

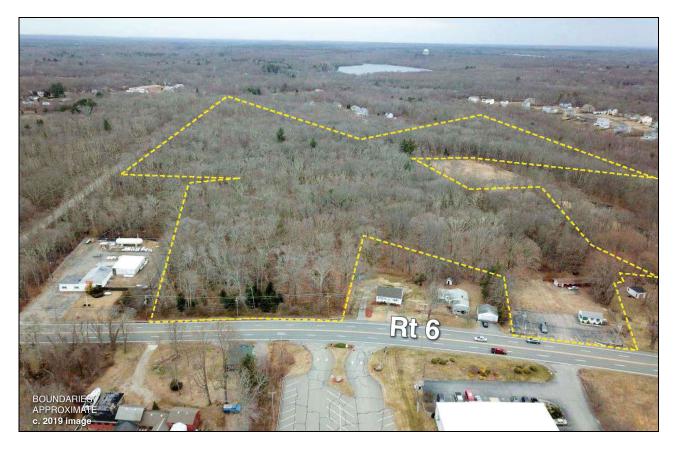
MORTGAGEE'S FORECLOSURE AUCTION

33+/- ACRES IN 4 PARCELS ~ SWANSEA, MA To be Sold in the Entirety

<u>0 NS GAR Hwy.</u>: Parcel 006.0-0000-0016.A - 3.63+/- ac. <u>0 NS GAR Hwy.</u>: Parcel 006.0-0016-0000.0 - 1.51+/- ac. <u>0 Colletti Ln.</u>: Parcel 014.0-0033-0000.0 - 22.45+/- ac. <u>1405 GAR Hwy.</u>: Parcel 083.0-0005-0000.0 - 5.9+/- ac.

Thursday, April 24 at 11:00am On-site

MA Auc. Lic. #111



JJManning 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.

PLEASE COMPLETE, SIGN & DATE THIS DOCUMENT FAX TO 508-362-1073 (OR) EMAIL TO <u>AUCTIONS@JJMANNING.COM</u> WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN

WAIVER & CONFIDENTIALITY AGREEMENT BIDDER INFORMATION REQUEST – SWANSEA, MA

To receive a copy of the bidder related documents on file including: (Environmental Reports, etc.) for the property known as 1405 GAR Hwy., 0 N S GAR Hwy. and 0 Colletti Ln., Swansea, MA, 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, Bristol County Savings Bank are 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 environmental reports and/or related documents to contain.

Bristol County Savings Bank, **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.

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 confidential documents, environmental reports & information, if any, regarding the property marked above. The undersigned does hereby forever release and discharge **Bristol County Savings Bank**, **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 or any information contained in said documents regarding the property or as to the accuracy of information contained therein. The undersigned agrees that **Bristol County Savings Bank**, **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) **Bristol County Savings Bank, 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 bid at the public auction to be conducted by Bristol County Savings Bank, JJManning
 Auctioneers or (ii) determining the amount of any such offer or bid.

Signature

Date

MEMORANDUM OF SALE

Swansea, Mass. Assessors Map 83, Lot 5 (a/k/a 1405 Grand Army of the Republic Highway), Map 14, Lot 33; Map 6, Lot 16A; and Map 6, Lot 16

In consideration of the acceptance of my bid by Justin J. Manning of JJManning Auctioneers (Massachusetts License No. 11) ("Auctioneer"), I hereby agree to pay the sum of (______ Dollars) (\$______.00) for the real estate described in the Notice of Sale attached hereto, purchased by me this <u>24th day of April, 2025</u>, at Public Auction, of which sum a non-refundable deposit of FIFTY THOUSAND DOLLARS (\$50,000.00) has been paid this day. I further agree to comply with the Terms and Conditions of Sale set forth below and in the Notice of Sale attached hereto. I hereby acknowledge receipt of a copy of this Memorandum of Sale, Terms and Conditions of Sale, Notice of Sale, and Payment Instructions.

AUCTIONEER

PURCHASER:

IN THE PRESENCE OF:

(print name)

(print name)

(address)

(phone)

(email)

SWANSEA, MASSACHUSETTS

April 24, 2025

TERMS AND CONDITIONS OF SALE

MORTGAGEE:	Bristol County Savings Bank
MORTGAGOR:	KM Dover, LLC
LOCATION:	1405 Grand Army of the Republic Highway, Swansea, Massachusetts
DATE/TIME:	April 24, 2025 at 11:00 a.m. local time (adjourned from March 13, 2025 and January 16, 2025)

TERMS OF SALE:

- All the right, title and interest conveyed by the Mortgage Deed will be sold, subject to the terms and conditions in the published Notice of Sale, a copy of which is attached hereto, and those hereinafter set forth.
- Upon acceptance of the prevailing bid, the Successful Bidder (hereinafter the "Purchaser") shall be required to execute a Memorandum of Sale which incorporates said terms and conditions of sale and to immediately pay to the Auctioneer an initial deposit of Fifty Thousand Dollars (\$50,000) in cash, certified check or bank check.
- Thereafter, Purchaser must increase its deposit to ten percent (10%) of purchase price within three business days of auction date – that is, no later than <u>April 29, 2025</u> at 5:00 p.m. local time.
- 4. The balance of the purchase price shall be paid in cash, by certified or bank check, or by wire transfer no later than thirty (30) days from the date of sale that is, no later than <u>Friday, May 23, 2025</u> at 5:00 p.m. local time.
- 5. After the initial deposit, further payments made pursuant to this Memorandum of Sale may be made by cash, certified check, bank check, or by wire transfer according to the

Payment Instructions attached hereto. Time is of the essence with respect to all payments provided in this Memorandum of Sale.

- 6. Upon receipt of the full amount of the purchase price, a Mortgagee's Foreclosure Deed, in the usual form, without covenants or warranties, will be delivered to the Purchaser. All deposits under this Memorandum of Sale shall be held by Partridge Snow & Hahn, LLP, counsel to the Mortgagee, pending delivery of the deed.
- 7. If at any time after the property is sold, the Purchaser shall refuse to execute the Memorandum of Sale or if, after signing, the Purchaser fails to perform its obligations under the Memorandum of Sale, then in the discretion of the Auctioneer and Mortgagee, the property may be immediately resold, upon the terms and conditions, to the next highest bidder at the sale which shall agree to comply with the terms of sale. Such resale may be without further notice to the Purchaser and without previously tendering a deed to the Purchaser. However, such resale shall not release the defaulting Purchaser from liability for breach of contract.
- 8. In the case of such Purchaser default, all deposits made under this Memorandum of Sale shall be forfeited to the mortgagee which shall have the right—whether or not the property is resold—to retain said deposit either as liquidated damages or as security for the payment by the Purchaser of additional damages to which the holder may be entitled by reason of Purchaser's default, as the mortgagee may elect. Retention of the deposit shall be without prejudice to any other legal or equitable right or remedy that is available to the Mortgagee under applicable law due to Purchaser's default including the right to pursue additional damages.

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- 9. The risk of loss shall pass to the Purchaser upon acceptance of its deposit and, therefore, it is the Purchaser's obligation to obtain fire and casualty insurance on the property effective as of the time of the acceptance of said deposit. In the event of loss or damage to the property by fire or other casualty between the time of sale and the tender of the deed, the Purchaser shall remain obligated to pay the full balance of the purchase price.
- 10. This sale is subject to any and all restrictions, easements and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax titles, municipal liens, water and sewer use charges, betterments and assessments, occupants or leases, etc., if any there be.
- 11. The property is sold AS IS. The sale is made without any representations, warranties or guaranties, express or implied, of any kind. In particular, no representations, warranties, or guaranties are made as to the following matters for which the Purchaser assumes all responsibility and associated costs:
 - a. The condition of the property including its relationship or proximity to any flood plains, the existence or absence of any hazardous materials, lead paint, or asbestos in or on the property, the status of utilities, or any other physical attribute of the premises.
 - Matters of title including the existence of liens, encumbrances,
 attachments, levies, mortgages, easements, rights of way, occupancies,
 leases, or other defects concerning said title.
 - c. Matters relating to the existence or status of leases or other tenancies on the property, any liabilities for security deposits, or existence or amount of any rental income associated with the premises.

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- Compliance with any applicable federal, state, or local laws, ordinances, or codes relating to property ownership, including but not limited to environmental matters, land use and zoning, laws relating to smoke detectors, or other matters contained in building, fire, or sanitary codes.
- 12. Any information relating to the property, including information described in the previous paragraph, that the Auctioneer or Mortgagee have provided to the Purchaser or which they have caused to be published in newspaper advertisements or brochures in connection with the auction sale, have been provided or published as a matter of convenience only. While such information was derived from reliable sources and is believed to be correct, neither Auctioneer, Mortgagee, or the Mortgagee's counsel make any representations or warranties, express or implied, as to the accuracy or completeness of such information. The Purchaser acknowledges and agrees that it has sole responsibility for conducting such due diligence as it considers appropriate prior to bidding at the auction sale and executing the Memorandum of Sale.
- 13. The Purchaser shall be responsible for the cost of all documentary deed stamps which are required to be affixed to the deed and for all other costs associated with recording the deed and related documents.
- 14. No personal property of any nature is included in this sale. Any unclaimed personal property on the premises is the responsibility of the Purchaser.

