:

By: Matthew B. Smith
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

, Notary Public
My Commission Expires:

MEGAN A. MATES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 28, 2031

NOT AN OFFICIAL COPY

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 51 Elm St | City Medfield | State MA | Zip Code 02052
Borrower Matt Smith | Owner of Public Record Dover Mill LLC | County Norfolk
Legal Description Book: 38236 Page: 372
Assessor's Parcel # 33-109 | Tax Year 2024 | R.E. Taxes $ est 8700
Neighborhood Name Medfield | Map Reference 33 | Census Tract 4061.02
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client RF Boston | Address 165 Washington St, Quincy, MA 02169
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Data sources include MLS, assessors' files and the Bankers and Tradesman transfer directory.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid:

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Percent Land Use %	
Location	[ ] Urban	[X] Suburban [ ] Rural	Property Values	[X] Increasing	[ ] Stable [ ] Declining	PRICE	AGE		One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under25%	Demand/Supply	[X] Shortage	[ ] InBalance [ ] OverSupply	$(000)	(yrs)		2-4 Unit	%
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths [ ] Over 6 mths	452	Low	1	Multi-Family	%
Neighborhood Boundaries	The subject is bound to the north by Main St, south and west by					2,300	High	243	Commercial	5 %
Route 27, and to the east by the Philip Street.						1,100	Pred.	50	Other	5 %

Neighborhood Description The subject is located on Elm Street in Medfield. The subject neighborhood is an established neighborhood of single family detached homes of good quality which generally appear well maintained.

Market Conditions (including support for the above conclusions)

SITE

Dimensions see gen map #3 | Area 1.22 ac | Shape gen map #3 | View N;Res;
Specific Zoning Classification R-E | Zoning Description residential 80,000 sf minimum
Zoning Compliance [ ] Legal [X] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[ ]	[ ] none	Sanitary Sewer	[ ]	[X] Private	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map No. 25021C0166E | FEMA Map Date 07/17/2012
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No. If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
no adverse easements, encroachments or other conditions were noted. the site appears average by neighborhood comparison and consists of trees, shrubs and lawn areas.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Stone/avg	Floors	Wood/avg
# of Stories	2.00	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Clapboard/avg	Walls	None
Type	[X] Det. [ ] Att. [ ] S-Det/End Unit	Basement Area	2,278 sq. ft.	Roof Surface	Asphalt/avg	Trim/Finish	None
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/avg	Bath Floor	None
Design (Style)	Barn	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dbl Hung/avg	Bath Wainscot	None
Year Built	1900	Evidence of	[ ] Infestation	Storm Sash/Insulated	yes/avg	Car Storage	[ ] None
Effective Age (Yrs)	20	[ ] Dampness	[ ] Settlement	Screens	yes/Avg	[X] Driveway	# of Cars 6
Attic	[ ] None	Heating [ ] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s)# 0	Driveway Surface	Gravel
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel none	[ ] Fireplace(s) # 0	[ ] Fence none	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling [ ]	Central Air Conditioning	[ ] Patio/Deck none	[ ] Porch none	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool none	[ ] Other none	[ ] Att.	[X] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 0 Rooms | 0 Bedrooms | Bath(s) | 2,278 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
The subject is a barn. The subject has it own private sewer and water.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [X] Yes [ ] No If Yes, describe
The subject is currently used as a barn.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [ ] Yes [X] No If No, describe
The subject is currently used as a barn.

NEIGHBORHOOD DESCRIPTION

Public facilities and support services are accessible within a short distance and access to major highways such as routes 109 and 27 are located within a 1-3 miles. The Medfield train station is within 1-2 miles.
No conditions adverse to marketability were noted.
Other land uses include parks, schools and undevelopable open areas.
The estimated market value of the subject is more than 10% over the predominant neighborhood value which is due to the various style, size and age of properties in the area. This fact has no negative effect on marketability of the subject. The subject is not considered to be an over-improvement for the area.

ZONING COMPLIANCE

The subjects site is a legal non conforming grandfathered use. According to the Massachusetts zoning and enabling act, chapter 40a, section 6,legal non conforming uses can be rebuilt 100% within a two year period without special permits if destroyed. The replacement dwelling would have to conform to the original dimensions and footprint. This is common in the area due to zoning changes over the years and is not adverse to marketability.

ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

Private septic systems are common in the area and not adverse to value. At the time of inspection public sewer services were not available on the subjects street. At the time of inspection, no seepage or odor was noted. The oil tank is located above ground in the basement which is common for the area and is not adverse to value. At the time of inspection no odor or seepage was noted.



