

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #19-1818

Mortgagee's Foreclosure AUCTION

2.7+/- ACRE WATERFRONT COMPOUND

3-Story Luxury Home, 2-Story Guest House,

Detached 3-Car Garage, Deep Water Dock, Boathouse,

Tennis Court, In-Ground Pool & Golf Practice Area

Views of Little Narragansett Bay, downtown Watch Hill & Napatree Point

33 BAY ST., WATCH HILL (WESTERLY), RI

Tuesday, March 19 at 1:00pm On-site

RI Lic. # RES.0026070



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.

MORTGAGEE'S SALE

33 Bay Street
Westerly, Rhode Island

Will be sold at public auction on March 19, 2019 at 1:00 p.m. local time on the premises by virtue of the power of sale contained in a mortgage made and executed by James R. Barnes and Donna J. Barnes, dated September 20, 2016 and recorded in Book 2016 at Page 15981, of the Records of Land Evidence in the Town of Westerly, State of Rhode Island, the conditions of said mortgage having been broken.

The above premises will be sold subject to any and all valid superior or prior liens or encumbrances on the premises.

TERMS: Two Hundred Fifty Thousand Dollars (\$250,000) down payment in cash, certified check or bank check at time of sale; other terms will be announced at the time of sale.

By order of the holder of the mortgage which gives notice of its intention to bid at sale or any adjournment thereof.

ROBERTS, CARROLL, FELDSTEIN & PEIRCE
INCORPORATED

Edward G. Avila, Esquire
Attorneys for the holder of the mortgage
Ten Weybosset Street
Providence, Rhode Island 02903

(Publish: Providence Journal
February 25, March 4 and March 11, 2019)

5524-2/3422517

(PLEASE COMPLETE, SIGN, DATE AND FAX THIS DOCUMENT TO 508-362-1073 OR EMAIL TO AUCTIONS@JJMANNING.COM. WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN. THANK YOU. GOOD LUCK WITH YOUR BIDS!)

BIDDER INFORMATION REQUEST – 33 BAY ST., WATCH HILL (WESTERLY), RI
WAIVER & CONFIDENTIALITY AGREEMENT

To receive a copy of the bidder related documents on file including: **(Memo of Sale, Municipal Lien Certificate, etc.)** for the property known as 33 Bay St., Watch Hill (Westerly), RI you are **required** to return a completed and signed copy of this form to JJManning Auctioneers **prior to the release of any materials** to you.

In regard to the above property, **Mortgagee** is providing to prospective purchaser:

(Full Name) _____

(E-Mail Address) _____

(Daytime Phone) _____ - _____ - _____ (Co. Name) _____

(Mailing Address) _____

the documents for the property identified above for such information (if any) as prospective purchaser deems the Memo of Sale, Municipal Lien Certificate and/or related documents to contain.

Mortgagee, JJManning Auctioneers and their agents, employees and attorneys make no representation whatsoever regarding the accuracy of these documents or the qualifications of the reporting firm(s). All the premises will be sold without representation or warranty whatsoever as to its condition, occupancy or fitness for habitation thereon, conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

You should conduct such further investigations as you see fit and consult with your own attorney.

RELEASE AND WAIVER

The undersigned has requested an e-mail copy of any Memo of Sale, Municipal Lien Certificate & information, if any, regarding the property marked above. The undersigned does hereby forever release and discharge **Mortgagee, JJManning Auctioneers** and its agents, employees and attorneys from any and all damages, claims, demands, actions, and liabilities relating in any way to any reliance by the undersigned on any information contained in said documents regarding the property or as to the accuracy of information contained therein. The undersigned agrees that **Mortgagee, JJManning Auctioneers** and their agents, employees and attorneys have not made and do not make any representation or warranties whatsoever regarding the documents regarding the property, and acknowledges and agrees to the following:

- (a) **Mortgagee, JJManning Auctioneers** makes absolutely NO REPRESENTATIONS OR WARRANTIES WHATSOEVER with respect to the information contained therein, or as to the accuracy of the information contained therein, either at the time it was prepared or at the present time;
- (b) The information contained in these documents shall remain confidential and may not be disclosed by you to any other party;
- (c) The information contained therein is being provided to you FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including, without limitation, being used in connection with (i) determining whether or not to submit a pre-auction offer or bid at the public auction to be conducted by **Mortgagee, JJManning Auctioneers** or (ii) determining the amount of any such offer or bid.

Signature

Date



**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**

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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.

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