MORTGAGEE'S SALE OF REAL ESTATE

Swansea, Mass. Assessors Map 83, Lot 5 (a/k/a 1405 Grand Army of the Republic Highway), Map 14, Lot 33; Map 6, Lot 16A; and Map 6, Lot 16

By virtue and in execution of the Power of Sale contained in a certain mortgage given by

KM Dover, LLC to Bristol County Savings Bank dated September 18, 2019 and recorded with

the Bristol County Fall River District Registry of Deeds, Book 9878, Page 93, of 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 o'clock A.M. on

the 16th day of January, 2025, at 1405 Grand Army of the Republic Highway, Swansea,

Massachusetts immediately adjacent to the said Highway, the four lots of land described in said

mortgage which lots shall be sold as an entirety,

To wit:

Parcel I:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

A parcel of land shown as Map 83 Lot 5 on a plan of land entitled "Plan of Land Map 83 Lot 5 in Swansea, MA" Prepared for: Thames Street, Inc. Scale: I"= 40' Dated: March 9, 2016 Prepared by: SITEC, Inc. 449 Faunce Comer Road, Dartmouth, MA 02747 Ph: 508 - 998 - 2125 Fax: 508 - 998 - 7554, which plan is duly recorded with the Bristol County, Fall River District, Registry of Deeds at Plan Book 158, Page 48.

Said Map 83 Lot 5, containing 259,683.2 square feet of land, or 5.96 acres, more or less according to said Plan.

Being the same premises conveyed to this mortgagor by deed of Thames Street, Inc., dated March 8, 2016, and recorded with the Bristol County Fall River District Registry of Deeds in Book 8904 Page 105.

FOR REFERENCE ONLY: 1405 GAR HIGHWAY, SWANSEA, MA 02777, ASSESSORS MAP 83, LOT 5

Parcel II:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and descripted as follows:

A parcel of land shown as ANR -12 on a plan of land entitled "Approval Not Required Plan Stephen French Road, Swansea, MA A.P. 14 Lot 32, 33 & 37" Owner: Joseph J & Carol Jeanne Ballerini 210 S.E. Mizner Blvd. #101, Boca Ratan, Florida 33432-6211 Dated: March 1, 2005 Scale: 1" = 80' Prepared by: Insite Engineering Services, LLC Seekonk Professional Center – Suite 4 1563 Fall River Avenue, Seekonk, Massachusetts 02721 Ph: 508-336-4500 Fax: 508-336-4558, which plan is duly recorded with the Bristol County Fall River District Registry of Deeds at Plan Book 134 Page(2) 64-66.

Said ANR- 12, containing 978,003 square feet of land, or 22.45 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County Fall River District Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 14 LOT 33

Parcel III:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

Being shown as Map 6 Lot 16A & 4A2 on a plan of land entitled "Plan of Land in Swansea, MA" Prepared for: Caldar, LLC Scale: 1" = 120' Dated: January 7, 2015 Prepared by: SITEC, Inc. Faunce Comer Road, Dartmouth, MA 02747 Ph: 508: 998-2125 Fax: 508-998-7554, as the same is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 156 Page 75.

Said Map 6 Lot 16A & 4A2 containing 153,610.0 square feet of land, or 3.53 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County Fall River District Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 6 LOT 16A

Parcel IV:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

Being shown as Map 6 Lot 16 on a plan of land entitled "Plan of Land in Swansea, MA" Prepared for: Caldar, LLC Scale: 1" = 120' Dated: January 7, 2015 Prepared by: SITEC, Inc. Faunce Comer Road, Dartmouth, MA 02747 Ph: 508:998-2125 Fax: 508-998-7554, as the same is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 156 Page 75.

Said Map 6 Lot 16 containing 47,024.60 square feet of land, or 1.08 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County, Fall River District, Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 6 LOT 16.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

FIFTY THOUSAND Dollars (\$50,000.00) down payment in cash, certified check, or

bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within three business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above

terms at the auction sale. In the event of error in this publication, the description of the premises

contained in said mortgage shall control.

Other terms to be announced at the sale.

BRISTOL COUNTY SAVINGS BANK, present holder of said mortgage, By its Attorneys,

/s/ Daniel E. Burgoyne Daniel E. Burgoyne, Esq. PARTRIDGE SNOW & HAHN LLP 40 Westminster Street, Suite 1100 Providence, RI 02903 (401) 861-8254 dburgoyne@psh.com

Fall River Herald News December 24 and 31, 2024 and January 7, 2025

4907-9729-7409

PAYMENT INSTRUCTIONS

After the initial deposit, payments made pursuant to this Memorandum of Sale

may be made by cash, certified check, bank check, or wire transfer payable to "Partridge Snow

& Hahn LLP, attorneys for Bristol County Savings Bank" and delivered to the offices of

Partridge Snow & Hahn LLP, 40 Westminster St., Suite 1100, Providence, RI 02903, ATTN:

Daniel E. Burgoyne, Esq.

To pay via wire transfer, use the following information:

Bristol County Savings Bank, 35 Broadway, PO Box 4002, Taunton, MA 02780 ABA # 211370859 Account Name: Partridge Snow & Hahn LLP - IOLTA Account Account Address: 40 Westminster St., Suite 1100, Providence, RI 02903 Account Number: 150346669 Reference: 3124-101 (Bristol County Savings / KM Dover)

For questions regarding payment, contact (401) 861-8200 x7005to reach the accounting department at Partridge Snow & Hahn LLP or contact Attorney Burgoyne directly at (401) 861-8254 or via email at dburgoyne@psh.com.

4936-6065-0041.1/003124-0101

THE COMMONWEALTH OF MASSACHUSETTS Town of Swansea

Office of the Collector of Taxes

Certificate of Municipal Liens GEN. LAWS CHAP. 60,SEC. 23 AS AMENDED,CHAP. 250, 1987

Requested By:

PARTRIDGE, SNOW & HAHN LLP 40 WESTMINSTER STREET, STE 1100 PROVIDENCE, RI 02903
 Certificate #
 131071

 Cert Date
 03/12/2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/12/2025 are listed below

DESCRIPTION OF REAL ESTATE

Map/Parcel		Land	262000	Land Area	257004	Book	8904
83-5		Building	39000	Cert #	0	Page	0105
Unit District	0	Other Total	0 301000	Doc #	0	Deed Date	03/14/2016
Name of person assessed Location of Property		KM DOVER LLC 1405 GAR HIGHWAY					
			Interest thru	ı 03/12/2025			

		Total			Demand		
Year	Description	Billed	Balance	Interest	& Fees	Total Due	PerDiem
2025	RE Q4	1,392.09	1,392.09	0.00	0.00	1,392.09	0.00
2025	RE Q3	1,392.10	0.00	0.00	0.00	0.00	0.00
2025	RE Q2	1,402.78	0.00	0.00	0.00	0.00	0.00
2025	RE Q1	1,402.78	0.00	0.00	0.00	0.00	0.00
2024	RE	5,611.09	0.00	0.00	0.00	0.00	0.00
2023	RE	6,022.94	0.00	0.00	0.00	0.00	0.00
	Total Taxes	17,223.78	1,392.09	0.00	0.00	1,392.09	0.00
2015	TT	4,325.30	0.00	1.75	0.00	1.75	0.00
	Total Miscellaneous		0.00	1.75	0.00	1.75	0.00
	Property Total	21,549.08	1,392.09	1.75	0.00	1,393.84	0.00

I have no knowledge of any other lien outstanding. All of the amounts listed are to be paid to the Collector. Improvements have been voted, with regard to which there will probably be betterments/special assessments:

RE Bill Number:

Unpaid utility and other charges PER DIEM AFTER 03/1272025 Tax Collector

87

0.00

TOTAL DUE

1,393.84

Collector of taxes for Town of Swansea

NAME OF CITY OR TOWN

FCITYOR IOWN

THE COMMONWEALTH OF MASSACHUSETTS Town of Swansea

Office of the Collector of Taxes

Certificate of Municipal Liens GEN. LAWS CHAP. 60,SEC. 23 AS AMENDED,CHAP. 250, 1987

Requested By:

PARTRIDGE, SNOW & HAHN LLP 40 WESTMINSTER STREET STE 1100 PROVIDENCE, RI 02903
 Certificate #
 131072

 Cert Date
 03/12/2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/12/2025 are listed below

		DES	SCRIPTION O	F REAL ESTATE			
Map/	Parcel	Land	118000	Land Area	65775	Book	9425
6-16		Building	0	Cert #	0	Page	0107
0.10		Other	0	Doc #	0	Deed Date	01/11/2018
Unit		Total	118000				
Distri	ict	0					
Name	e of person assessed	KM DOVER LLC			-		
Locat	tion of Property	0 GAR HIGHWAY					
			Interest thru	03/12/2025			
		Total			Demand		
Year	Description	Billed	Balance	Interest	& Fees	Total Due	PerDiem
2025	RE Q4	545.73	545.73	0.00	0.00	545.73	0.00
2025	RE Q3	545.74	0.00	0.00	0.00	0.00	0.00
2025	RE Q2	549.93	0.00	0.00	0.00	0.00	0.00
2025	RE QI	549.93	0.00	0.00	0.00	0.00	0.00
2024	RE	2,199.70	0.00	0.00	0.00	0.00	0.00
2023	RE	2,421.89	0.00	0.00	0.00	0.00	0.00
	Total Taxes	6,812.92	545.73	0.00	0.00	545.73	0.00
	Property Total	6,812.92	545.73	0.00	0.00	545.73	0.00

I have no knowledge of any other lien outstanding. All of the amounts listed are to be paid to the Collector. Improvements have been voted, with regard to which there will probably be betterments/special assessments:

RE Bill Number: 396

Uppate utility and other charges	
PER DIEM AFTER 03/12/2025	
1 Jack Ant	$\overline{}$
<u>Shiftand</u>	-

0.00

TOTAL DUE

545.73

Collector of taxes for Town of Swansea

NAME OF CITY OR TOWN

Tax Collector

THE COMMONWEALTH OF MASSACHUSETTS

Town of Swansea Office of the Collector of Taxes Certificate of Municipal Liens GEN. LAWS CHAP. 60,SEC. 23 AS AMENDED,CHAP. 250, 1987

Requested By:

PARTRIDGE, SNOW & HAHN LLP 40 WESTMINSTER ST STE 1100 PROVIDENCE, RI 02903 Certificate # 131073 Cert Date 03/12/2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/12/2025 are listed below

DESCRIPTION OF REAL ESTATE 55000 9425 Map/Parcel Land Land Area 158122 Book Building Cert # 0107 0 0 Page 6-0-16A Other 0 Doc # 0 Deed Date 01/11/2018 Unit 55000 Total 0 District Name of person assessed **KM DOVER LLC** Location of Property **0 GAR HIGHWAY** Interest thru 03/12/2025 Total Demand

		Totai			Demand		
Year	Description	Billed	Balance	Interest	& Fees	Total Due	PerDiem
2025	RE Q4	254.36	254.36	0.00	0.00	254.36	0.00
2025	RE Q3	254.38	0.00	0.00	0.00	0.00	0.00
2025	RE Q2	256.32	0.00	0.00	0.00	0.00	0.00
2025	RE Q1	256.32	0.00	0.00	0.00	0.00	0.00
2024	RE	1,025.28	0.00	0.00	0.00	0.00	0.00
2023	RE	1,132.00	0.00	0.00	0.00	0.00	0.00
	Total Taxes	3,178.66	254.36	0.00	0.00	254.36	0.00
	Property Total	3,178.66	254.36	0.00	0.00	254.36	0.00

I have no knowledge of any other lien outstanding. All of the amounts listed are to be paid to the Collector. Improvements have been voted, with regard to which there will probably be betterments/special assessments:

RE Bill Number: 7190

Unpaid utility and other charges AFTER PERDIE 2025

0.00

TOTAL DUE

254.36

Collector of taxes for Town of Swansea

NAME OF CITY OR TOWN

Tax Collector

THE COMMONWEALTH OF MASSACHUSETTS

Town of Swansea Office of the Collector of Taxes Certificate of Municipal Liens GEN. LAWS CHAP. 60,SEC. 23 AS AMENDED,CHAP. 250, 1987

Requested By:

PARTRIDGE, SNOW & HAHN LLP 40 WESTMONSTER STREET STE 1100 PROVIDENCE, RI 02903
 Certificate #
 131074

 Cert Date
 03/12/2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/12/2025 are listed below

DESCRIPTION OF REAL ESTATE

Map/Parcel	Land	255000	Land Area	977922	Book	9425
14-33	Building	0	Cert #	0	Page	0107
	Other	0	Doc #	0	Deed Date	01/11/2018
Unit	Total	255000				
District	0					
Name of person assessed	KM DOVER LLC					
Location of Property	0 COLLETTI LANE					
		Interest thru	1 03/12/2025			

		Total			Demand		
Year	Description	Billed	Balance	Interest	& Fees	Total Due	PerDiem
2025	RE Q4	761.78	761.78	0.00	0.00	761.78	0.00
2025	RE Q3	761.79	0.00	0.00	0.00	0.00	0.00
	RE Q2	770.78	0.00	0.00	0.00	0.00	0.00
	RE Q1	770.78	0.00	0.00	0.00	0.00	0.00
2024	•	3,083.12	0.00	0.00	0.00	0.00	0.00
2023	RE	2,790.28	0.00	0.00	0.00	0.00	0.00
	Total Taxes	8,938.53	761.78	0.00	0.00	761.78	0.00
	Property Total	8,938.53	761.78	0.00	0.00	761.78	0.00

I have no knowledge of any other lien outstanding. All of the amounts listed are to be paid to the Collector. Improvements have been voted, with regard to which there will probably be betterments/special assessments:

RE Bill Number: 397

Unpaid utility and other charges			
PER DIEMAFTER 03/12/2025	0.00	TOTAL DUE	761.78
Stavart	Gollector of taxes for	Town of Swansea	
Tax Collector		NAME OF CITY OR TOWN	

MORTGAGEE'S SALE OF REAL ESTATE

Swansea, Mass. Assessors Map 83, Lot 5 (a/k/a 1405 Grand Army of the Republic Highway), Map 14, Lot 33; Map 6, Lot 16A; and Map 6, Lot 16

By virtue and in execution of the Power of Sale contained in a certain mortgage given by

KM Dover, LLC to Bristol County Savings Bank dated September 18, 2019 and recorded with

the Bristol County Fall River District Registry of Deeds, Book 9878, Page 93, of 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 o'clock A.M. on

the 16th day of January, 2025, at 1405 Grand Army of the Republic Highway, Swansea,

Massachusetts immediately adjacent to the said Highway, the four lots of land described in said

mortgage which lots shall be sold as an entirety,

To wit:

Parcel I:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

A parcel of land shown as Map 83 Lot 5 on a plan of land entitled "Plan of Land Map 83 Lot 5 in Swansea, MA" Prepared for: Thames Street, Inc. Scale: I"= 40' Dated: March 9, 2016 Prepared by: SITEC, Inc. 449 Faunce Comer Road, Dartmouth, MA 02747 Ph: 508 - 998 - 2125 Fax: 508 - 998 - 7554, which plan is duly recorded with the Bristol County, Fall River District, Registry of Deeds at Plan Book 158, Page 48.

Said Map 83 Lot 5, containing 259,683.2 square feet of land, or 5.96 acres, more or less according to said Plan.

Being the same premises conveyed to this mortgagor by deed of Thames Street, Inc., dated March 8, 2016, and recorded with the Bristol County Fall River District Registry of Deeds in Book 8904 Page 105.

FOR REFERENCE ONLY: 1405 GAR HIGHWAY, SWANSEA, MA 02777, ASSESSORS MAP 83, LOT 5

Parcel II:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and descripted as follows:

A parcel of land shown as ANR -12 on a plan of land entitled "Approval Not Required Plan Stephen French Road, Swansea, MA A.P. 14 Lot 32, 33 & 37" Owner: Joseph J & Carol Jeanne Ballerini 210 S.E. Mizner Blvd. #101, Boca Ratan, Florida 33432-6211 Dated: March 1, 2005 Scale: 1" = 80' Prepared by: Insite Engineering Services, LLC Seekonk Professional Center – Suite 4 1563 Fall River Avenue, Seekonk, Massachusetts 02721 Ph: 508-336-4500 Fax: 508-336-4558, which plan is duly recorded with the Bristol County Fall River District Registry of Deeds at Plan Book 134 Page(2) 64-66.

Said ANR- 12, containing 978,003 square feet of land, or 22.45 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County Fall River District Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 14 LOT 33

Parcel III:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

Being shown as Map 6 Lot 16A & 4A2 on a plan of land entitled "Plan of Land in Swansea, MA" Prepared for: Caldar, LLC Scale: 1" = 120' Dated: January 7, 2015 Prepared by: SITEC, Inc. Faunce Comer Road, Dartmouth, MA 02747 Ph: 508: 998-2125 Fax: 508-998-7554, as the same is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 156 Page 75.

Said Map 6 Lot 16A & 4A2 containing 153,610.0 square feet of land, or 3.53 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County Fall River District Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 6 LOT 16A

Parcel IV:

The land in Swansea, Bristol County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

Being shown as Map 6 Lot 16 on a plan of land entitled "Plan of Land in Swansea, MA" Prepared for: Caldar, LLC Scale: 1" = 120' Dated: January 7, 2015 Prepared by: SITEC, Inc. Faunce Comer Road, Dartmouth, MA 02747 Ph: 508:998-2125 Fax: 508-998-7554, as the same is recorded with the Bristol County Fall River District Registry of Deeds in Plan Book 156 Page 75.

Said Map 6 Lot 16 containing 47,024.60 square feet of land, or 1.08 acres, more or less according to said Plan.

Being a portion of the premises conveyed to Caldar LLC by deed of Atlas Mortgage Co., dated March 11, 2010, and recorded with the Bristol County Fall River District Registry of Deeds in Book 7412 Page 261. See also deed of Caldar LLC to KM Dover, LLC as the same is recorded with the Bristol County, Fall River District, Registry of Deeds in Book 9425, Page 107.

FOR REFERENCE ONLY: SWANSEA ASSESSORS MAP 6 LOT 16.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

FIFTY THOUSAND Dollars (\$50,000.00) down payment in cash, certified check, or

bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within three business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above

terms at the auction sale. In the event of error in this publication, the description of the premises

contained in said mortgage shall control.

Other terms to be announced at the sale.

BRISTOL COUNTY SAVINGS BANK, present holder of said mortgage, By its Attorneys,

/s/ Daniel E. Burgoyne Daniel E. Burgoyne, Esq. PARTRIDGE SNOW & HAHN LLP 40 Westminster Street, Suite 1100 Providence, RI 02903 (401) 861-8254 dburgoyne@psh.com

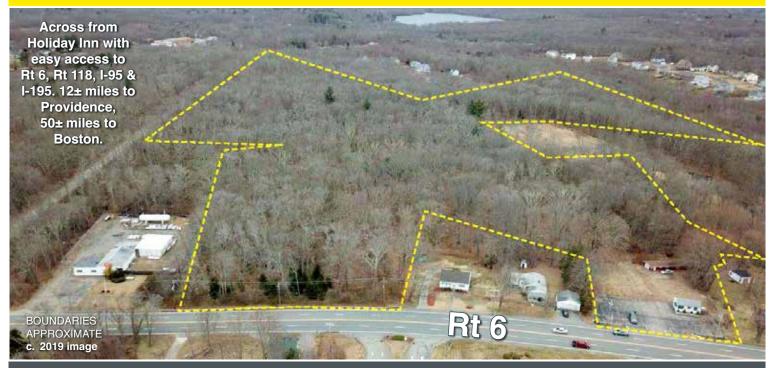
Fall River Herald News December 24 and 31, 2024 and January 7, 2025

4907-9729-7409.1/003124-0101

SWANSEA, MA Rt 6 Potential Development Site

1405 GAR Hwy, 0 N S GAR Hwy, 0 Colletti Ln

33± Acres in 4 Parcels to be Sold in the Entirety



Auction: Thursday, April 24 at 11 am On-site

Parcel	Street	Assessor Acres ±	Improvements
83-5	1405 GAR Hwy	5.90	384± sf bldg, shed, parking
14-33	0 Colletti Ln	22.45	n/a
6-16A	0 N S GAR Hwy	3.63	n/a
6-16	0 N S GAR Hwy	1.51	n/a
		33.49	



Former used car lot for which there was a 2018 application for a 40B development for 144± apartments of which 25% were to be affordable that did not move forward. There is an estimated
7-10± acres of upland. Prospective buyers must conduct their own due diligence in regard to the development potential of this site.