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY



51 Elm St
shed



51 Elm St
yard



51 Elm St
rear



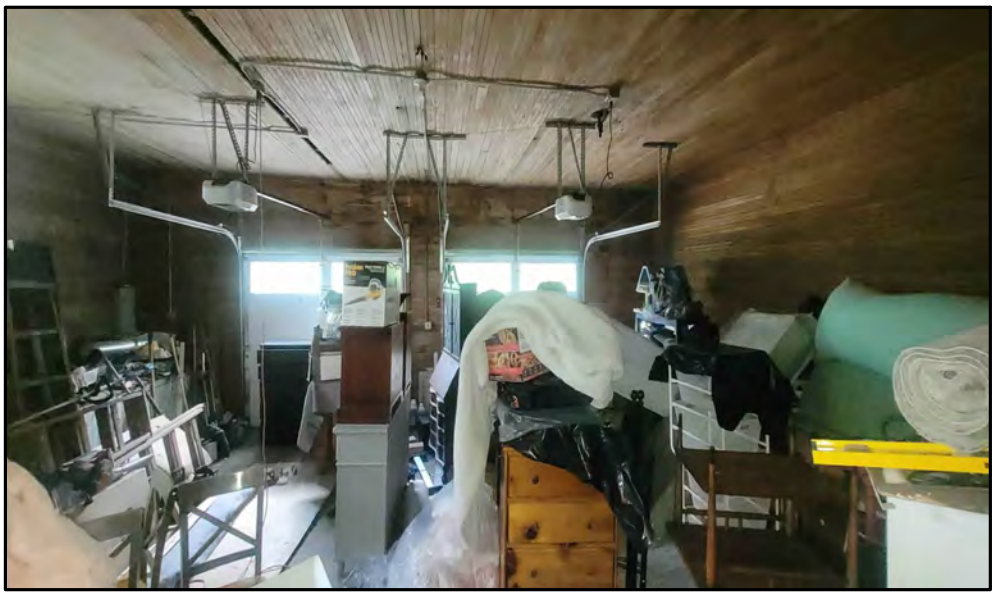
51 Elm St
BASEMENT



51 Elm St
barn



51 Elm St
barn



51 Elm St
barn



51 Elm St
barn



51 Elm St
barn



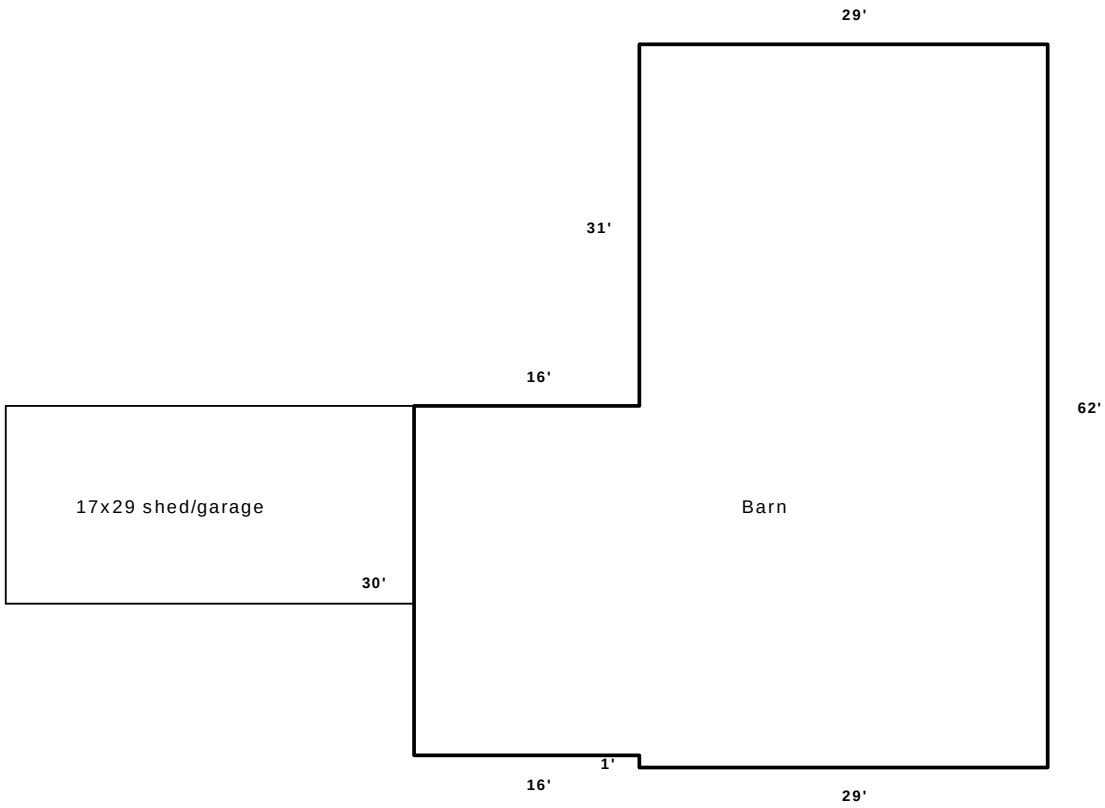
51 Elm St
Barn



51 Elm St
barn



51 Elm St
Driveway



Barn w ith a basement and loft

Not to scale

Summary	Square Ft. Area	Perimeter	Area Calculation Details
Living Area			First Floor
First Floor	2,278.0	214.0	16.0 x 30.0 = 480.0 29.0 x 62.0 = 1,798.0 Total = 2,278.0

FLOOD MAP

49 Elm St Medfield MA 02052 Search

Whether you are in a high risk zone or not, you may need flood insurance because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take to reduce flood risk damage.

Search Results—Products for **MEDFIELD, TOWN OF** Show ALL Products »

The flood map for the selected area is number **25021C0166E**, effective on **7/17/2012**

