



PROPERTY INFORMATION PACKAGE #18-1775-77

**3 MUNICIPAL AUCTIONS
CITY OF NEW BEDFORD, MA**

2104-2110 ACUSHNET AVE.

Commercial Building

WS BROOK ST.

.79+/- Acre Parcel, Zoned IB

NS COGGESHALL ST.

.11+/- Acre Parcel, Zoned IA

Friday, June 8 at 11am On-Site

Auctions Held at: 2104-2110 Acushnet Ave.

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.

COMMONWEALTH OF MASSACHUSETTS

CITY OF NEW BEDFORD, MA

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

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS INTERESTED

**WILLIAM H. NELSON
DANIEL F. SYLVIA
ANTHONY M. OLIVEIRA**

NOTICE IS HEREBY GIVEN THAT ON Friday the 8th day of June, 2018 at 11:00 A.M. at the property known as 2104-2110 Acushnet Ave., New Bedford, MA 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 described properties acquired by said city by foreclosure of the tax title thereon.

CITY OF NEW BEDFORD, MA

PARCEL 119, LOT 258, 2104-2110 Acushnet Ave.

Tax Title Recorded in Bristol County Registry of Deeds, Book 12390, Page 302.

PARCEL 92, LOT 148, WS Brook St. (F/K/A 29 Brook St.) New Bedford, MA

Tax Title Recorded in Bristol County Registry of Deeds, Book 4627, Page 66.

PARCEL 92, LOT 285, TOGETHER WITH ANY EXISTING STRUCTURES

NS Coggeshall St. (F/K/A 405 Coggeshall St.) New Bedford, MA

Tax Title Recorded in Bristol County Registry of Deeds, Book 11567, Page 186.

TERMS AND CONDITIONS OF SALE

Properties to be sold "as is" to the highest bidders at public auction. Non-refundable deposit of \$5,000.00 (Brook & Coggeshall) & \$10,000.00 (Acushnet) in certified funds must be made on day of sale. The purchaser shall also pay a buyer's premium of 8% which when added to the high bid shall constitute the purchase price. By Monday, 6/11/18, deposit must be increased to 10% of the purchase price. 21 days to close.

_____, Custodian

Location: 2104 2110 ACUSHNET AVE

Parcel ID: 119 258

Zoning: MUB

Fiscal Year: 2018

Current Owner Information:
PHOENIX PLACE REALTY TRUST

871 BUMPS RIVER ROAD

CENTERVILLE, MA 02632

Current Sales Information:

Sale Date:

12/11/2009

Sale Price:

\$100.00

Card No. **1** of **1**

Legal Reference:

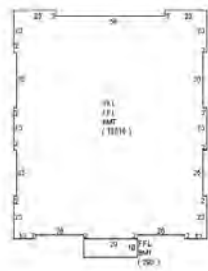
9584-57

Grantor:

NELSON,WILLIAM H

This Parcel contains 1.55 acres of land mainly classified for assessment purposes as OFFICE with a(n) General Office style building, built about 1983, having Conc Blk exterior, Tar&Gravel roof cover and 0 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
333200	520500	37900	891600

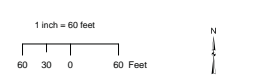


Fiscal Year 2018		Fiscal Year 2017		Fiscal Year 2016	
Tax Rate Res.:	16.63	Tax Rate Res.:	16.69	Tax Rate Res.:	16.49
Tax Rate Com.:	35.65	Tax Rate Com.:	36.03	Tax Rate Com.:	35.83
Property Code:	340	Property Code:	340	Property Code:	340
Total Bldg Value:	333200	Total Bldg Value:	330500	Total Bldg Value:	330400
Total Yard Value:	37900	Total Yard Value:	37900	Total Yard Value:	37900
Total Land Value:	520500	Total Land Value:	499700	Total Land Value:	499700
Total Value:	891600	Total Value:	868100	Total Value:	868000
Tax:	\$31,785.54	Tax:	\$31,277.64	Tax:	\$31,100.44

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.