Zoning: BB, RR, portion in Aquifer Protection District overlay

Site: 33± acres with residual paved parking

Improvements: 384± sf commercial building & detached 1-story shed building with garage door at gable end

Area Utilities: Town water, private septic, electric, gas FEMA Flood Zone: X & A (Map 25005C0238G 7/16/14), Kickamuit River crosses toward rear of site

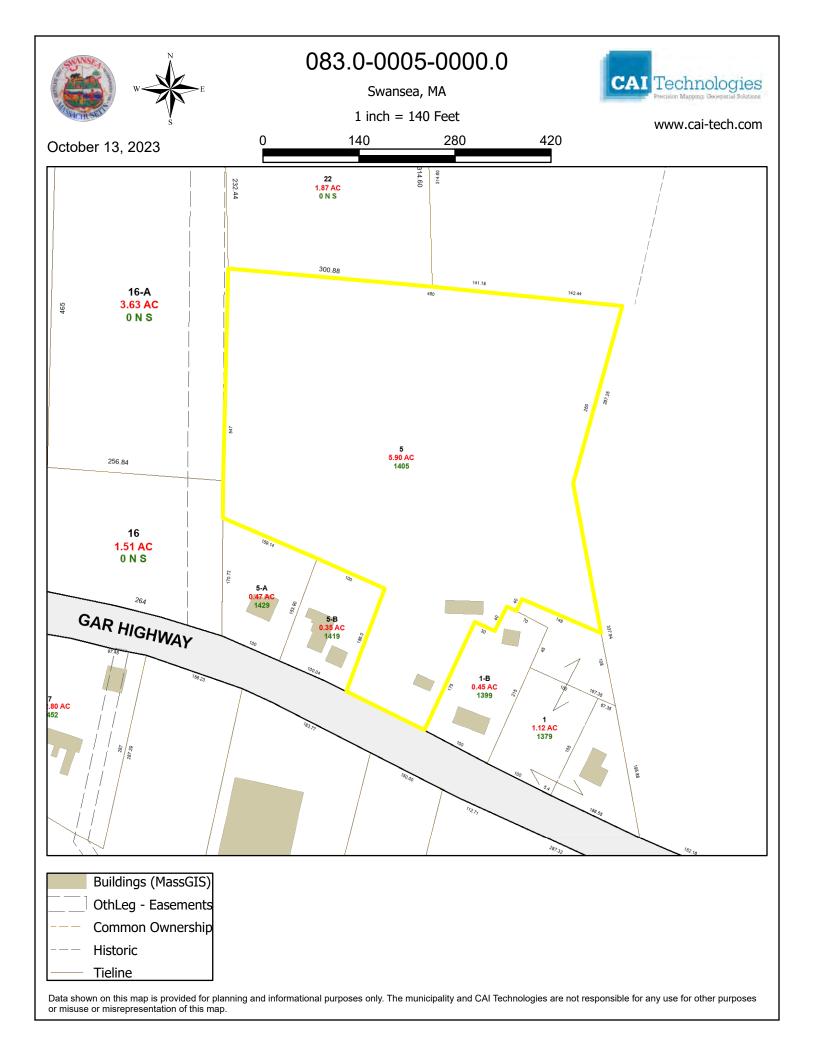
Enviromental: See Property Info. Package for 2019 Transaction Screen Assessment Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder within 3 business days. Balance in 30 days. Other terms, if any, announced at the sale. 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.

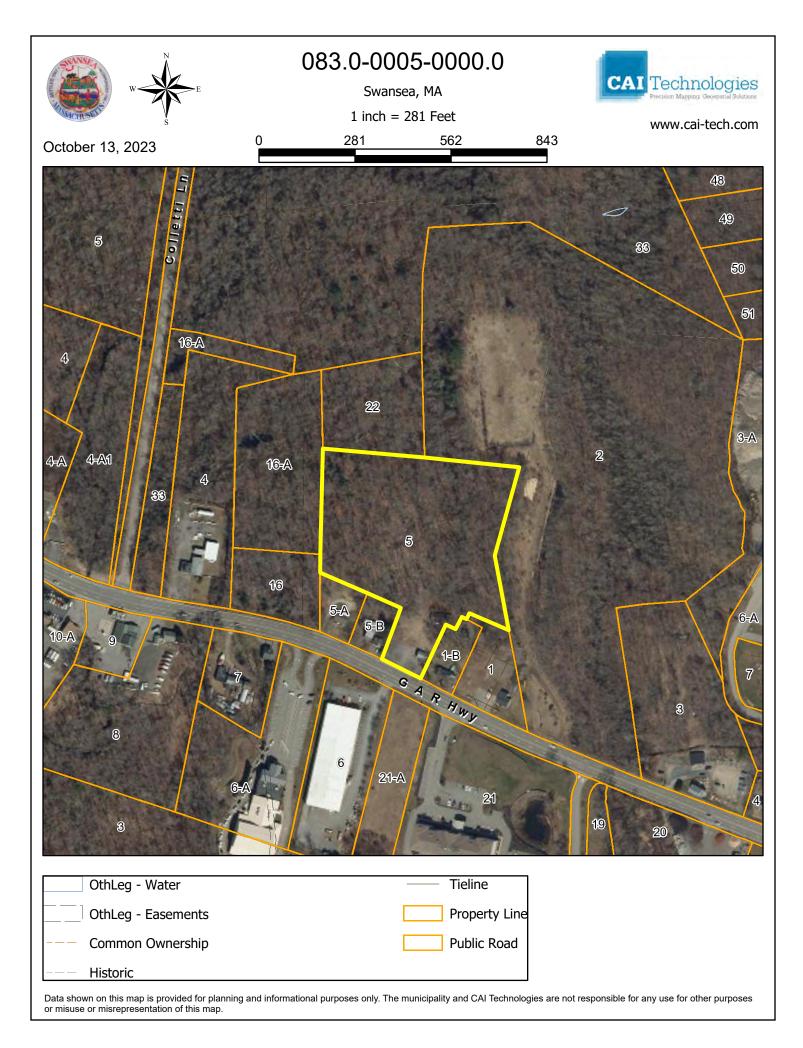


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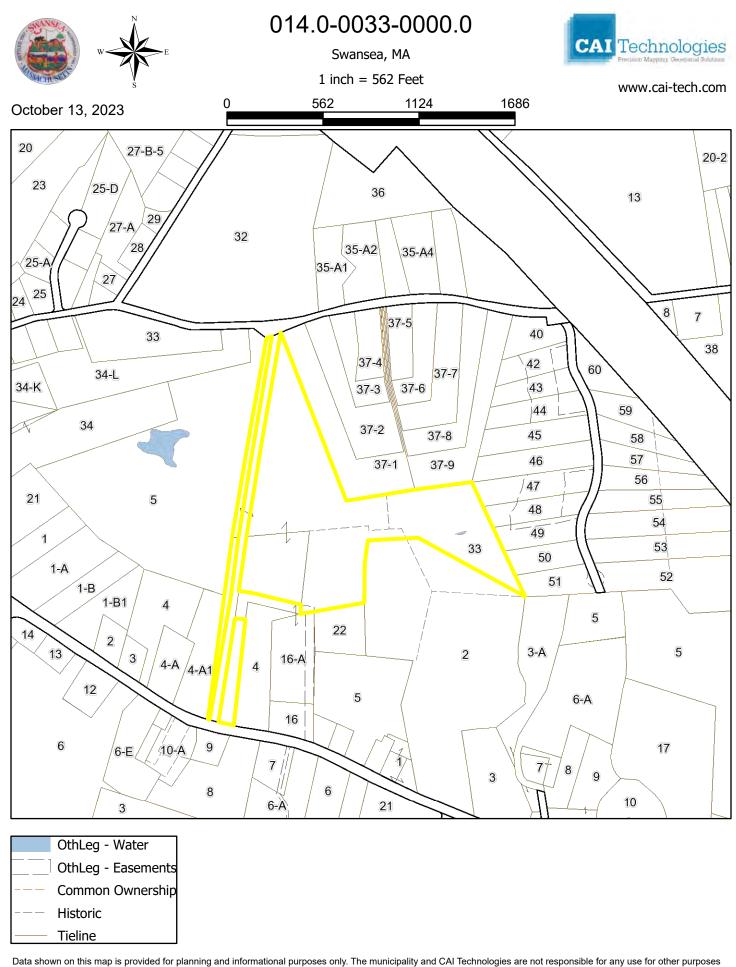
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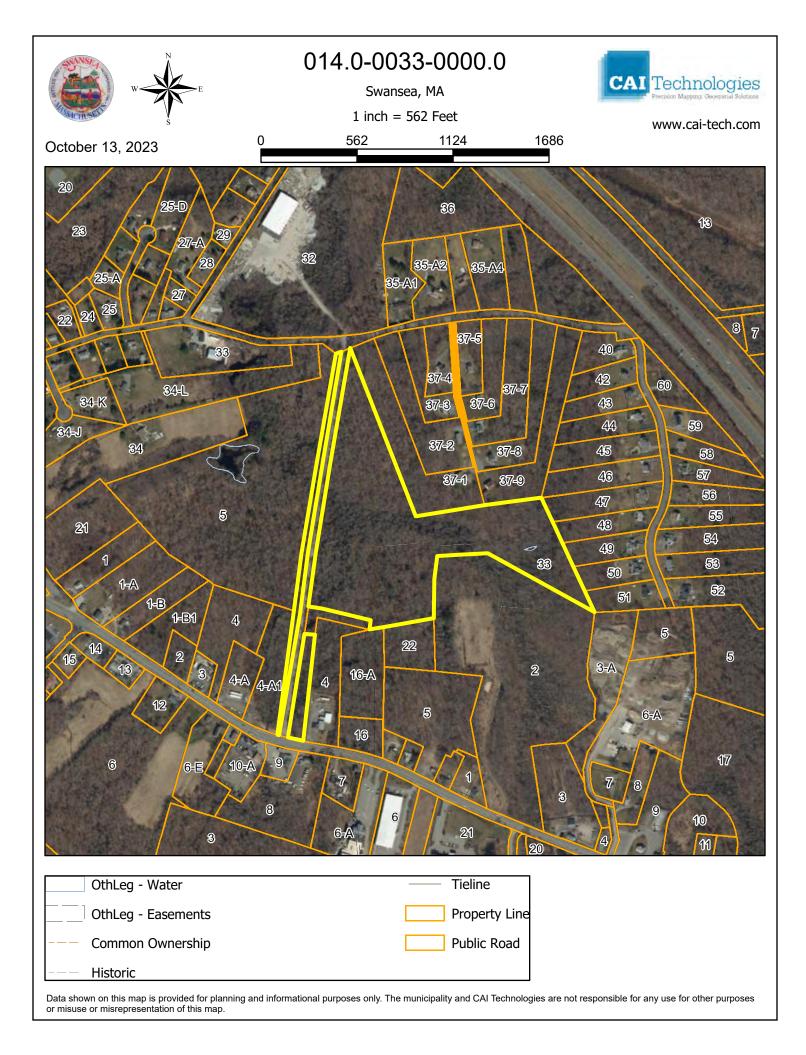


