



PROPERTY INFORMATION PACKAGE #25-2098

Mortgagee's Foreclosure AUCTION

432+/- SF, 2BR, 1BA HOME ON .16+/- AC.

25 BUTTONWOOD LN., PLYMOUTH, MA

Friday, February 14 at 10:00 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.

JJ Manning

AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 3% Buyer's Premium:	\$ 3,000.00

Contract sales price:	\$103,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

TERMS AND CONDITIONS OF SALE

MORTGAGEE: Stage Point Fund, LLC

MORTGAGOR: Jehovah Jireh PR Drywall and Painting, LLC

LOCATION: 25 Buttonwood Lane, Plymouth, MA

DATE: February 14, 2025

TERMS OF SALE:

1. All the right, title and interest in conveyed by Mortgagor to Mortgagee in that certain “Mortgage” recorded in the Plymouth County Registry of Deeds in Book 57619, Page 314, 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. The terms and conditions herein shall be collectively referred to as the “Agreement”.
2. The right, title, and interest conveyed to the Mortgagee in the Mortgage and sold under these terms is hereinafter referred to as the “Property”. The Property is commonly known as 25 Buttonwood Lane, Plymouth MA, and consists of the land and buildings described in the legal description attached to the Mortgage.
3. A deposit of **10% of the Purchase Price** (as defined in Paragraph 6 below) (the “Deposit”) in certified check or bank check shall be paid within two business days to the Auctioneer or Counsel for Mortgagee, with Ten Thousand (\$10,000) of the Deposit (the “Initial Deposit”) immediately payable by certified check or bank check to the Auctioneer. The payment of the Initial Deposit shall be payable by any bidder who submits the winning bid.
4. If a bidder who appears to have submitted the winning bid does not, at the conclusion of the auction, pay the Initial Deposit, the Property may, at the discretion of the Auctioneer,

be immediately re-auctioned, upon these terms and conditions, or offered to the next highest bidder or subsequent high bidder(s) without further notice. In such an event, said defaulting bidder is not released from any claims the Mortgagee might have against said defaulting bidder, including, but not limited to said bidder's failure to tender the entire Deposit, or for economic damages in the form of the Mortgagee's forced acceptance of a lower Purchase Price on account of said bidder's default.

5. Upon submission of the Initial Deposit, the winning bidder shall become known as the "Purchaser" under this Agreement.
6. The winning bid is subject to an auctioneer's fee of 3% in the form of a buyer's premium payable at closing. The winning bid and the 3% premium constitute the "Purchase Price."
7. The balance of the Purchase Price shall be paid in cash or by certified or bank check payable to the Mortgagee in or within thirty (30) days from the date of the auction. Mortgagee may elect to extend the closing date for an additional thirty (30) days in its sole discretion.
8. At the time of the closing described in Paragraph 7, a Foreclosure Deed, in the usual form, without covenants or warranties, will be delivered to the Purchaser on receipt of the full balance of the Purchase Price.
9. If the Purchaser fails to tender the balance of the Deposit, or the Purchase Price at the times and places above provided, the Purchaser shall be in breach of this Agreement and the Mortgagee, at its option, may take any action it deems suitable to dispose of the Property, including, but limited to, offering the Property to the next highest bidder or subsequent high bidder(s) at the original sale which is ready, willing, and able to comply

with this Agreement, without notice to the Purchaser and without previously tendering a deed to the Purchaser.

10. Any action taken by Mortgagee in response to a breach of this Agreement by the Purchaser shall not, however, release the Purchaser from liability for breach of contract. In case of such default, Mortgagee shall have the right, whether or not the Property is resold, to retain the Deposit, or any portion thereof, either as liquidated damages, or as security for the payment by the Purchaser of additional damages to which the Mortgagee may be entitled by reason of Purchaser's default, as the Mortgagee may elect, without prejudice to any right to other or further damage or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.
11. The risk of loss shall pass to the Purchaser upon payment of the Initial Deposit and, therefore, it is the Purchaser's obligation to produce fire and casualty insurance on the Property effective as of the time of the acceptance of the Initial 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.
12. This sale is made without representations, warranties, or guaranties in regard to the title or any liens, encumbrances, attachments, levies, mortgages, easements, rights of way, occupancies, leases or other defects concerning said title.
13. 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 liens, municipal betterments and assessments, if any.