- Easement
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels
- Water Bodies
- Town Boundary
- Text Engineering Lot Number
- Text Lot Area



City of New Bedford
Massachusetts

Map: 119

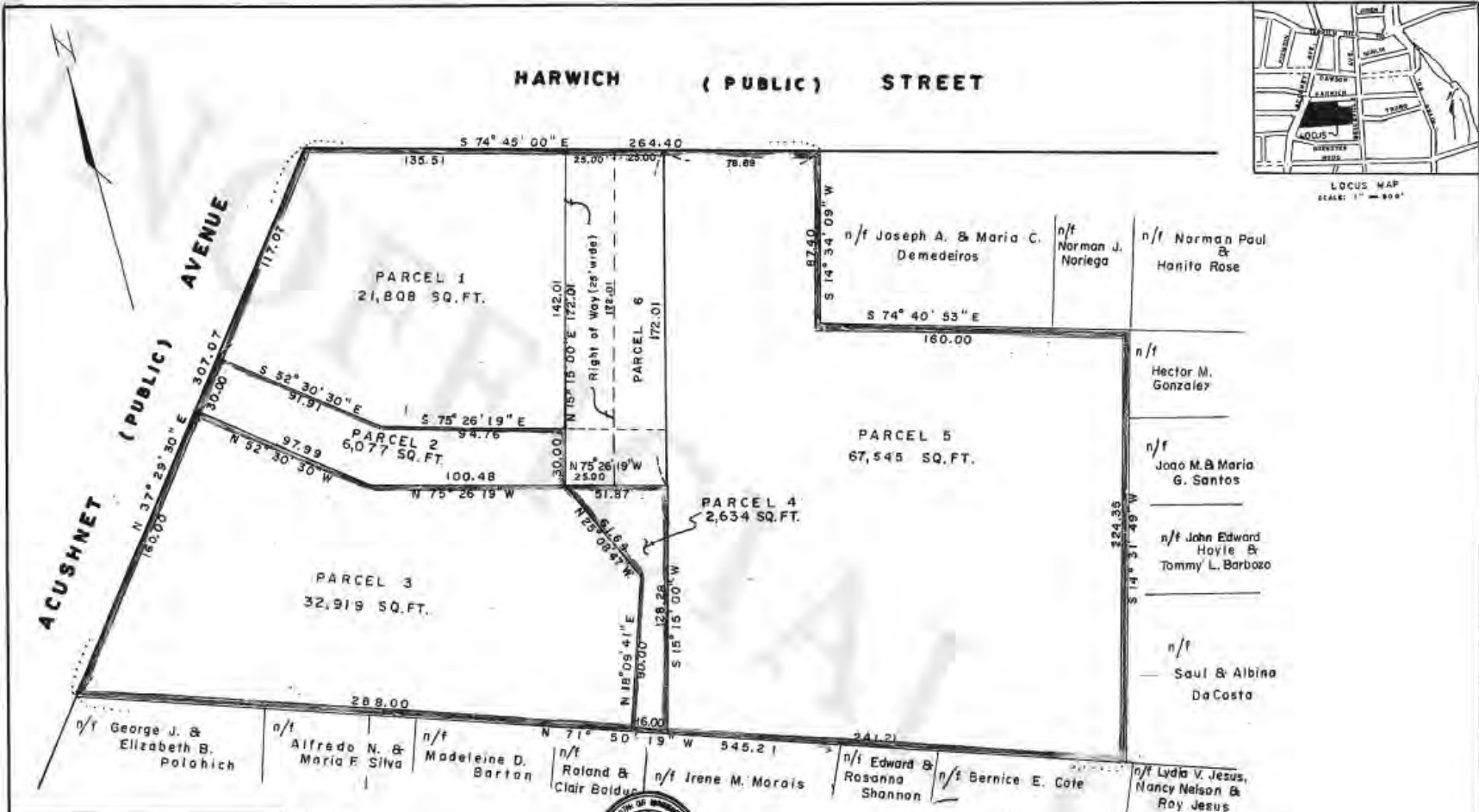
Fiscal Year 2017
This parcel map should be used for planning and assessment purposes only.