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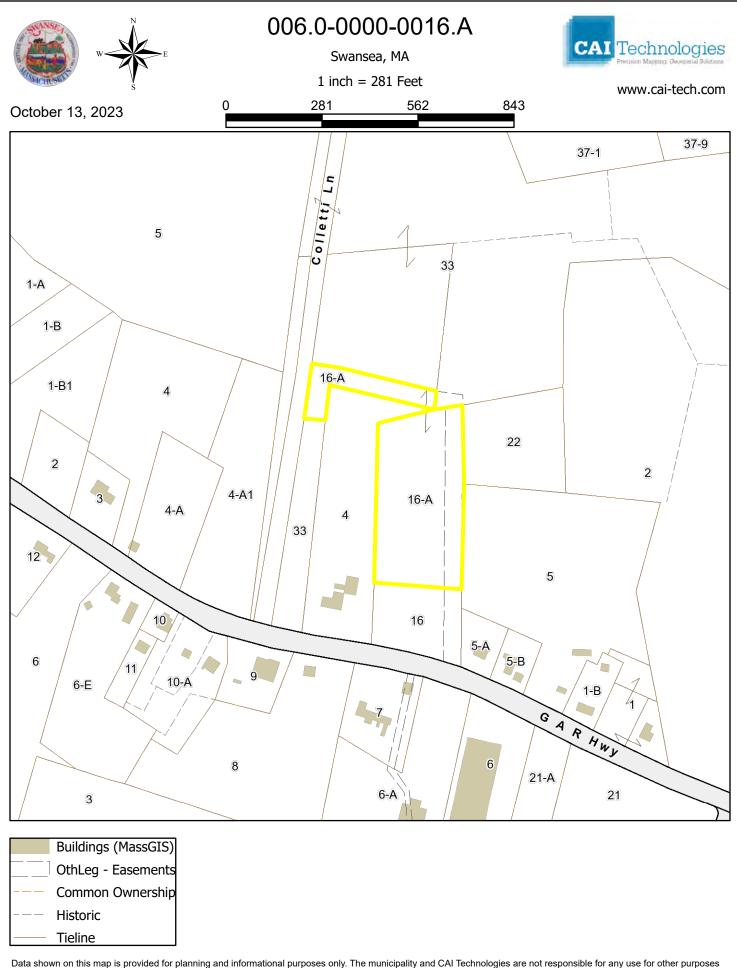


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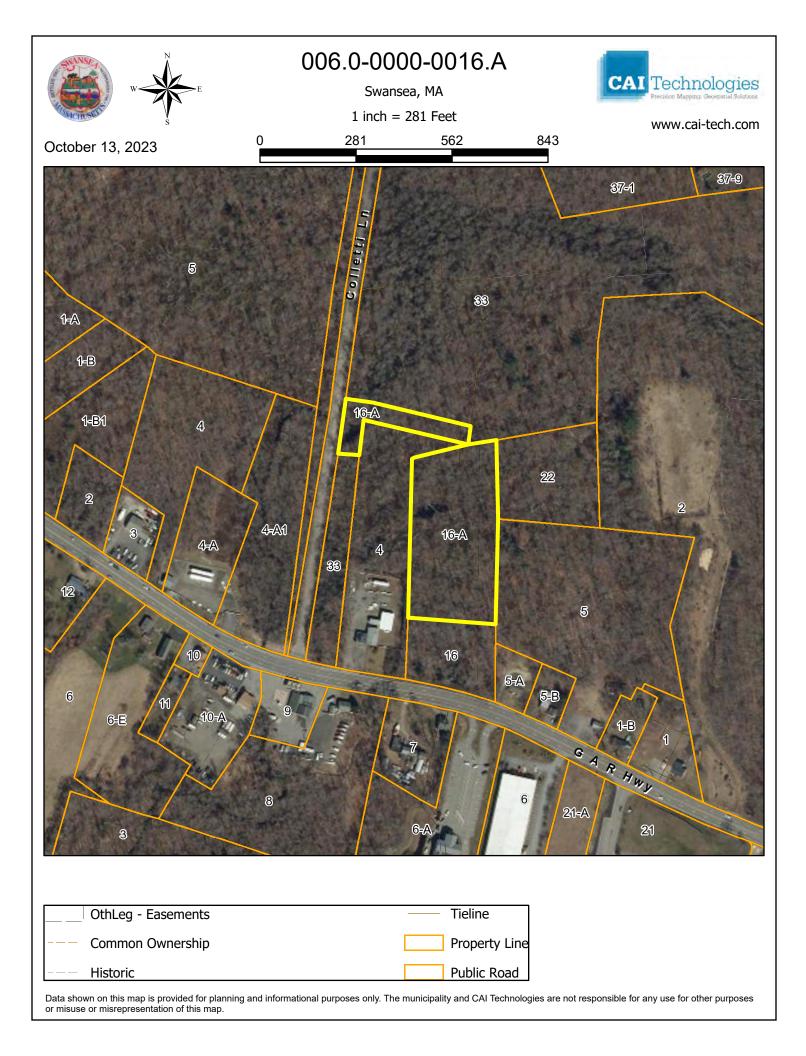


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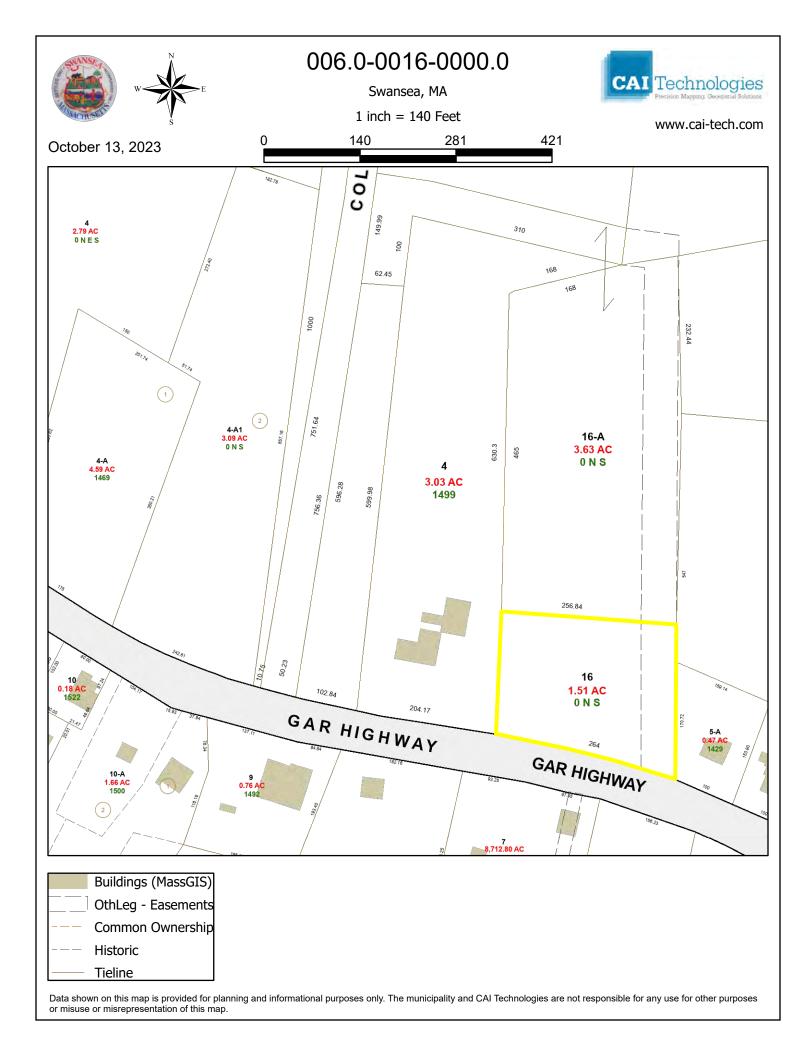