DYNAMIC MAP
PRINT MAP/ FIRMette

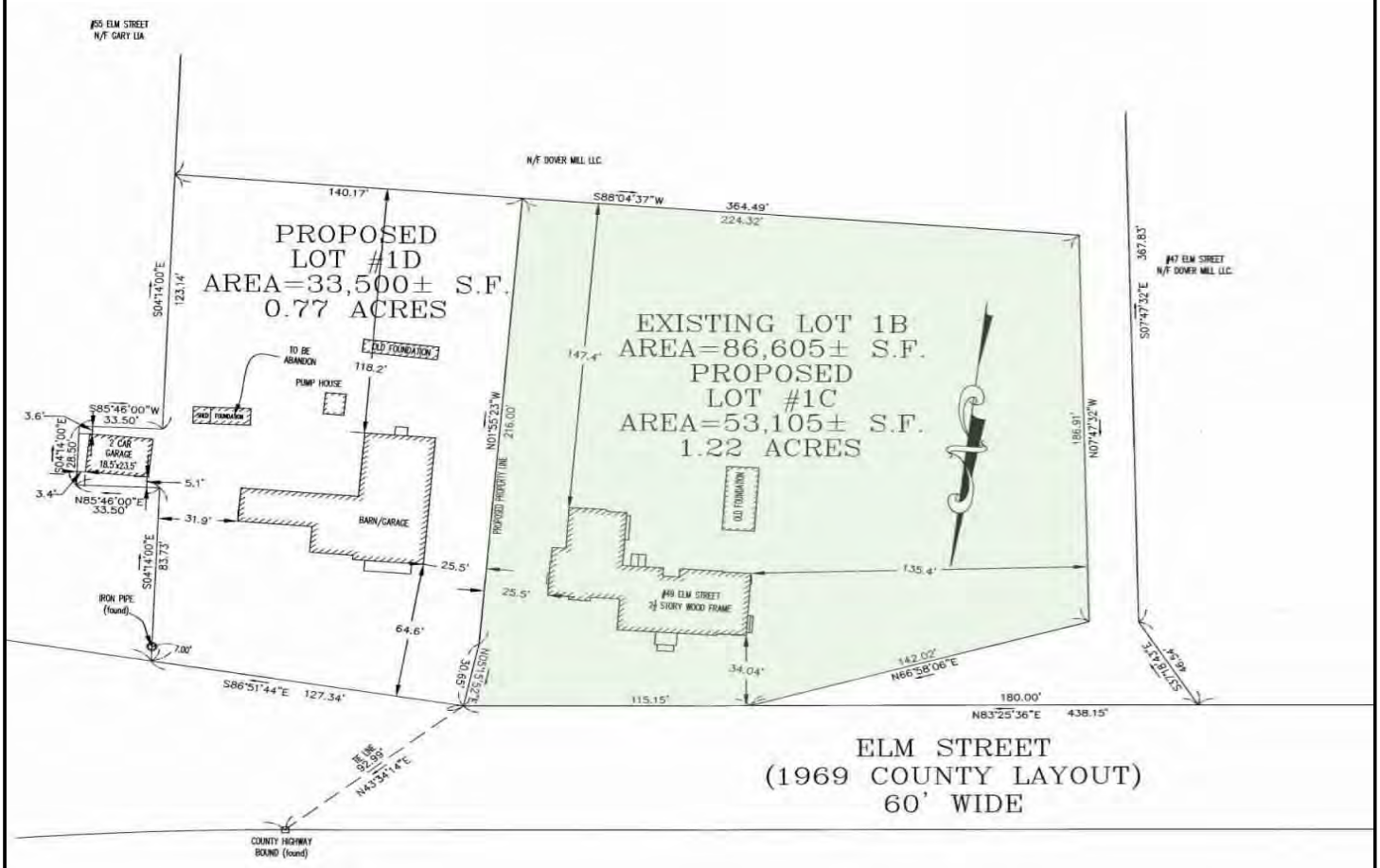
MAP IMAGE
DOWNLOAD FIRM PANEL

Changes to this FIRM
- Revisions (0)
- Amendments (3)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. Go To NFHL Viewer »



Gen map #3



#55 ELM STREET
N/F GARY LIA
N/F DOVER MILL LLC
140.17'
S88°04'37"W
364.49'
224.32'
PROPOSED
LOT #1D
AREA=33,500± S.F.
0.77 ACRES
S04°14'00"E
123.14'
TO BE ABANDON
OLD FOUNDATION
118.2'
PUMP HOUSE
SHED FOUNDATION
3.6'
S85°46'00"W
33.50'
S04°14'00"E
28.50'
2 CAR GARAGE
18.5'x23.5'
5.1'
3.4'
N85°46'00"E
33.50'
31.9'
BARN/GARAGE
S04°14'00"E
83.73'
IRON PIPE (found)
7.00'
25.5'
64.6'
S86°51'44"E 127.34'
N01°55'23"W
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2½ STORY WOOD FRAME
135.4'
34.04'
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115.15'
142.02'
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N/F DOVER MILL LLC
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N07°47'32"W
S37°18'43"E
46.54'
TIE LINE
92.99'
N43°34'14"E
COUNTY HIGHWAY BOUND (found)
ELM STREET
(1969 COUNTY LAYOUT)
60' WIDE

QUITCLAIM DEED

We, **Timothy P. Sullivan and Wendy M. Sullivan,** married to each other of Medfield, Massachusetts, for consideration paid and in full consideration of **One Million Two Hundred Forty-Five Thousand Dollars and 00/100 ($1,245,000.00),**

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DOVER MILL LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts, with an address of 13 Carriage House Way, Medway, Massachusetts 02053

with quitclaim covenants

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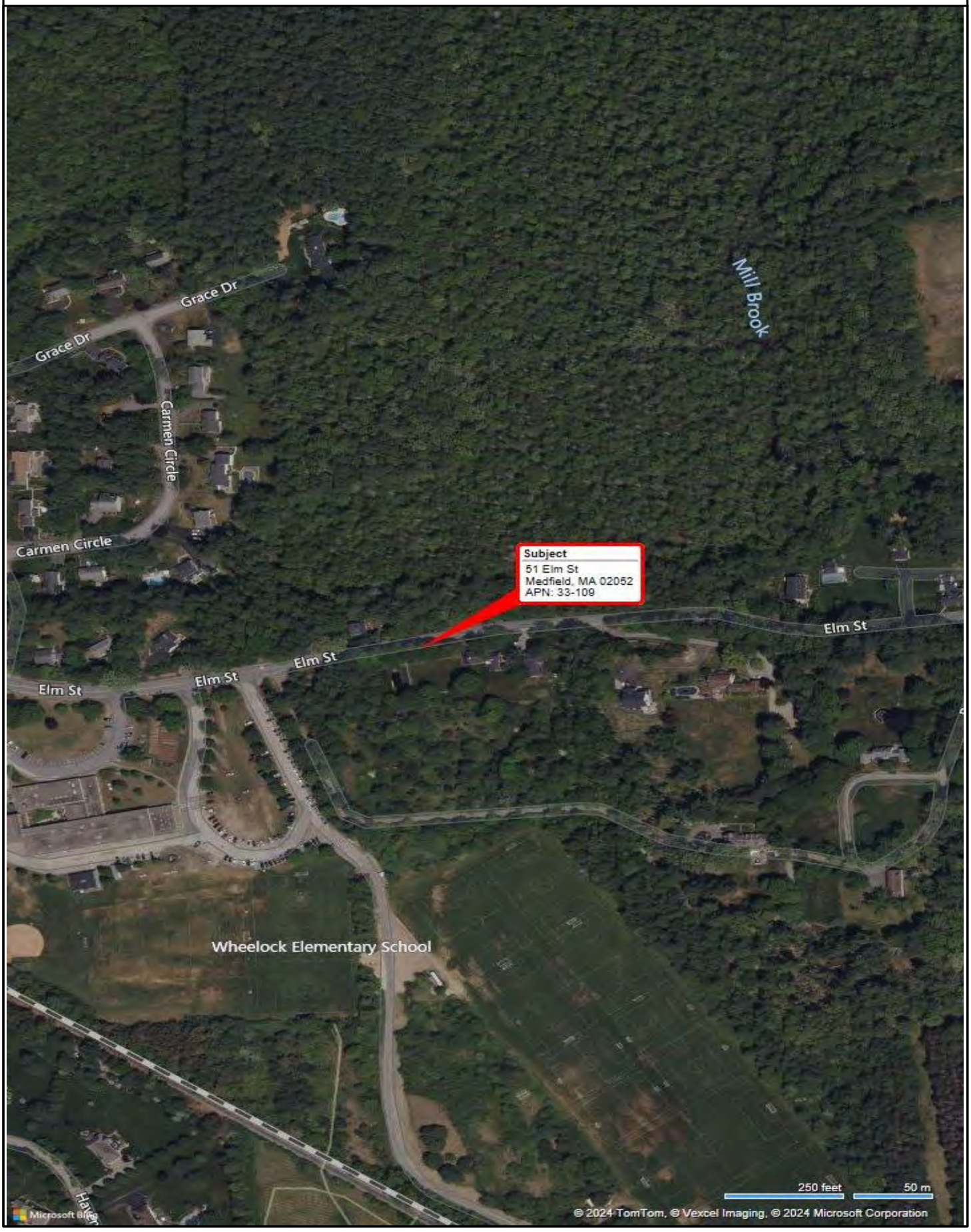
Meaning and intending to convey the same premises conveyed to Grantors by deed dated February 16, 1993, recorded with Norfolk County Registry of Deeds in Book 9747, Page 716.