Map Produced By:
City of New Bedford
Department of
Management Information Systems
January 2017

68-271

142-89



REC'D & RECORDED
 1999 JUN 22 PM 1:34
 REGISTRY OF DEEDS
 DISTRICT OFFICE
 SOUTHERN DISTRICT

- NOTES:
1. Parcel 2 by itself will not be a buildable lot and is to be combined with land adjacent on the north.
 2. Parcel 4 by itself will not be a buildable lot and is to be combined with land adjacent on west.

I certify that this plan has been prepared in conformance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

William F. Kirby
 REGISTERED SURVEYOR



NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.
 NO DETERMINATION AS TO COMPLIANCE WITH ZONING IS MADE OR INTENDED BY THIS ENDORSEMENT.

CHAIRMAN EX-OFFICIO *Ronald A. Kennedy*
 DATE: 6-22-99

PLAN OF LAND
 IN NEW BEDFORD, MASS.
 BELONGING TO
ACUSHNET 2100 LIMITED PARTNERSHIP
 AND
BRANDT ASSOCIATES, INC.
 SCALE: 1" = 40'
 MARCH 13, 1998
 REVISED 6-15-99

142-89

1119-09

QUITCLAIM DEED

I, William H. Nelson, of 871 Bumps River Road, Centerville, Massachusetts 02360 for consideration paid and in full consideration of one (\$1.00) dollar paid grant to Phoenix Place Realty Trust of 2104 Acushnet Ave, New Bedford, Massachusetts with Quitclaim Covenants the land in New Bedford, Bristol County, Massachusetts with the buildings thereon, bound and described as follows:

The land together with the building thereon in New Bedford, Bristol County, Commonwealth of Massachusetts, being shown a Parcel 5 on a Plan entitled Plan of land in New Bedford, Massachusetts belonging to Acushnet 2100 Limited Partnership and Brandt Associates, Inc. dated March 13, 1998 revised June 15, 1999, Scale 1"= 40 duly recorded in the Bristol County Registry of Deeds in Book 142, Page 89.

Subject to Restrictions as set forth in a Deed dated December 29, 1978, and recorded with the Bristol County S.D. Registry of Deeds in Book 1776, Page 666, to the extent the same may still be in force and applicable and as affected by Release of Restrictions dated November 16, 2004, and recorded with said Registry in Book 7277, Page 204.

Subject to Sewer Maintenance as set forth in an instrument dated August 24, 1983, and recorded with said Registry in Book 1871, Page 101.

Subject to and with the benefit of Utilities Easement dated August 23, 1979, and recorded with said Registry in Book 1791, Page 482.

Together with the Benefit of Right of Way as shown on a Plan of Land filed with said Registry in Plan Book 142, Page 89.

For Title, see Deed dated February 5, 2009 recorded with the Bristol County S.D. Registry of Deeds in Book 9256, Page 221.

PROPERTY ADDRESS: 2104 and 2110 ACUSHNET AVENUE, NEW BEDFORD, MA 02746

Witness my hand and seal this 8th day of December, 2009.

William H. Nelson
William H. Nelson

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS

NEW BEDFORD

On this 8th day of December, 2009, before me the undersigned Notary Public, personally appeared WILLIAM H. NELSON, and proved to me through satisfactory evidence of identification which was his drivers license to be the person whose name is signed on the preceding document and he acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Tina N.
Notary public
My Commission Expires February 21 2011



EXHIBIT A

The land together with the building thereon in New Bedford, Bristol County, Commonwealth of Massachusetts, being shown as Parcel 5 on a Plan entitled *Plan of Land in New Bedford, Massachusetts* belonging to Achusnet 2100 Limited Partnership and Brandt Associates, Inc. dated March 13, 1998, revised June 15, 1999, Scale 1"=40' duly recorded in the Bristol County S.D. Registry of Deeds in Book 142, Page 89.