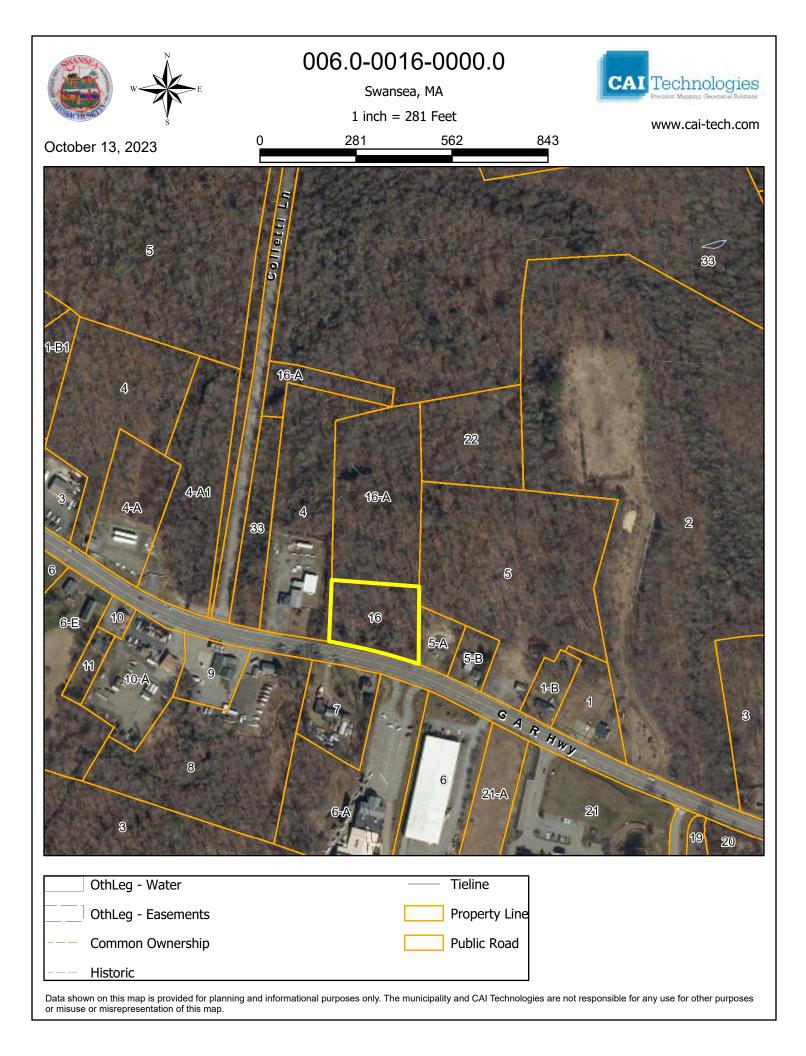
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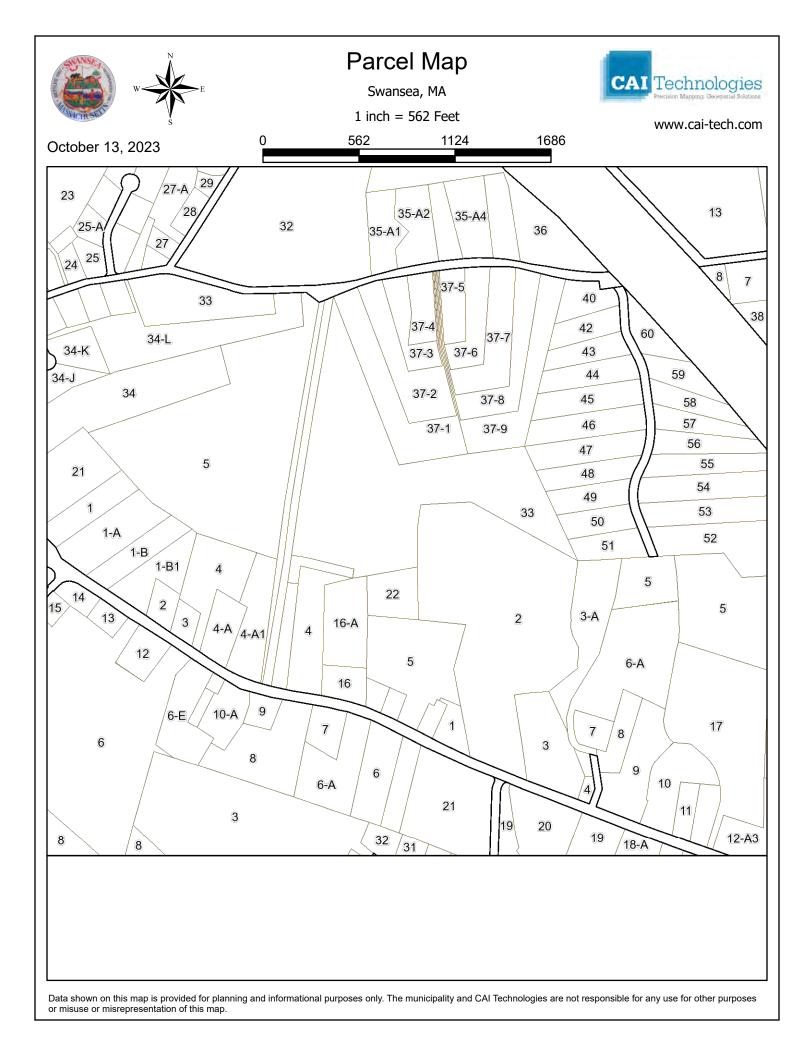


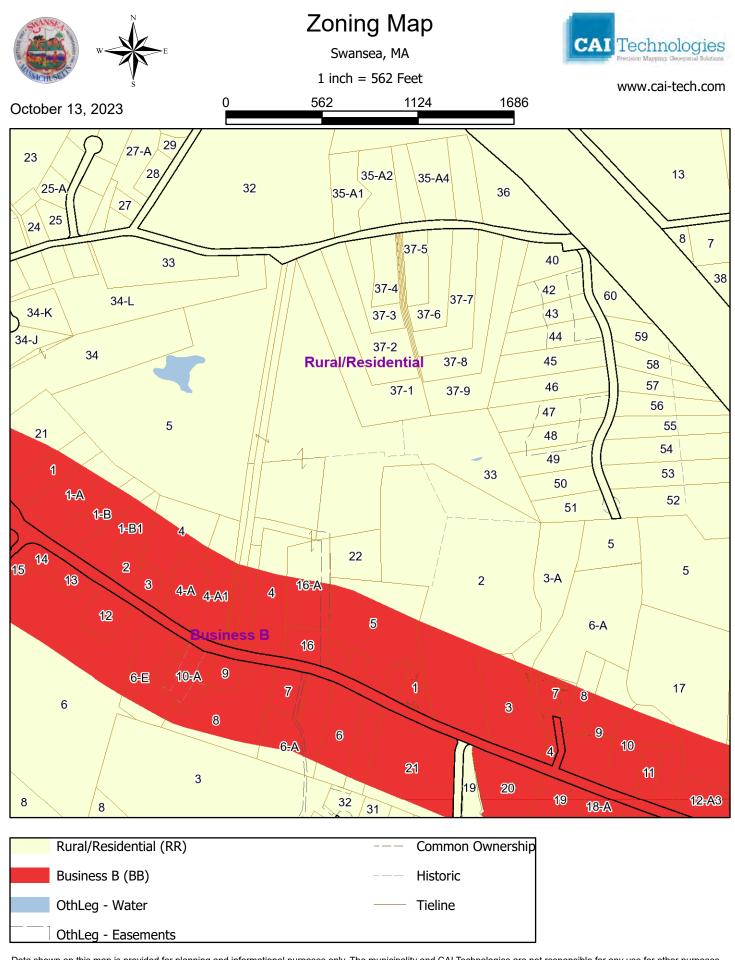
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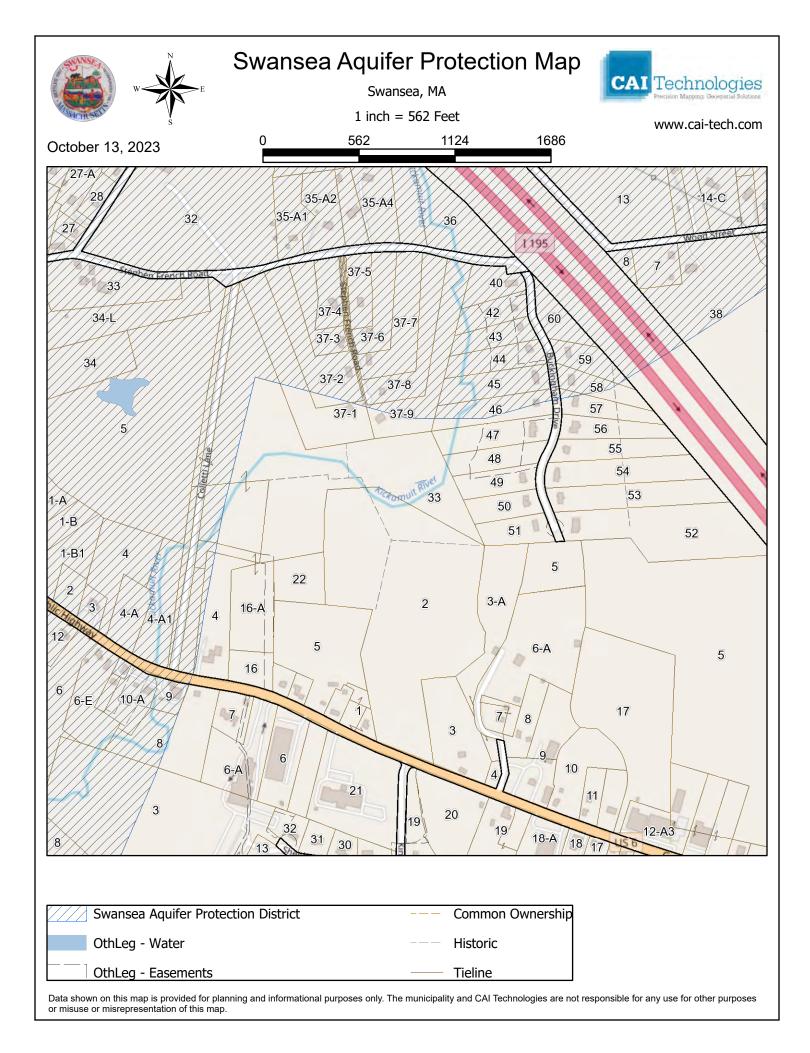