14. The Purchaser shall be responsible for the documentary deed stamps which are required to be affixed to the deed.

15. The Property is sold AS IS. The sale is made without representations, warranties or guaranties concerning the condition of the Property. The Purchaser has not relied upon any purported representations by Auctioneer or Mortgagee of any sort whatsoever concerning the Property. Any personal property remaining on the Property is the responsibility of the successful bidder.

16. The Purchaser shall assume responsibility for and costs relating to compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, and lead paint regulations, all as applicable. Mortgagee makes no warranties or representations regarding the property's current compliance with any state or local regulations or laws.

17. Should Mortgagee elect not to convey the Property in its sole discretion, Purchaser's sole remedy under this Agreement shall be the return of any Deposit it has paid at the time of Mortgagee's election.

18. Time is of the essence with respect to the closing provided herein.

AUCTIONEER

PLYMOUTH, MASSACHUSETTS

February 14, 2025

In consideration of the acceptance of my bid by JJ Manning, Auctioneer, I hereby agree to pay the sum of (_____ Dollars) (\$_____.00), which is my winning bid of _____ Dollars (\$_____.00) plus a buyer's premium of 3%, which is _____ Dollars (\$_____.00) for the real estate described in the attached Notice of Sale, purchased by me this 14th day of February, 2025 at Public Auction, of which sum I agree to pay to Auctioneer or Mortgagee 10% as a Deposit within the next two business days, of which Deposit Ten Thousand Dollars (\$10,000.00) I have paid this day; and I agree to comply with the terms and conditions of sale set forth above and in the notice of sale.

PURCHASER:

COUNSEL FOR MORTGAGEE:

IN THE PRESENCE OF:

Purchaser Information:

Name: _____

Address: _____

Email: _____

Phone: _____

Title will vest in:

MORTGAGEE'S SALE OF REAL ESTATE

25 Buttonwood Lane, Plymouth MA, 02360

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jehovah Jireh PR Drywall and Painting LLC dated January 20, 2023 and recorded with the Plymouth County Registry of Deeds, Book 57619, Page 314 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 10:00 o'clock A.M. on the 14th day of February, 2025, on the mortgaged premises at 25 Buttonwood Lane, Plymouth, Massachusetts hereinafter described all and singular the premises described in said mortgage,

To wit:

The land in Plymouth, Plymouth County, Massachusetts, with all buildings and improvements thereon, bounded and described as:

The land in Plymouth, Massachusetts, shown as LOT 18 on a plan entitled "Buttermilk Bay Shores, Section 2, Plymouth, Mass., owned by Prosperity Development Co., Scale 1" = 100', Feb. 1951, Francis E. Friberg, Registered Land Surveyor," more particularly bounded and described as follows:

NORTHWESTERLY by Chestnut Street Seventy (70) feet;

SOUTHEASTERLY by Lot 19 as shown on said plan Ninety-nine and 82/100 (99.82) feet;

SOUTHWESTERLY by Lot 8 as shown on said plan Seventy and 03/100 (70.03) feet;

NORTHWESTERLY by Lot 17 as shown on said plan One hundred one and 64/100 feet;

Containing 7,000 sq. feet more or less and being shown as LOT 18.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

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:

Ten Thousand Dollars (\$10,000) down payment in cash, certified check, or bank check at time and place of sale. The balance of the purchase price shall be paid in or within thirty (30) days from the date of sale. 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.

Stage Point Fund, LLC
By its Attorneys,

/s/ Patrick J. McDonald
Patrick J. McDonald, Esq.
ROBERTS, CARROLL, FELDSTEIN
& PEIRCE INCORPORATED
Ten Weybosset Street
Providence, RI 02903
(401) 521-7000 FAX (401) 521-1328



Certificate No. **1251**
Office of the Collector of Taxes
(508) 747-1620 X 10291

Municipal Lien Certificate
Town of Plymouth
Commonwealth of Massachusetts

Requested By	Interest Date
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ROBERTS CARROLL FELDSTEIN & PEIRCE, 10 WEYBOSSET ST STE 800, PROVIDENCE, RI 02903 **03/07/2025**

I hereby 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 02/05/2025 are listed below.