Subject to Restrictions as set forth in Deed dated December 29, 1978, and recorded with the Bristol County S.D. Registry of Deeds in Book 1776, Page 666, to the extent the same may still be in force and applicable and as affected by Release of Restrictions dated November 16, 2004, and recorded with said Registry in Book 7277, Page 204.

Subject to Sewer Maintenance as set forth in an instrument dated August 24, 1983, and record with said Registry in Book 1871, Page 101.

Subject to and with the benefit of Utilities Easement dated August 23, 1979, and recorded with said Registry in Book 1791, Page 482.

Together with the Benefit of Right of Way as shown on a Plan of Land filed with said Registry in Plan Book 142, Page 89.

PROPERTY ADDRESS: 2104 AND 2110 ACUSHNET AVENUE, NEW BEDFORD, MA 02746

Location: WS BROOK ST **Parcel ID:** 92 148 **Zoning:** IB **Fiscal Year:** 2018

Current Owner Information:

CITY OF NEW BEDFORD

133 WILLIAM STREET

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

02/25/2000

Sale Price:

\$0.00

Legal Reference:

4627-66

Grantor:

SYLVIA,DANIEL F

Card No. **1** of **1**

This Property contains 0.79 acres of land mainly classified for assessment purposes as VAC-TX TITLE

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	107300	6300	113600

**No
Sketch
Available**

**NO
IMAGE
AVAILABLE**



Fiscal Year 2018		Fiscal Year 2017		Fiscal Year 2016	
Tax Rate Res.:	16.63	Tax Rate Res.:	16.69	Tax Rate Res.:	16.49
Tax Rate Com.:	35.65	Tax Rate Com.:	36.03	Tax Rate Com.:	35.83
Property Code:	936	Property Code:	936	Property Code:	936
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	6300	Total Yard Value:	6300	Total Yard Value:	6600
Total Land Value:	107300	Total Land Value:	107300	Total Land Value:	99100
Total Value:	113600	Total Value:	113600	Total Value:	105700
Tax:	Exempt	Tax:	Exempt	Tax:	Exempt