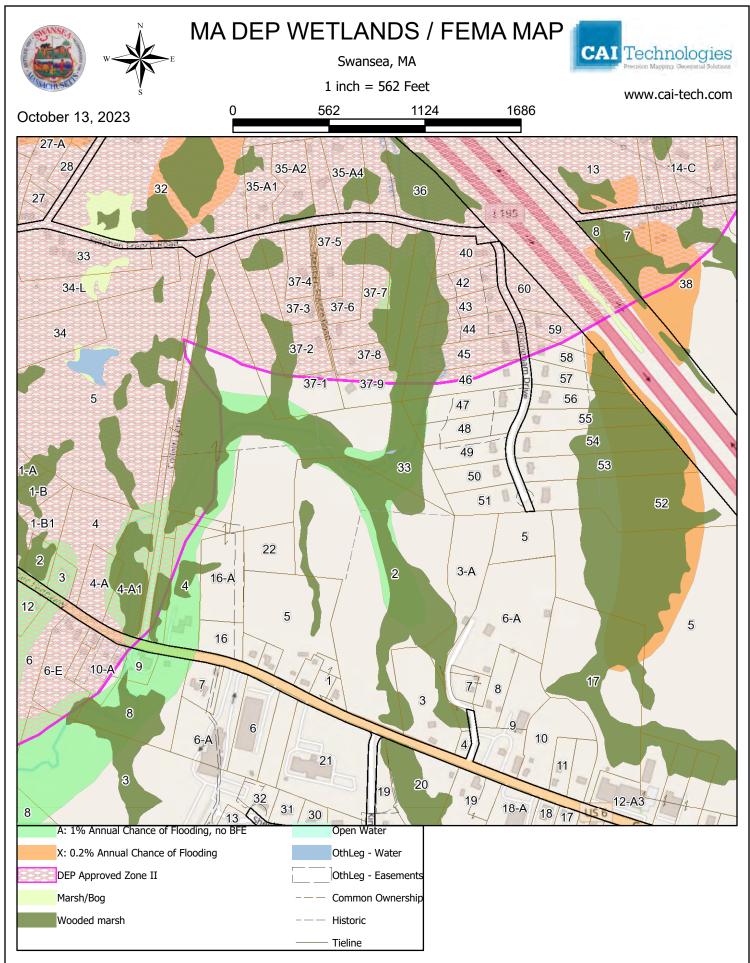






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The flood map for the selected area is number 25005C0238G, effective on 7/16/2014





Changes to this FIRM @ Revisions (0) Amendments (1) Revalidations (2)

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 Go To NFHL Viewer » new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.