49 Elm Street, Medfield, Massachusetts 02052


Grace Dr
Grace Dr
Carmen Circle
Carmen Circle
Mill Brook
Subject
51 Elm St
Medfield, MA 02052
APN: 33-109
Elm St
Elm St
Elm St
Elm St
Wheelock Elementary School
250 feet
50 m
© 2024 TomTom, © Vexcel Imaging, © 2024 Microsoft Corporation

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 49 Elm St | City Medfield | State MA | Zip Code 02052
Borrower Matt Smith | Owner of Public Record Dover Mill LLC | County Norfolk
Legal Description Book: 38236 Page: 372
Assessor's Parcel # 33-91 | Tax Year 2024 | R.E. Taxes $ 15,826
Neighborhood Name Medfield | Map Reference 33 | Census Tract 4061.02
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client RF Boston | Address 165 Washington St, Quincy, MA 02169
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s).

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid:

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Percent Land Use %	
Location	[ ] Urban	[X] Suburban [ ] Rural	Property Values	[X] Increasing [ ] Stable [ ] Declining		PRICE	AGE		One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under25%	Demand/Supply	[X] Shortage [ ] InBalance [ ] OverSupply		$(000)	(yrs)		2-4 Unit	%
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths		452	Low	1	Multi-Family	%
Neighborhood Boundaries	The subject is bound to the north by Main St, south and west by					2,300	High	243	Commercial	5 %
Route 27, and to the east by the Philip Street.						1,100	Pred.	50	Other	5 %

Neighborhood Description The subject is located on Elm Street in Medfield. The subject neighborhood is an established neighborhood of single family detached homes of good quality which generally appear well maintained. *** see additional comments ***
Market Conditions (including support for the above conclusions)

SITE

Dimensions see gen map #3 | Area 1.22 ac | Shape gen map #3 | View N;Res;
Specific Zoning Classification R-E | Zoning Description residential 80,000 sf minimum
Zoning Compliance [ ] Legal [X] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[ ]	[X] Oil	Sanitary Sewer	[ ]	[X] private	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map No. 25021C0166E | FEMA Map Date 07/17/2012
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No. If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
no adverse easements, encroachments or other conditions were noted. the site appears average by neighborhood comparison and consists of trees, shrubs and lawn areas.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Stne,Concrete/avg	Floors	Hwd,Tl/Avg
# of Stories	2.00	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Clapboard/avg	Walls	Plaster/Avg
Type	[X] Det. [ ] Att. [ ] S-Det/End Unit	Basement Area	1,200 sq. ft.	Roof Surface	Asphalt/avg	Trim/Finish	Wood/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/avg	Bath Floor	Tile/Avg
Design (Style)	Colonial	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dbl Hung/avg	Bath Wainscot	Fibrglss/Avg
Year Built	1710	Evidence of [ ] Infestation		Storm Sash/Insulated	yes/avg	Car Storage	[ ] None
Effective Age (Yrs)	20	[ ] Dampness	[ ] Settlement	Screens	yes/Avg	[X] Driveway	# of Cars 6
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s)# 0	Driveway Surface	Gravel
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel oil	[X] Fireplace(s) #	9 [X] Fence yes	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling [X]	Central Air Conditioning	[X] Patio/Deck	patio [ ] Porch none	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	none [ ] Other none	[ ] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 11 Rooms | 5 Bedrooms | 3.1 Bath(s) | 4,455 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Patio, 9 fireplaces and fenced side yard. These amenities add to the overall appeal of the subject.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-six to ten years ago;No external or functional inadequacies were noted and physical depreciation appears due to normal wear. All mechanical and plumbing systems appear in working condition.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe
At the time of inspection, no adverse factors that would appear to affect the livability or soundness of the property were evident. No external or functional inadequacies were noted and physical depreciation appears due to normal wear. All mechanical and plumbing systems appear in working condition.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe
the subject property is similar in style and condition to property in the neighborhood.

NEIGHBORHOOD DESCRIPTION

Public facilities and support services are accessible within a short distance and access to major highways such as routes 109 and 27 are located within a 1-3 miles. The Medfield train station is within 1-2 miles.
No conditions adverse to marketability were noted.
Other land uses include parks, schools and undevelopable open areas.
The estimated market value of the subject is more than 10% over the predominant neighborhood value which is due to the various style, size and age of properties in the area. This fact has no negative effect on marketability of the subject. The subject is not considered to be an over-improvement for the area.