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

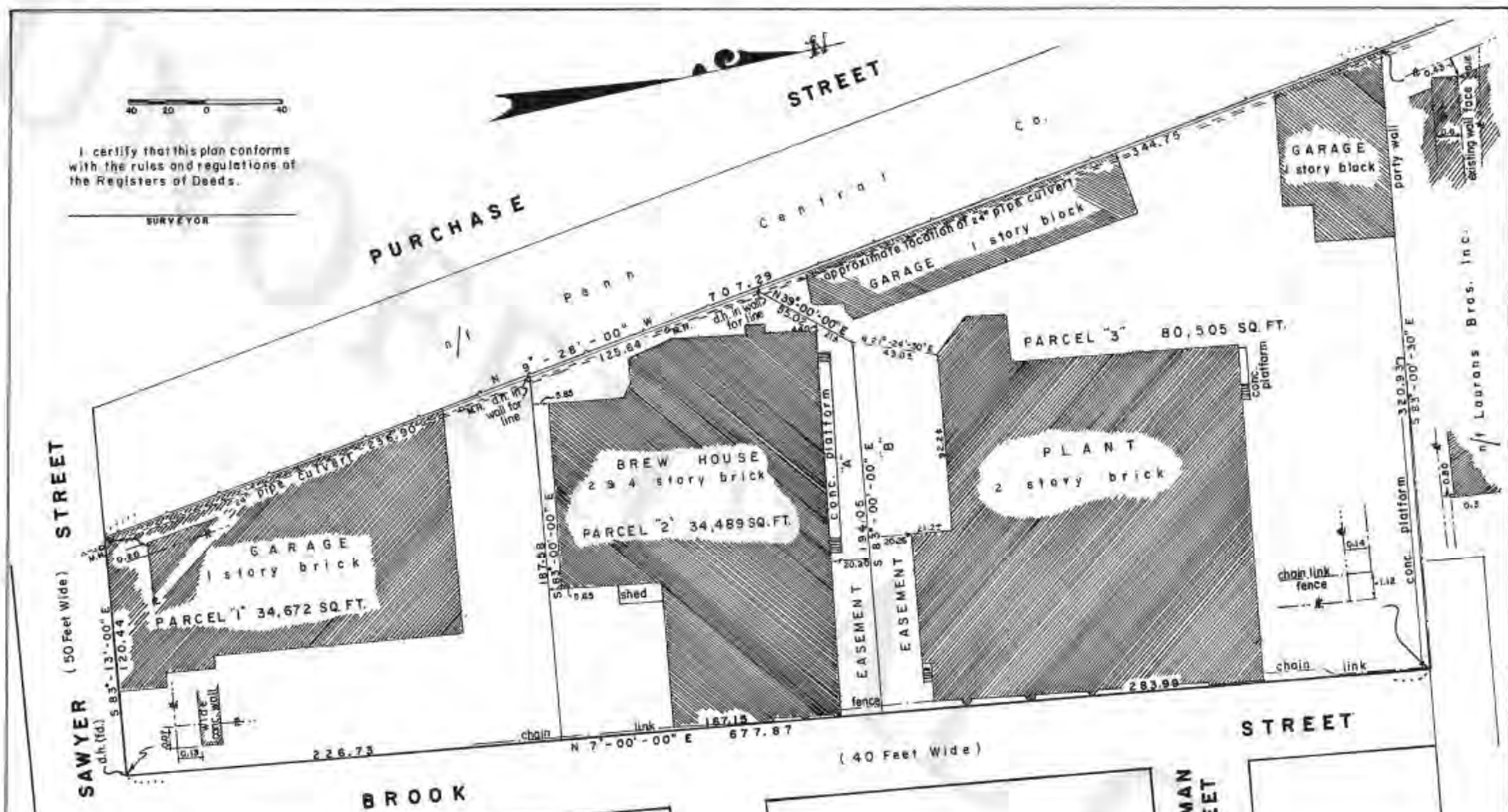
103-13

103-13



I certify that this plan conforms with the rules and regulations of the Registers of Deeds.

SURVEYOR



NOTE: This is a revision of a plan made by Perkins Associates dated May 24, 1967 entitled 'PLAN OF LAND BROOK and SAWYER STS. NEW BEDFORD, MASS.'

SUBDIVISION OF LAND IN NEW BEDFORD, MASS. BELONGING TO RITTENHOUSE ORGANIZATION, INC. SCALE: 1"=40' JULY 21, 1979

Board of Survey organized under the Metropolitan Control Law has reviewed this plan 10-30-79 Richard A. Wadley One Surveyor

6th, 10th & 11th REGISTRY OF DEEDS BRISTOL COUNTY SOUTHERN DISTRICT

vs.

Daniel F. Sylvia

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed

given by the Collector of Taxes for the City
of New Bedford in the County of Bristol
and said Commonwealth, dated June 30, 1994 and duly recorded in
Book 3350 Page 213

By the Court (Breuer, Deputy Recorder)

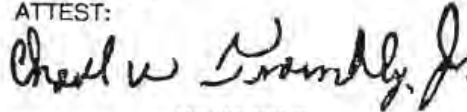
Attest:

Charles W. Trombly, Jr.
Recorder

Dated December 16, 1999

sc

A TRUE COPY
ATTEST:



RECORDER

DK 3350P60213

(THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 40 DAYS OF THE DATE OF TAKING)
STATE TAX - FORM 331 19473 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS
New Bedford
CITY OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Albino Silva, Collector of Taxes for
the City of New Bedford, pursuant and subject to the provisions
of General Laws, Chapter 60, Sections 53 and 54, hereby take for said city the following
described land:

DESCRIPTION OF LAND

(The collector shall be sufficient answer to identify the premises and shall agree with the owner of taking, in the case of
registered land, the Certificate of Title and the Register of Deeds and Tax Map, if any.)