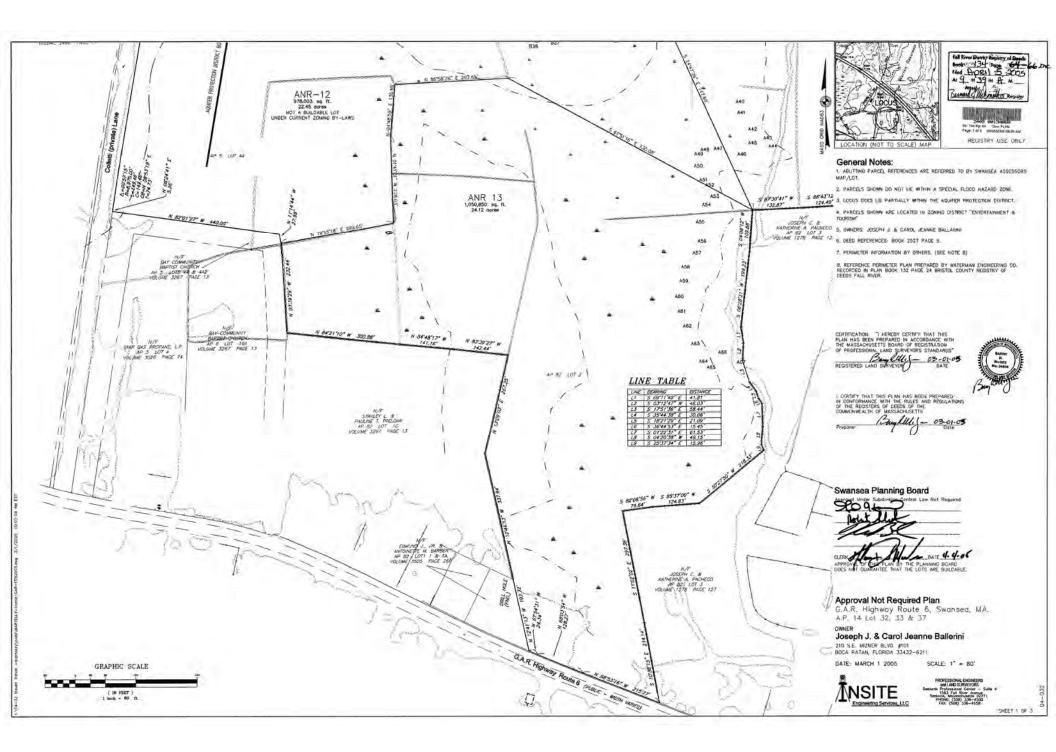
National Flood Hazard Layer FIRMette

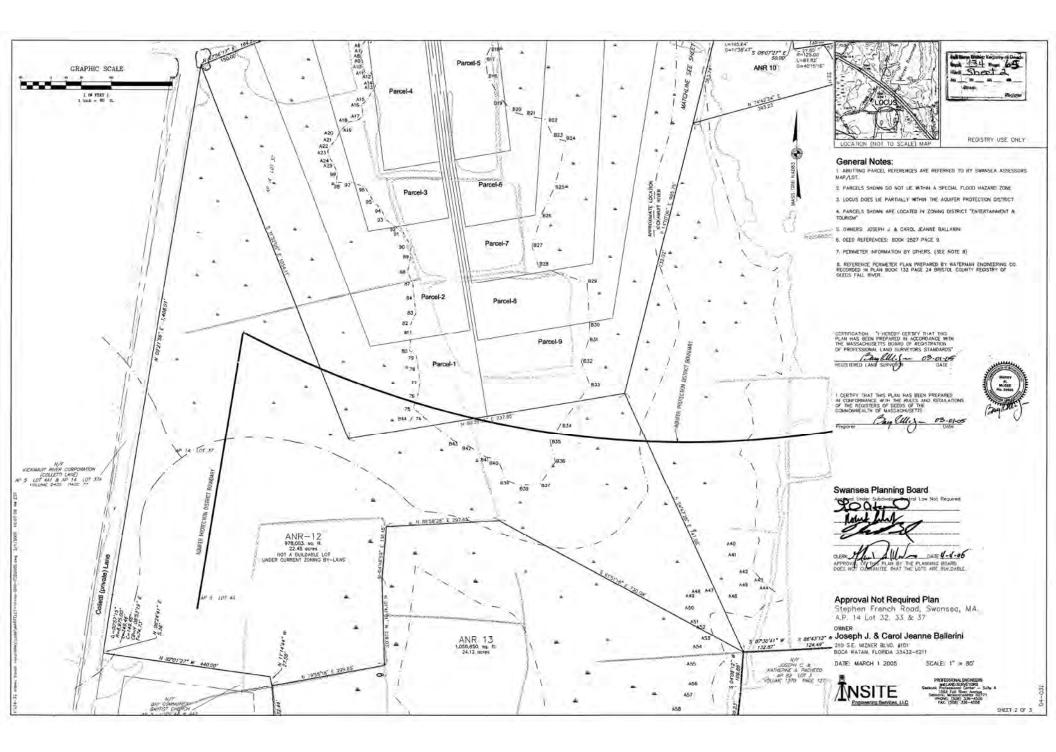


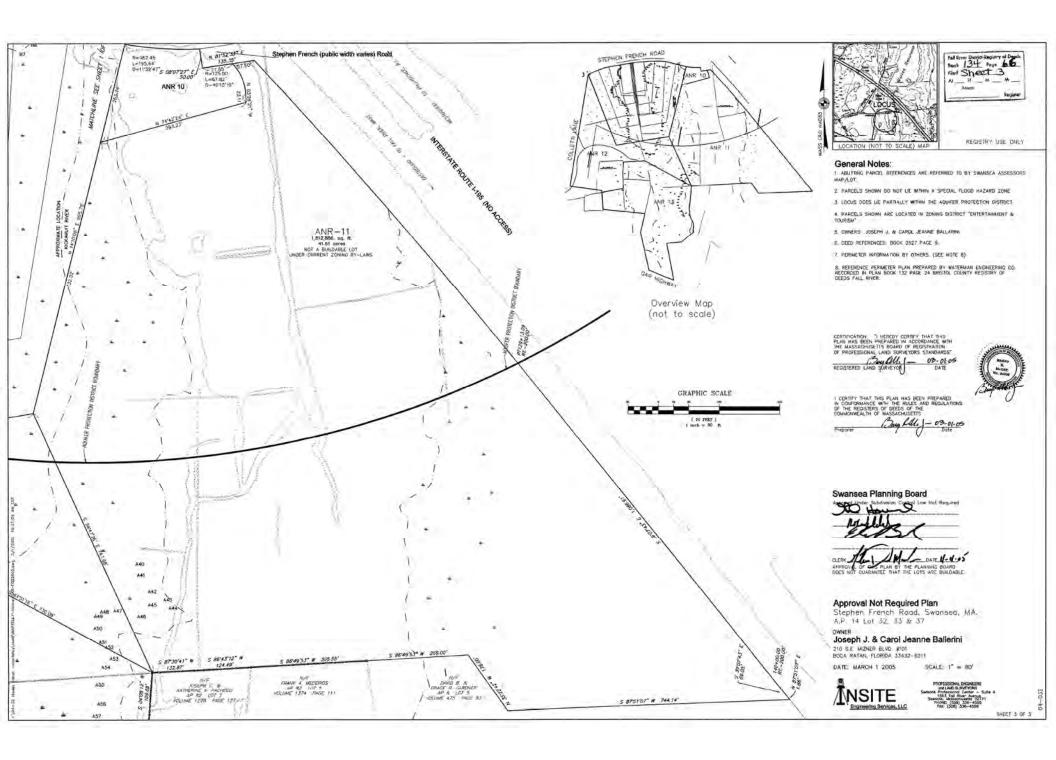
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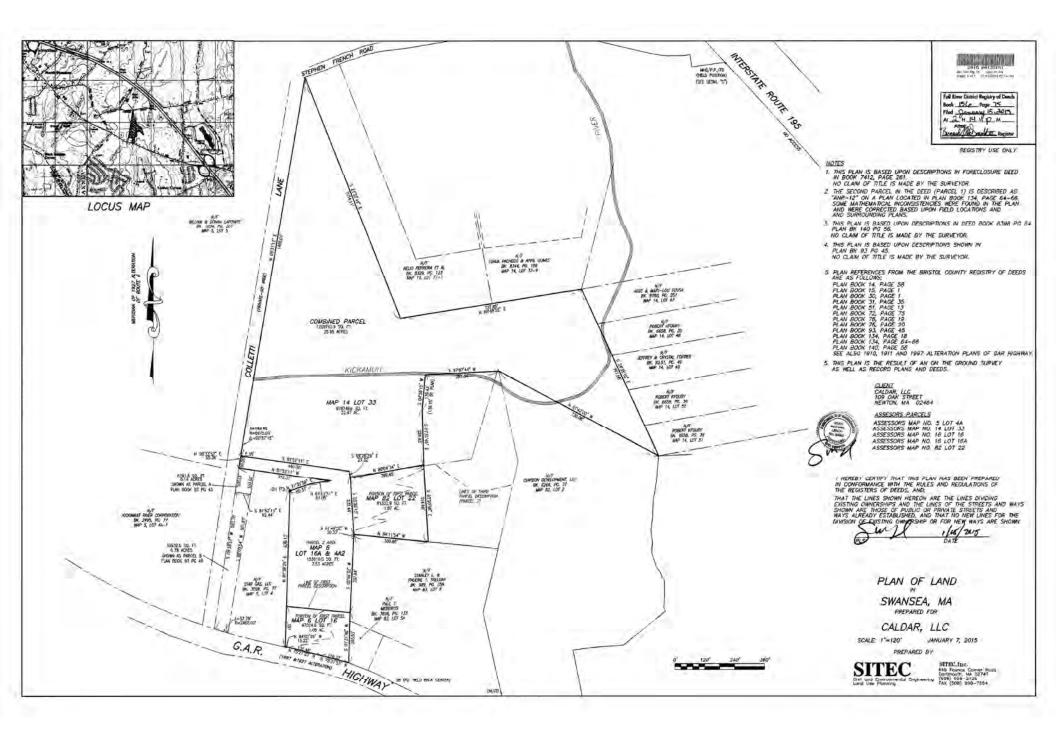
71°14'29"W 41°45'27"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A9 With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with 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 OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - — – – Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIII Levee, Dike, or Floodwall Zone A 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Town of Swansea **Coastal Transect** Base Flood Elevation Line (BFE) AREA OF MINIMAL FLOOD HAZARD 255221 Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** OTHER 25005C0238G **Profile Baseline** FEATURES Hydrographic Feature eff.7/16/2014 **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/30/2023 at 8:39 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for 71°13'51"W 41°45'N Feet 1:6,000 unmapped and unmodernized areas cannot be used for regulatory purposes. 250 500 1,000 1,500 2,000

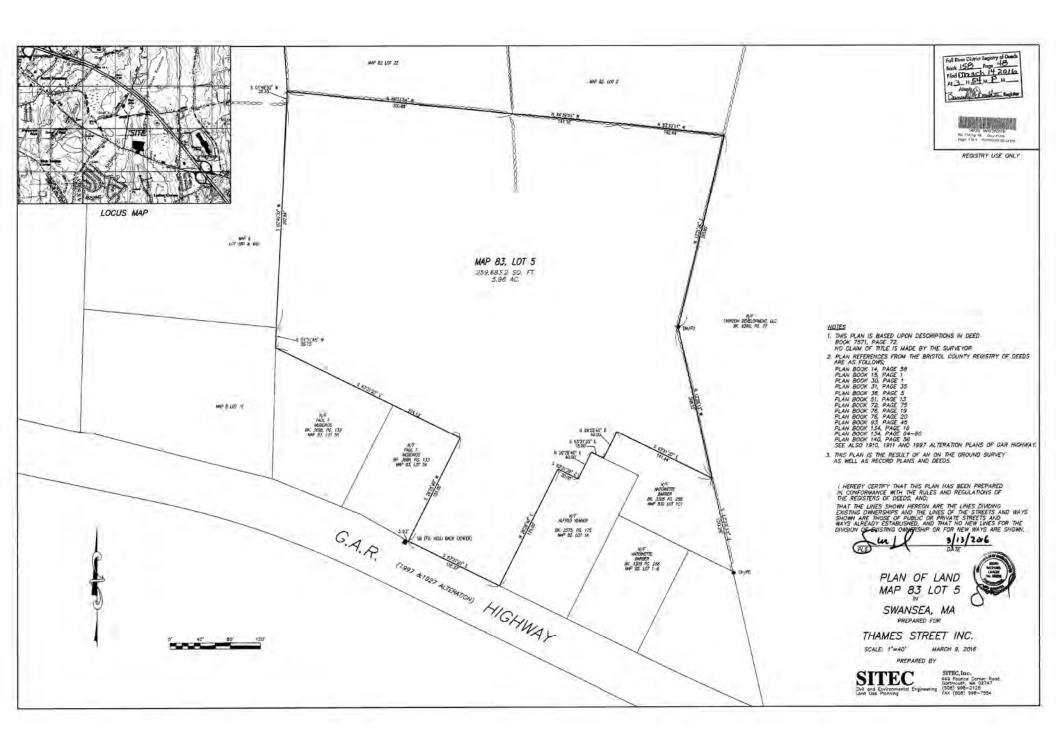
Basemap Imagery Source: USGS National Map 2023

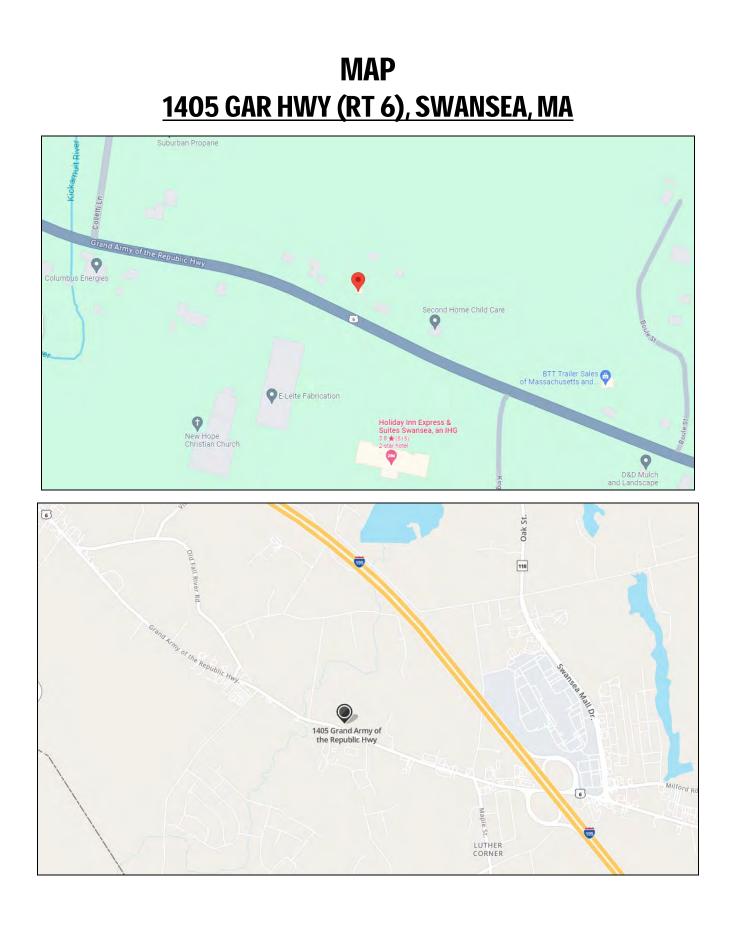














THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE President Phone: 800-521-0111 Fax: 508-362-1073 JJManning.com auctions@JJManning.com

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