ZONING COMPLIANCE

The subjects site is a legal non conforming grandfathered use. According to the Massachusetts zoning and enabling act, chapter 40a, section 6,legal non conforming uses can be rebuilt 100% within a two year period without special permits if destroyed. The replacement dwelling would have to conform to the original dimensions and footprint. This is common in the area due to zoning changes over the years and is not adverse to marketability.

ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

Private septic and well systems are common in the area and not adverse to value. At the time of inspection public sewer services were not available on the subjects street. At the time of inspection, no seepage or odor was noted.
The oil tank is located above ground in the basement which is common for the area and is not adverse to value. At the time of inspection no odor or seepage was noted.
This appraisal is based on the extraordinary assumption the tank is not currently leaking; if information to the contrary becomes available the appraiser reserve the right to amend the finding.



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY



side

49 Elm St



side

49 Elm St



yard

49 Elm St



49 Elm St
FOYER



49 Elm St
DINING ROOM



49 Elm St
LIVING ROOM



49 Elm St
study



49 Elm St
Rear foyer



49 Elm St
Study #2



49 Elm St
Sun room



49 Elm St
EATING AREA



49 Elm St
KITCHEN VIEW 1



49 Elm St
KITCHEN VIEW 2

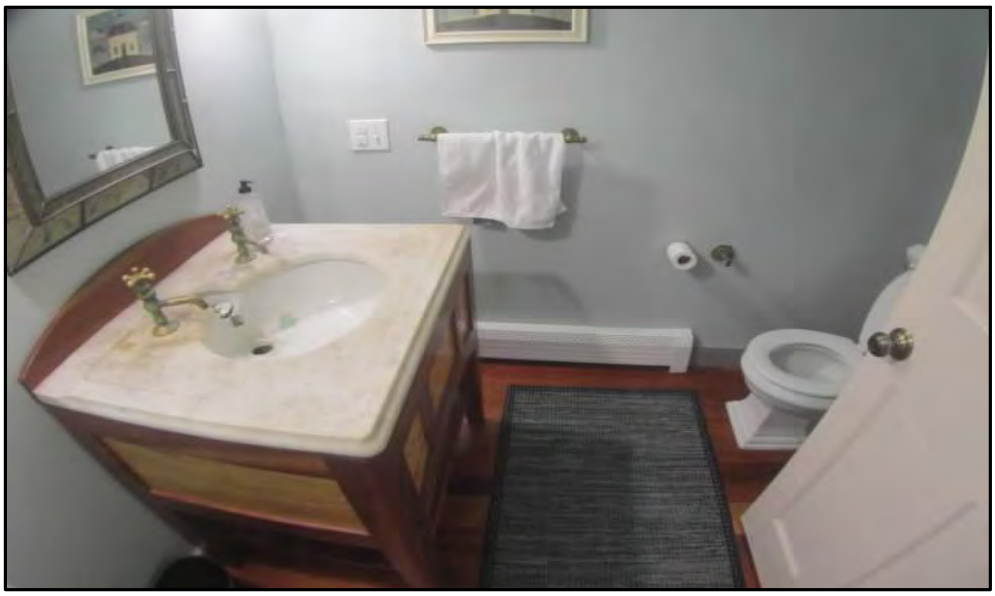


49 Elm St
KITCHEN VIEW 3



49 Elm St
KITCHEN VIEW 4

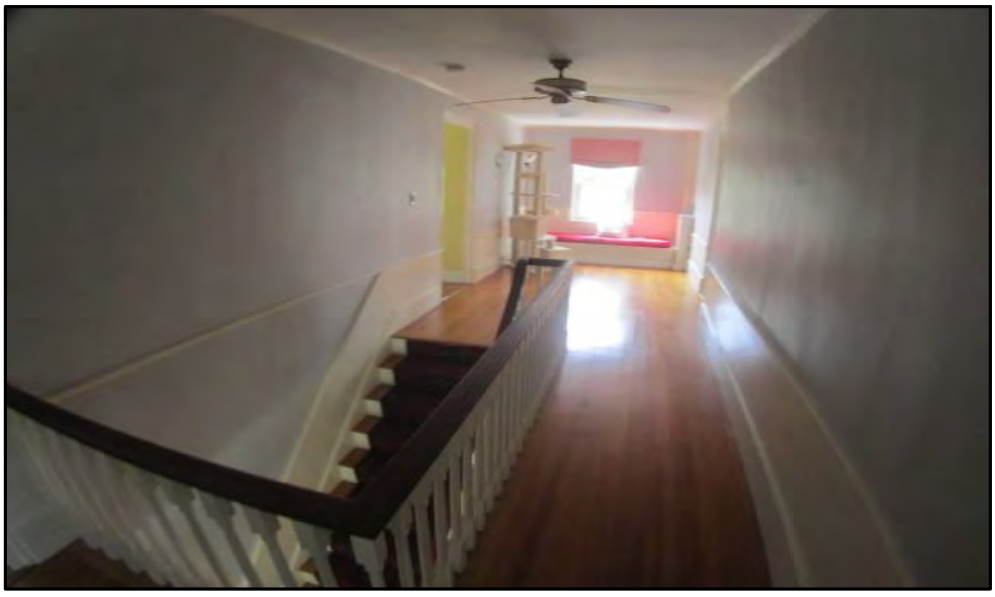
Client



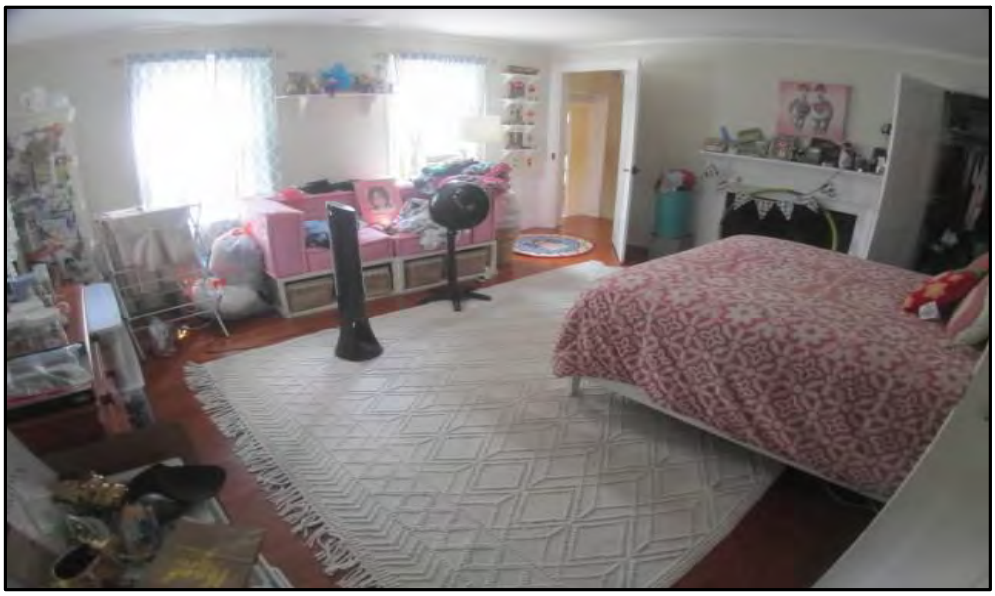
49 Elm St
1/2 bath



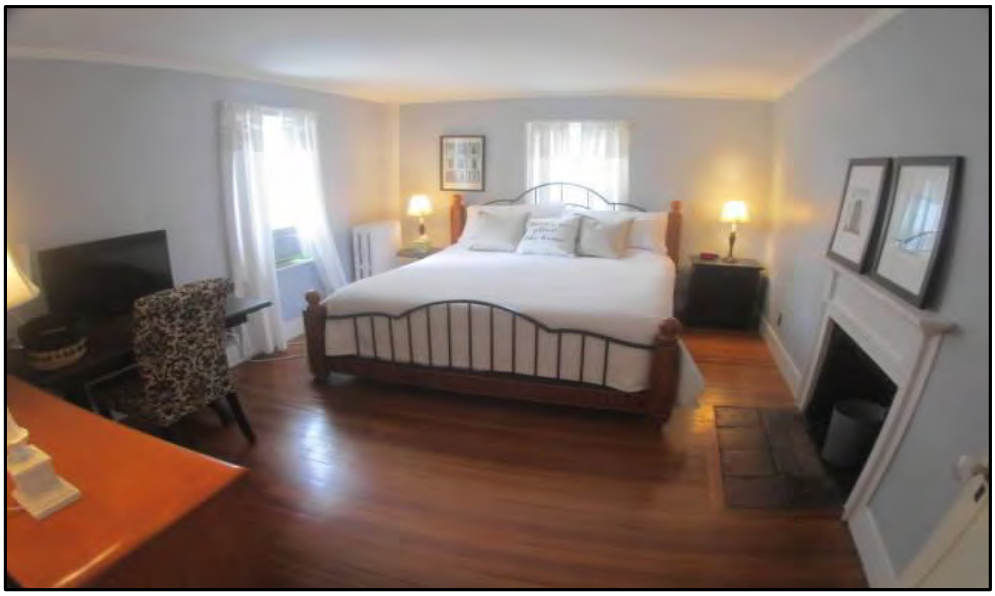
49 Elm St
FAMILY ROOM



49 Elm St
2nd floor hall



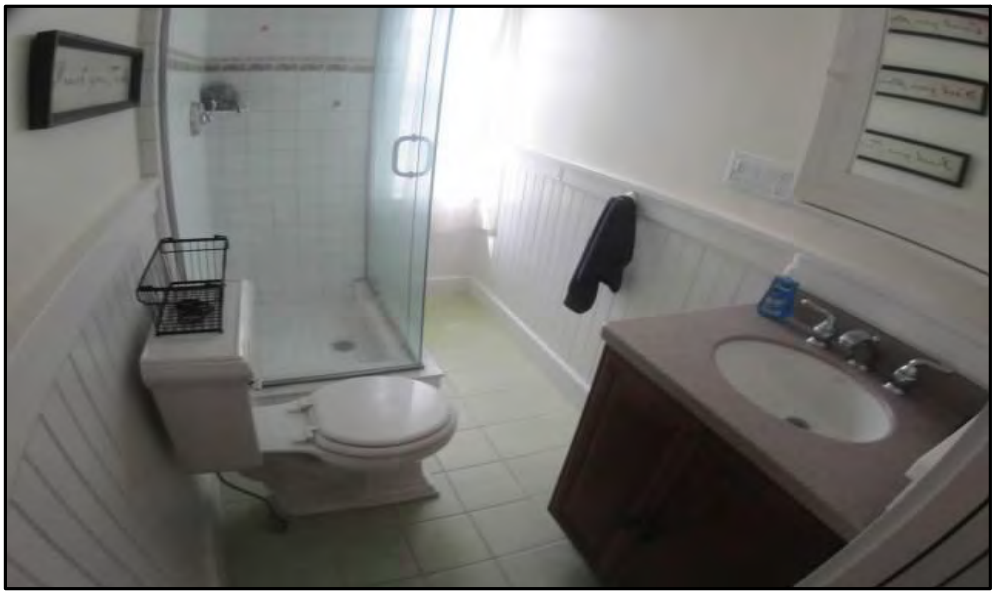
49 Elm St
BEDROOM 1



49 Elm St
BEDROOM 2



49 Elm St
BATH 1



49 Elm St
bath 2



49 Elm St
BEDROOM 3



49 Elm St
BEDROOM 4



49 Elm St
Bath 3



49 Elm St
bath 3 view 2



49 Elm St
BEDROOM 4



49 Elm St
bedroom 5



49 Elm St
attic



49 Elm St
BASEMENT



49 Elm St
ELECTRICAL BOX basement



49 Elm St
oil tank



49 Elm St
BASEMENT



49 Elm St
driveway



49 Elm St
side



49 Elm St
front



Summary	Square Ft. Area	Perimeter
Living Area		
First Floor	2,619.0	288.0
Second Floor	1,836.0	238.0
Total	4,455.0	526.0