Plat 92 Int. 140

29 Brook Street

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60
assessed thereon to 29 Brook Street Realty Trust, Nicholas A. Masabny Trs. Et Al

for the year 1993, which were not paid within fourteen days after demand therefor made upon
29 Brook Street Realty Trust, Nicholas A. Masabny Trs Et Al on June 11, 1993, and now
remain unpaid together with interest and incidental expenses and costs to the date of taking in the
amounts hereinafter specified, after notice of intention to take said land given as required by law,

19 <u>93</u> TAXES REMAINING UNPAID	\$ <u>3,788.79</u>
INTEREST TO THE DATE OF TAKING	\$ <u>691.21</u>
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING	\$ <u>30.22</u>
SUM FOR WHICH LAND IS TAKEN	\$ <u>4,510.22</u>

WITNESS my hand and seal this 30th day of June, 1994

Albino Silva, Collector of Taxes for the City of New Bedford

THE COMMONWEALTH OF MASSACHUSETTS
Bristol County, ss August 22, 1994

Then personally appeared the above named Albino Silva
and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes

before me, [Signature]
September 28, 1995

Aug 24, 1994 at 8 o'clock and 47 minutes a.m.
Received and entered with Bris. Co. (No) Registry of Deeds,
Book 3350, Page 0213, Document No. _____, Certificate of File No. _____

Attest: James P. King
Register

Notice of Filing
Complaint
rel/10/1998
4278-323
Final Decree
2/25/00
4627-66

BK3325PG0185

EXHIBIT "A"

The land with the buildings thereon situated in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the westerly line of Brook Street, distant northerly therein two hundred twenty-six and 73/100 (226.73) feet from the northerly line of Sawyer Street;

Thence N83° 00' 00" W a distance of one hundred eighty-seven and 58/100 (187.58) feet to a point;

Thence N9° 28' 00" W a distance of one hundred twenty-five and 64/100 (125.64) feet to a point;

Thence N19° 00' 00" E a distance of fifty-five and 02/100 (55.02) feet to a point;

Thence S89° 00' 00" E a distance of one hundred ninety-four and 05/100 (194.05) feet to a point in the westerly line of Brook Street;

Thence S7° 00' 00" W in said westerly line of Brook Street a distance of one hundred sixty-seven and 15/100 (167.15) feet to the point of beginning.

Containing 34,485 square feet.

Being shown as parcel 2 on plan of land entitled "Subdivision of Land in New Bedford, Mass." surveyed for Rittenhouse Organization, Inc., dated July 21, 1975 and recorded November 1, 1975 in the Bristol County (S.D.) Registry of Deeds in Plan Book 103, Page 19.

Subject to and together with the benefit of any easements and restrictions of record which may be in force and applicable with reference to said land and as more specifically shown on a deed from Robert A. Hammond, et al to Andre Fournier dated November 1, 1979 and recorded in Bristol County (S.D.) Registry of Deeds, Book 1794, Page 1044.

For Mortgagors title see Deed of Madison Finance Corp. recorded herewith.

RAMAN
Solomon & Robitaille
Ten Laurel Avenue
Wellesley Hills, MA 02181

Location: NS COGGESHALL ST **Parcel ID:** 92 285 **Zoning:** IA **Fiscal Year:** 2018

Current Owner Information:

CITY OF NEW BEDFORD

133 WILLIAM STREET

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

12/23/2015

Sale Price:

\$0.00

Legal Reference:

11567-186

Grantor:

OLIVEIRA,ANTHONY M

Card No. **1** of **1**

This Property contains 0.11 acres of land mainly classified for assessment purposes as VAC-TX TITLE

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	77200	0	77200

**No
Sketch
Available**

**NO
IMAGE
AVAILABLE**

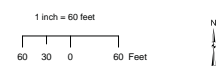


Fiscal Year 2018		Fiscal Year 2017		Fiscal Year 2016	
Tax Rate Res.:	16.63	Tax Rate Res.:	16.69	Tax Rate Res.:	16.49
Tax Rate Com.:	35.65	Tax Rate Com.:	36.03	Tax Rate Com.:	35.83
Property Code:	936	Property Code:	936	Property Code:	390
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	77200	Total Land Value:	77200	Total Land Value:	73100
Total Value:	77200	Total Value:	77200	Total Value:	73100
Tax:	Exempt	Tax:	Exempt	Tax:	Exempt

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.