Description of Property

Parcel ID: 130002000B018	Location: 25 BUTTONWOOD LN	
Deed Date: 01/23/2023	Book/Page: 57619-312	Impr Value: \$0
Owner: JEHOVAH JIREH PR DRYWALL + PAI	Land Area: 0.16 AC	Land Use:
23 DESOTTO ST	Land Value: \$167,900	Exemptions: \$0
PROVIDENCE, RI 02909	Build Value: \$70,900	Taxable Value: \$238,800

REAL ESTATE BILLS

YEAR 2025 CHARGES		QTR	DUE DATE (30 days from issue date below)	AMOUNT
BUZZARD'S BAY WATER DISTRICT R	\$117.01	1	BILLED 07/01/2024	\$740.41
COMMUNITY PRESERVATION ACT	\$45.46	2	10/01/2024	\$740.41
REAL ESTATE	\$3,030.37	3	01/01/2025	\$1,036.55
BUZZARD'S BAY WATER LIEN	\$361.08	4	04/01/2025	\$1,036.55
			Charges/Fees	\$0.00
			Abatements/Exemptions	\$0.00
			Payments/Credits	\$0.00
			Interest to 03/07/2025	\$110.42
TOTAL BILLED	\$3,553.92		TOTAL BALANCE DUE TO 03/07/2025	\$3,664.34
			TOTAL PER DIEM	\$0.95

YEAR 2024 CHARGES		QTR	DUE DATE (30 days from issue date below)	AMOUNT
BUZZARD'S BAY WATER DISTRICT R	\$111.28	1	BILLED 07/01/2023	\$708.75
COMMUNITY PRESERVATION ACT	\$42.12	2	10/01/2023	\$708.74
REAL ESTATE	\$2,808.23	3	01/01/2024	\$772.07
BUZZARD'S BAY WATER LIEN		4	04/01/2024	\$787.07
			Charges/Fees	\$15.00
			Abatements/Exemptions	\$0.00
			Payments/Credits	\$2,189.56
			Interest to 03/07/2025	\$91.80
TOTAL BILLED	\$2,961.63		TOTAL BALANCE DUE TO 03/07/2025	\$878.87
			TOTAL PER DIEM	\$0.29

YEAR 2023 CHARGES		QTR	DUE DATE (30 days from issue date below)	AMOUNT
BUZZARD'S BAY WATER DISTRICT R		1	BILLED	
COMMUNITY PRESERVATION ACT		2		
REAL ESTATE		3		
BUZZARD'S BAY WATER LIEN		4		
			Charges/Fees	\$0.00
			Abatements/Exemptions	\$0.00
			Payments/Credits	\$0.00
			Interest to 03/07/2025	
TOTAL BILLED	\$0.00		TOTAL BALANCE DUE TO 03/07/2025	\$0.00
			TOTAL PER DIEM	\$0.00

OTHER UNPAID BALANCES

Type	Amount	Type	Amount
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CONTACT WATER DEPT FOR UPDATED READING/NO VERBAL TAX INFO/SEE EXHIBIT "B"

All of the amounts listed above are to be paid to the Collector.
I have no knowledge of any other outstanding amount that constitutes a lien.

Yuse Kandola
Ass't Collector of Taxes
2-6-25

EXHIBIT "B"

<u>MLC #</u>	<u>PARCEL ID</u>	<u>PROPERTY ADDRESS</u>
1251	130002000B018	25 BUTTONWOOD LN

This certificate takes into consideration a payment that may have been made with a personal check. If such check is returned for insufficient funds, this office will issue a new certificate within the next two weeks, which reflects additional outstanding taxes that are a lien on the property.

Jill Kandola
Jill Kandola, Assistant Collector

2-6-25
Date

Please notify your client(s) and/or new property owners that any properties serviced with Town Water or Sewer that it is the responsibility of the property owner to notify the Water Department of any name and/or address change for proper billing of water/sewer usage.

Water Department – Town of Plymouth (508)830-4162, Ext. 12136 or Ext. 12137, 169 Camelot Dr., Plymouth, MA 02360

Please notify your client(s) and/or new property owners that Real Estate Taxes are due quarterly on August 1, November 1, February 1 and May 1. Absence of a tax bill does not relieve the obligation to pay the town and no interest or other fees will be waived in accordance with Massachusetts General Laws.