Area Calculation Details

First Floor

1.0	x	15.0	=	15.0
5.0	x	22.0	=	110.0
3.0	x	42.0	=	126.0
8.0	x	44.0	=	352.0
4.0	x	42.0	=	168.0
8.0	x	41.0	=	328.0
17.0	x	30.0	=	510.0
7.0	x	26.0	=	182.0
16.0	x	30.0	=	480.0
12.0	x	29.0	=	348.0
		Total	=	2,619.0

Second Floor

6.0	x	11.0	=	66.0
15.0	x	9.0	=	135.0
69.0	x	15.0	=	1,035.0
40.0	x	15.0	=	600.0
		Total	=	1,836.0

49 Elm St Medfield MA 02052 Search

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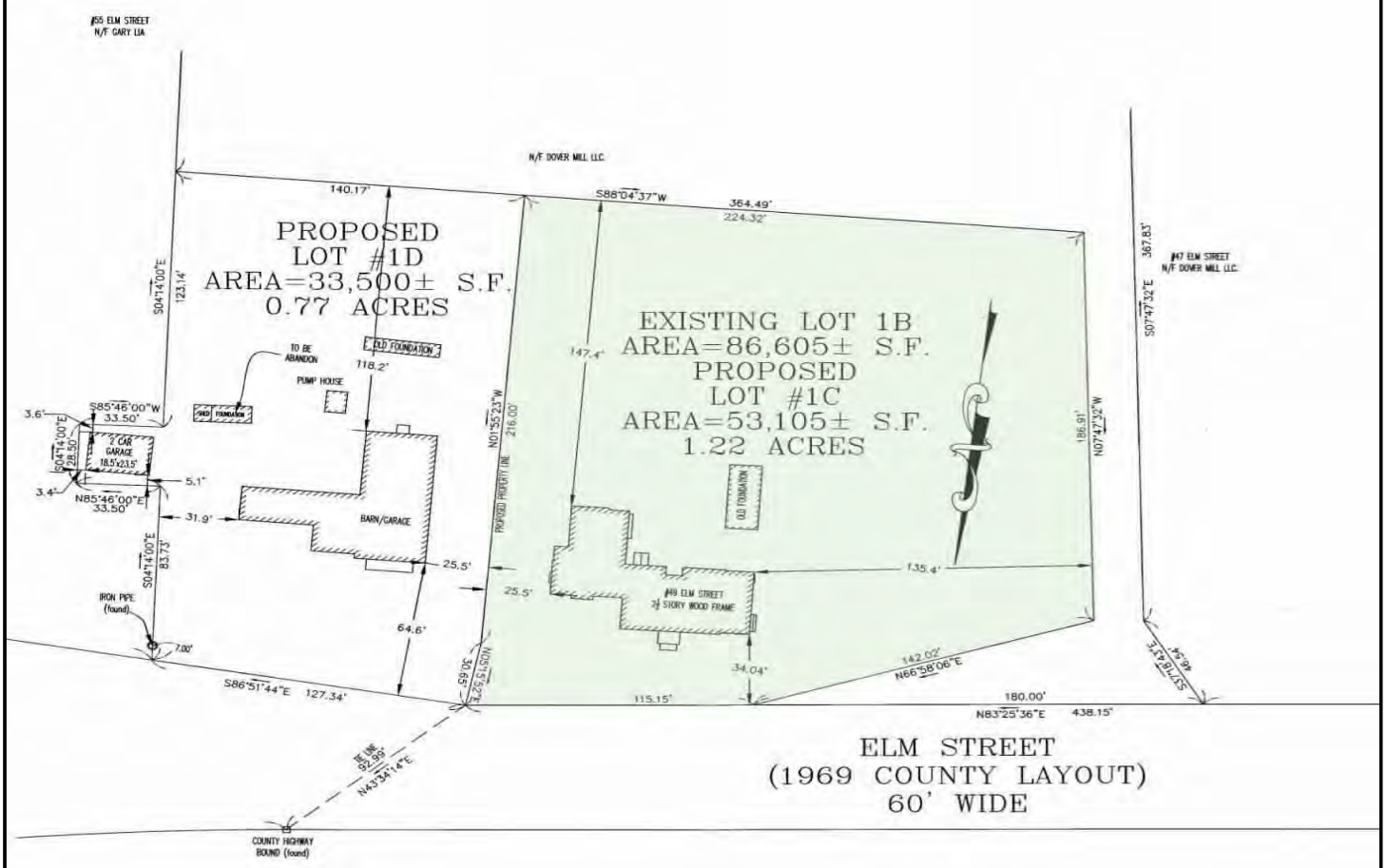