- Easement
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels
- Water Bodies
- Town Boundary
- Text Engineering Lot Number
- Text Lot Area



City of New Bedford
Massachusetts

Map: 092

Fiscal Year 2017
This parcel map should be used for planning and assessment purposes only.



Map Produced By:
City of New Bedford
Department of
Management Information Systems
January 2017

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 14 TL 149095

JUDGMENT IN TAX LIEN CASE

City of New Bedford

vs.

Anthony M. Oliveira

BK 11567 PG 186
12/23/15 10:40 DOC. 27966
Bristol Co. S.D.

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the City of New Bedford in Bristol County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	10/27/2010	9885	162		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: November 2, 2015

INSTRUMENT OF TAKING
THE COMMONWEALTH OF MASSACHUSETTS
CITY OF NEW BEDFORD
OFFICE OF THE COLLECTOR OF TAXES

BK 9885 PG 162
11/04/10 09:05 DOC. 26424
Bristol Co. S.O.

I, R. Renee Fernandes Abbott, Collector of Taxes for the City of New Bedford, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby taken for said City the following described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and Registry Volume and Page must be given.]

Plat 92 Lot 285
405 COGGESHALL ST

Said land is taken for non payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to OLIVEIRA ANTHONY M for the tax year 2010, which were not paid within fourteen days after demand therefore made upon OLIVEIRA ANTHONY M on June 21, 2010 and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law.

FY 2010 TAXES REMAINING UNPAID.....	\$1207.98
INTEREST TO THE DATE OF TAKING.....	101.60
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING.....	\$140.00
SUM FOR WHICH LAND IS TAKEN.....	\$1,449.58

WITNESS my hand and seal this twenty seventh day of October, 2010


 Collector of Taxes for the City of New Bedford

OF THE COMMONWEALTH MASSACHUSETTS

Bristol, ss

October 27, 2010

Then personally appeared the above named R. Renee Fernandes Abbott and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes before me,


Patti A. Querim,
Notary Public
My Commission Expires: July 22, 2016

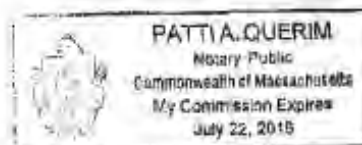


EXHIBIT "A"

The land and buildings located at 405 Coggeshall Street, New Bedford, Bristol County, Massachusetts, bounded and described as follows:

BEGINNING at the southeasterly corner of the premises to be conveyed at the point of intersection of the north line of Coggeshall Street with the west line of Jean Street;

NORTHERLY by said west line of Jean Street ninety-five (95) feet to land now or formerly of Pienne Legen;

WESTERLY by said Legen land sixty-nine and $94/100$ (69.94) feet to a corner of land;

SOUTHERLY by land now or formerly of P.J. Smith thirty-eight and $5/100$ (38.05) feet to a corner of land;

EASTERLY by land of William Edward Metcalf et ux, twenty-nine and $64/100$ (29.64) feet to a corner of land;

SOUTHERLY by land of William Edward Metcalf fifty-six and $92/100$ (56.92) feet to said north line of Coggeshall Street; and

EASTERLY by said north line of Coggeshall Street forty and $45/100$ (40.45) feet to the point of beginning.

CONTAINING 4,960 square feet, more or less.

For Title see deed dated May 28, 2003 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 6238, Page 100.



**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

Web: www.JJManning.com

Email: auctions@JJManning.com

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