PROPERTY TAX EXEMPTIONS

Please advise your client if they are selling their domicile and they receive a tax exemption they need to advise you of this so that the exemption can be properly credited at the closing. Under the law, they are responsible for the exemption to be properly credited at the closing.

The Town of Plymouth is not responsible for allocating the property taxes so that they receive the benefit of the tax exemption.

FALL RIVER, PLYMOUTH, NEW BEDFORD

Each Property to be Offered Individually on Site



JJ Manning
AUCTIONEERS

JJManning.com

800.521.0111

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



MA AUC LIC 111
BRO 1822
REF 25-2095
25-2096
25-2097
25-2098
25-2100

Auction Date	Auction Time	Minimum Deposit	City	Street	SF GBA	SF GLA	Property Description	Acre	Auction Ref #
FR 2/28	10AM	\$20,000	Fall River	175-177, 179 East Main St	6,046±	3,648±	Mixed-use: 1 commercial, 2 residential	0.06±	25-2095
FR 2/28	12PM	\$20,000	Fall River	789-793, 795 Plymouth Ave	9,389±	7,754±	Mixed-use: 2 commercial, 3-5 residential, 2 garages	0.217±	25-2096
FR 2/28	2PM	\$20,000	Fall River	825 2nd St	7,745±	5,935±	Mixed-use: 1 commercial, 5 residential, 1 garage	0.14±	25-2097
FR 2/28	3PM	\$20,000	New Bedford	273-275 Rivet St, NS Rivet St	8,256±	6,014±	Mixed-use: 1 commercial, 4 residential	0.197±	25-2100
FR 2/14	10AM	\$10,000	Plymouth	25 Buttonwood Ln		432±	Single-family home under renovation	0.16±	25-2098

5 MASSACHUSETTS AUCTIONS

Friday, February 14 & Friday, February 28 On-site



**FEB
28**

10AM 175-179 East Main St, Fall River



25-2095



**FEB
28**

25-2096

12PM 789 Plymouth Ave, Fall River



**FEB
28**

25-2097

2PM 825 2nd St, Fall River



**FEB
28**

3PM 273-275 Rivet St & NS Rivet St, New Bedford



25-2100



**FEB
14**

25-2098

10AM 25 Buttonwood Lane, Plymouth

Terms of Sale:

10% certified deposit of which \$20,000 or \$10,000 minimum per property as specified in chart on reverse in certified or bank check at these Mortgagee's Foreclosure auctions & remainder of deposit within 2 business days. Balance in 30 days. 3% Buyer's Premium will be added to the high bid & result will be the total purchase price. 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.

*See Chart on reverse. Property Information & Full Terms at JJManning.com

***Each property to be offered individually.
Each auction to be held on site.***

JJManning
AUCTIONEERS

Property Information & Full Terms at:

JJManning.com
800.521.0111

5 MASSACHUSETTS AUCTIONS

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	130-002-000B-018	Account Number	21991
Prior Parcel ID			
Property Owner	JEHOVAH JIREH PR DRYWALL + PAINTING LLC	Property Location	25 BUTTONWOOD LN PLYMOUTH
Mailing Address	23 DESOTTO ST	Property Use	ONE FAM
		Most Recent Sale Date	1/23/2023
		Legal Reference	57619-312
City	PROVIDENCE	Grantor	STAGE POINT FUND LLC
Mailing State	RI	Sale Price	255,000
Zip	02909	Land Area	0.160 acres
ParcelZoning	RR		

Current Property Assessment

Card 1 Value	Building Value	53,800	Xtra Features Value	0	Land Value	164,400	Total Value	218,200
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Building Description

