

Former Nursing Home & Rehabilitation Center

k/a "Island Terrace Nursing Home" on Pocksha Pond

47,684± sf. GBA in 7 Building Complex

8± Acres with Panoramic Cranberry Bog & Water Views



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LAKEVILLE, MA

**Mortgagee's Foreclosure Auction / Secured Party's Sale:
Thursday, October 4, 2018 at 11:00am On-site**

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

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



Terms of Sale: (Mortgagee's) \$100,000 by certified or bank check at the auction. An additional \$150,000 of the total purchase price by federal wire transfer within 5 business days. Balance in 45 days of the auction. (Secured Party's) \$10,000 by certified or bank check to bid on generator. Full payment required by good check for vehicle or remaining FF&E in entirety at time of sale. 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.

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Property Tours:

Tuesday, September 25 (11am-2pm) & Auction Day (9am-11am)

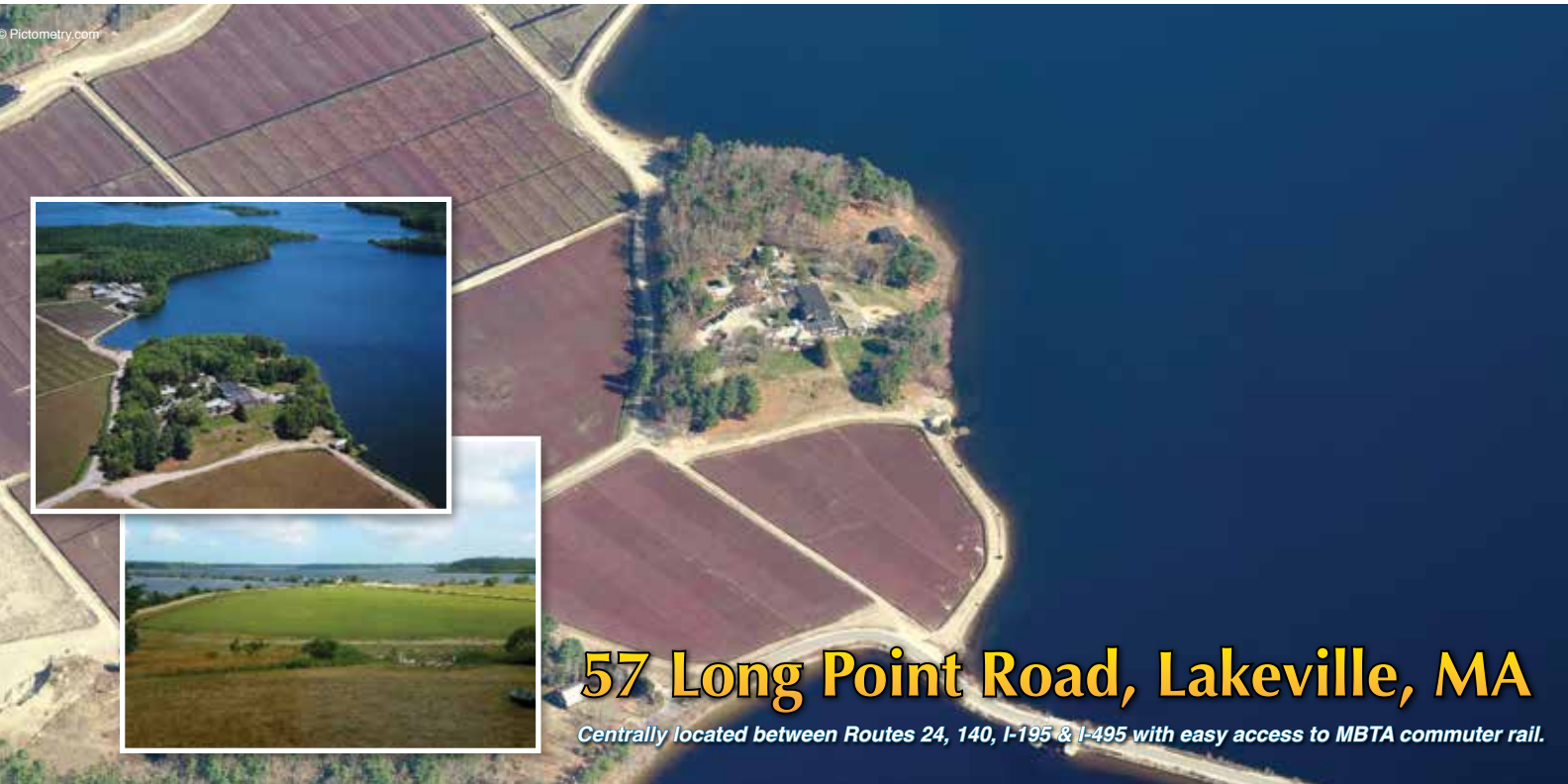
MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1648
REF 18-1795

Former Nursing Home & Rehabilitation Center

k/a "Island Terrace Nursing Home" on Pocksha Pond

8± Acres with Panoramic Cranberry Bogs & Pond Views

Complex Includes 4 Detached Homes for Owner/Staff Occupation



57 Long Point Road, Lakeville, MA

Centrally located between Routes 24, 140, I-195 & I-495 with easy access to MBTA commuter rail.