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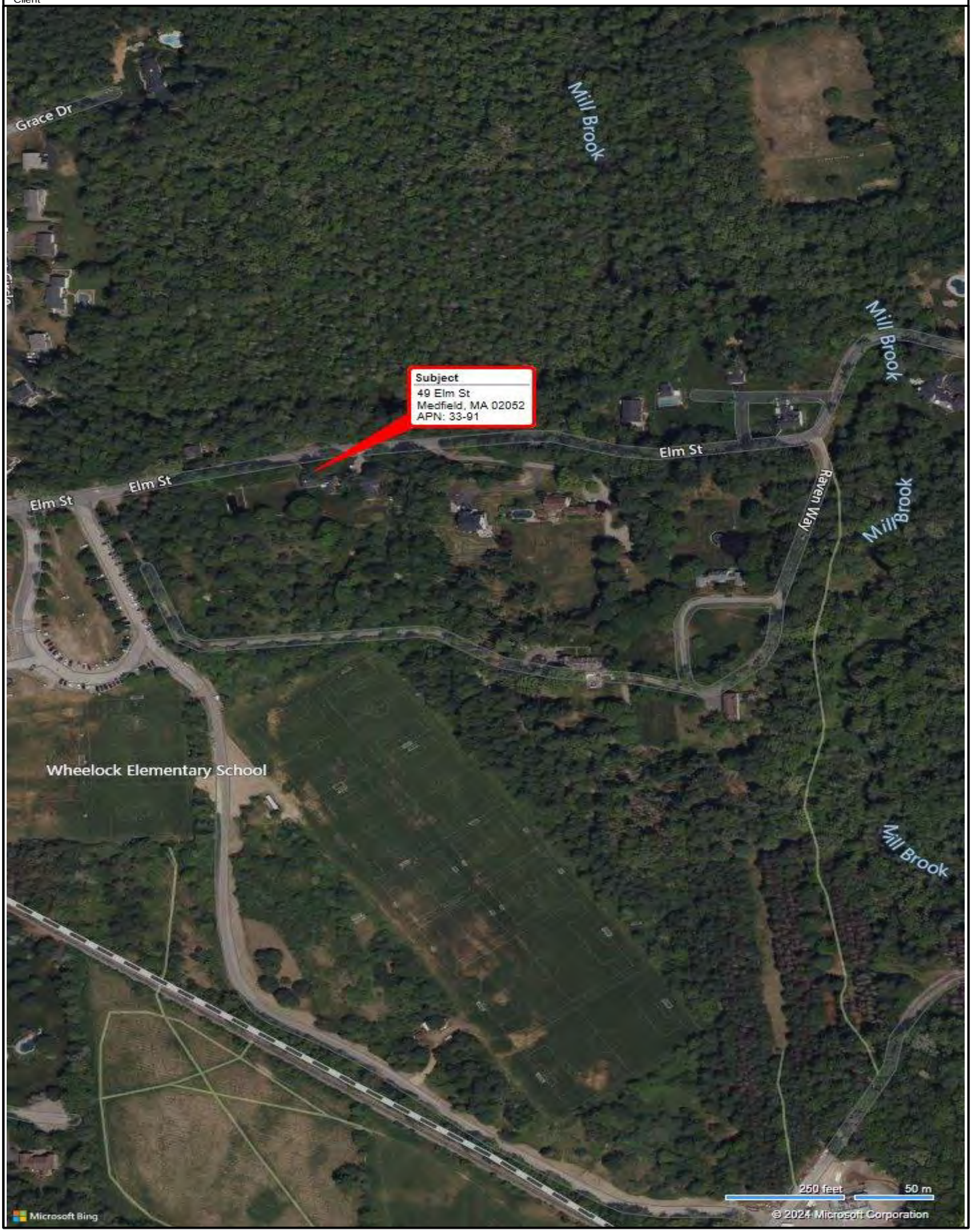
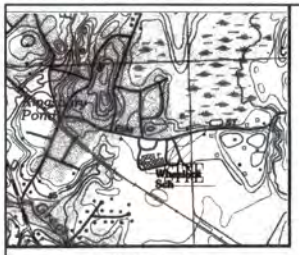
49 Elm Street, Medfield, Massachusetts 02052

Client


Grace Dr
Mill Brook
Subject
49 Elm St
Medfield, MA 02052
APN: 33-91
Elm St
Elm St
Elm St
Raven Way
Mill Brook
Mill Brook
Mill Brook
Wheelock Elementary School
250 feet
50 m
Microsoft Bing
© 2024 Microsoft Corporation



LOCUS MAP
SCALE: 1"=1,000'

EXISTING
PARCEL ID 33-091
AREA=247,273.9±S.F.
5.68 ACRES

PROPOSED
LOT #1A
AREA=82,176± S.F.
1.89 ACRES

PROPOSED
LOT #1B
AREA=84,566± S.F.
1.94 ACRES

PROPOSED
LOT #2
AREA=80,543.8± S.F.
1.85 ACRES

ELM STREET
(1969 COUNTY LAYOUT)
60' WIDE

FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JAMES W. NIEVA, P.L.S. #39399

8-13-2020

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAWS.
MEDFIELD, PLANNING BOARD

DATE: Endorsed by PB 9/1/20

TJ, SM, PM, JB, SL

NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE OF LOTS ON THIS PLAN WITH MEDFIELD ZONING BYLAWS

ZONING REGULATIONS

ZONE DISTRICT:	RE
AREA REQUIRED:	80,000 S.F
FRONTAGE:	180'
PERFECT SQUARE:	180'x180'
LOT WIDTH:	225'
FRONT SETBACK:	40'
SIDE SETBACK:	25'
REAR SETBACK:	50'

DEED REFERENCE:
BOOK 9747 PAGE 716

PLAN REFERENCE:
PLAN NO: 795 OF 1954 IN PLAN BOOK 188
PLAN NO: 277 OF 1969 IN PLAN BOOK 225
PLAN NO: 610 OF 1945 IN PLAN BOOK 136

SITE LOCATION:
49 ELM STREET
MEDFIELD, MA 02052

ASSESSORS REFERENCE
PARCEL 33-091
ZONING REFERENCE
RESIDENCE E (RE)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REFERENCE
2	8-12-20	RE-DO LOT FROM 2 TO 3
1	8-3-20	EDIT THE FORM A

REVISIONS
DATE : AUGUST 9, 2019

RESEARCH BY: JWN
FIELD SURVEY: KGM
COMPUTED BY: JWN
DRAFTED BY: JWN
DESIGNED BY: N/A
CHECKED BY: JWN

Dunn · McKenzie, Inc.
LAND SURVEYING AND CIVIL ENGINEERING
205 DEDHAM STREET, Rt. 1A at Rt. 115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 – FAX (508) 384-3905
jimmy@dunnmckenzie.com

PREPARED FOR:
MATTHEW SMITH
13 CARRIAGE HOUSE WAY
MEDWAY, MASSACHUSETTS, 02053
OWN BY:
TIMOTHY P. & WENDY M. SULLIVAN
49 ELM STREET
MEDFIELD, MA 02052

PLAN OF LAND
For land in
MEDFIELD, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
1	1"=30'	6308/XREF 5856

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

_____ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

_____ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

_____ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____ _____
Purchaser

Address: _____

_____

Date: _____ _____
Attorney

_____
Auctioneer

JJ Manning
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
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JJManning.com
auctions@JJManning.com

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