Natural boundaries offer secluded pastoral setting ideal for a nursing home, congregate living facility, educational, executive, religious, or private retreat. Offering views of Pocksha & Great Quittacas Ponds, the property benefits from thousands of acres of protected open space that comprise the Assawompset Pond Complex, a wildlife preserve frequented by bald eagles & osprey that serves as a water supply buffer.

Previously licensed as a 77-bed facility, the property was subdivided from a larger country estate by cranberry growers who sold this mansion parcel to the family that operated the nursing home from 1957 until closure in the spring of 2018. The property has been updated through the years with recent systems improvements.

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Square Footages are Gross Building Area (GBA) per Assessor

Main Building.: 36,912± sf. built c. 1920-1985, fully sprinklered, elevator, coded ext. door locks, 9 single / 44 double / 6 quad dwelling units each with a toilet/ sink BA, 3 tub/shower rooms, nurses' stations, activity rooms, dining area, salon, comm. kitchen, staff lounge, offices, service areas, deck & patio.

Other Buildings: 2,998± sf. 3BR, 2BA ranch; 1,200± sf. 1BR, 1BA bungalow; 1,735± sf. 2BR, 2BA cabin; 4,839± sf. 3BR 2.5BA ranch; 1,440± sf. garage; 160± sf. shed

Paved Parking: 62± spaces

Zoning: R

Parcel ID: 071/001/002

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Property Info., Photos, & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Thursday, October 4, 2018 at 11:00am On-site

UCC SECURED PARTY'S SALE

GENERATOR – KITCHEN EQUIPMENT – TRUCK – HOSPITAL F,F&E Thursday, October 4 at 11am Auction Site: 57 Long Point Rd., Lakeville, MA

Disposition of Collateral from Former “Island Terrace Nursing Home” & Rehab Center An 8+/- acre complex previously licensed as a 77-bed facility and operated through the spring of 2018

Property Tours: Tuesday, 9/25 (11am-2pm) & Auction Day (9-11am)

Cummins Diesel Generator (650KW) with 650+/- gallon fuel tank, 144+/- hours

2004 Chevy Silverado 2500HD pick-up Model Silver K25HEA in red 93,212+/- miles
Fisher 4-way Minute Mount Snow Plow attachment

Kitchen FF&E in entirety including 2016 Atosa B series double-door fridge, Garland 6-burner double oven with griddle, Thermaduke 6-bay steam table, Hobart 30qt mixer, Robot Coupe food processor, Waring toasters, Amana microwave, Garland master oven, Hobart meat slicer, Cleveland double steam chef range & steam craft range, Thermaco Big Dipper grease trap, Turbo Air TGM-69R triple-door fridge, Hobart tall boy pass-thru dishwasher, Vulcan walk-in, Arctic walk-in, many small appliances, racks, tables, pots, pans, china, etc.

Balance of FF&E in entirety from offices, dining room, common areas, activity rooms, salon & resident rooms including antiques, hospital beds & other resident furnishings, physical therapy equipment, desks, computers, copiers, printers, washers & dryers, John Deere LT160 lawn tractor with 42” cutting deck & much more.

Goods sold in suitable lots. Sale excludes any leased equipment or personal property including contents of the 4 detached homes on-site

Secured Party's Terms of Sale: (Generator) \$10,000 by certified or bank check to bid on generator with remainder of total purchase price by federal wire transfer within 5 business days. (Vehicle, FF&E) Full payment required by personal check at time of sale for vehicle and all FF&E to be offered as remainder in the entirety or by designated major groupings only. Timely removal by appointment upon confirmation of cleared funds. 5% Buyer's Premium applies to all secured party's items sold. MA Sales Tax, if applicable, applies. Other terms, if any, announced at the sale.

Auctioneer's Disclaimer: The auctioneer makes no guarantee or warranties either expressed or implied as to the description or condition of any lot. All goods offered for sale are offered “as is” and “where is” without recourse. 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.



For full terms of Notification of Disposition of Collateral – Public Disposition, select inventory, photos & information regarding the simultaneous sale of real estate at Mortgagee's Foreclosure Auction see:

www.JJManning.com or call **800-521-0111**

179 Old King's Highway, Yarmouth Port, MA 02675
MA Auc Lic 3184 . MA Broker Lic 5850 . Ref 18-1795





Generator Data (1/2)	
Alternator	Engine
Avg Voltage 0Vac	Hours 144.4hrs
Avg Current 0Amps	Coolant Temp 115°F
Total kW 0kW	Oil Pressure 0.0psi
Total PF 1.00PF	PCC Batt Volt 25.94Vdc
Frequency 0.00Hz	% Torq/Duty 0%
	Fuel Rate 0.00GPH
	Fuel Cons 1022.30Gal
	Total Fuel C 1022.30Gal