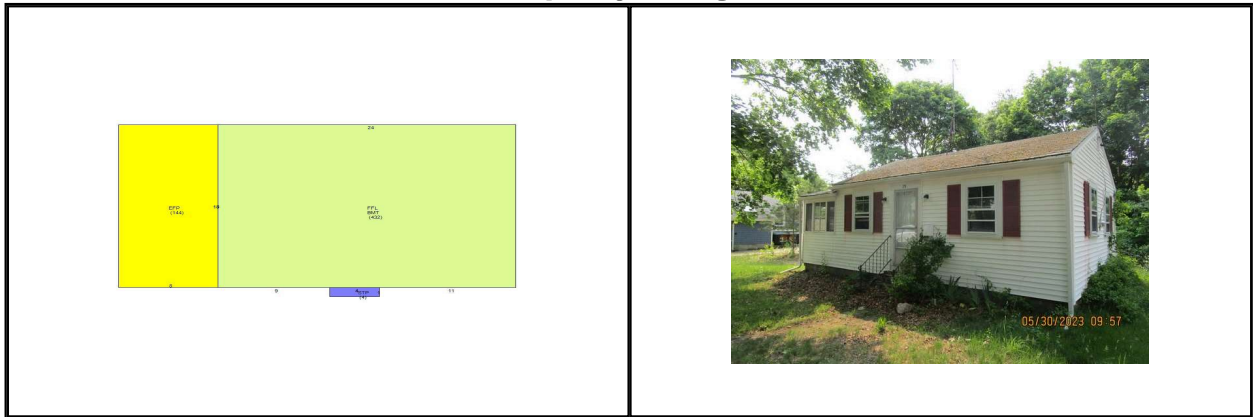
Building Style	Ranch	Foundation Type	CONC BLK	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1950	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE-	Roof Cover	Asphalt	Heating Fuel	PROPANE
Building Condition	N/A	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	432	Interior Walls	AVERAGE	# of Bsmt Garages	0
Number Rooms	3	# of Bedrooms	2	# of Full Baths	0
# of 3/4 Baths	1	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.160 acres of land mainly classified as ONE FAM with a(n) Ranch style building, built about 1950 , having VINYL exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 3 room(s), 2 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 warranted.

*** Electronic Recording ***

Doc#: 00004999

Bk: 57619 Pg: 312 Page: 1 of 2

Recorded: 01/23/2023 12:27 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 01/23/2023 12:27 PM
Ctri# 163043 02599
Fee: \$1,162.80 Cons: \$255,000.00

QUITCLAIM DEED

STAGE POINT FUND, LLC, a Delaware limited liability company for consideration paid, and in full consideration of TWO HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$255,000.00) DOLLARS grants to JEHOVAH JIREH PR DRYWALL AND PAINTING, LLC, a Rhode Island limited liability company WITH **QUIT CLAIM COVENANTS**

(Description and encumbrances, if any)

EXHIBIT "A"

The land in Plymouth, Massachusetts, shown as LOT 18 on a plan entitled "Buttermilk Bay Shores, Section 2, Plymouth, Mass., owned by Prosperity Development Co., Scale 1" = 100', Feb. 1951, Francis E. Friberg, Registered Land Surveyor," more particularly bounded and described as follows:

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NORTHWESTERLY by Lot 17 as shown on said plan One hundred one and 64/100 feet;

Containing 7,000 sq. feet more or less and being shown as LOT 18.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

25 BUTTONWOOD LANE PLYMOUTH MA 02360

Pursuant to the pains and penalties of perjury, the Grantor named herein hereby voluntarily releases all of her rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights.

THIS CONVEYANCE IS NOT THE SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR AND IS IN THE ORDINARY COURSE OF BUSINESS

FOR TITLE REFERENCE SEE DEED IN BOOK 57185 PAGE 127

WITNESS my hand and seal on January 10, 2023

STAGE POINT FUND, LLC

G. Clayton Rice
BY: GEORGE CLAYTON RICE, VICE PRESIDENT

State of New York
County of Suffolk

In said county on the 10th day of January, 2023 before me personally appeared GEORGE CLAYTON RICE, VICE PRESIDENT of STAGE POINT FUND, LLC who provided proof of identity in the form of a valid driver's license, to me known and known by me to be the person executing the foregoing instrument on behalf of said corporation and acknowledged said instrument execution thereof to be his free act and deed in said capacity and the free act and deed of STAGE POINT FUND, LLC

Whitney S. Quillen
Notary Public WHITNEY S. QUILLEN
COMM. EXP: MARCH 30, 2024

Whitney S. Quillen
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02006406590
Qualified in Suffolk County
Commission Expires March 30, 2024

GRANTEE ADDRESS:
23 DESOTTO ST.
PROVIDENCE, RI
02909

25 Buttonwood Ln., Plymouth, MA

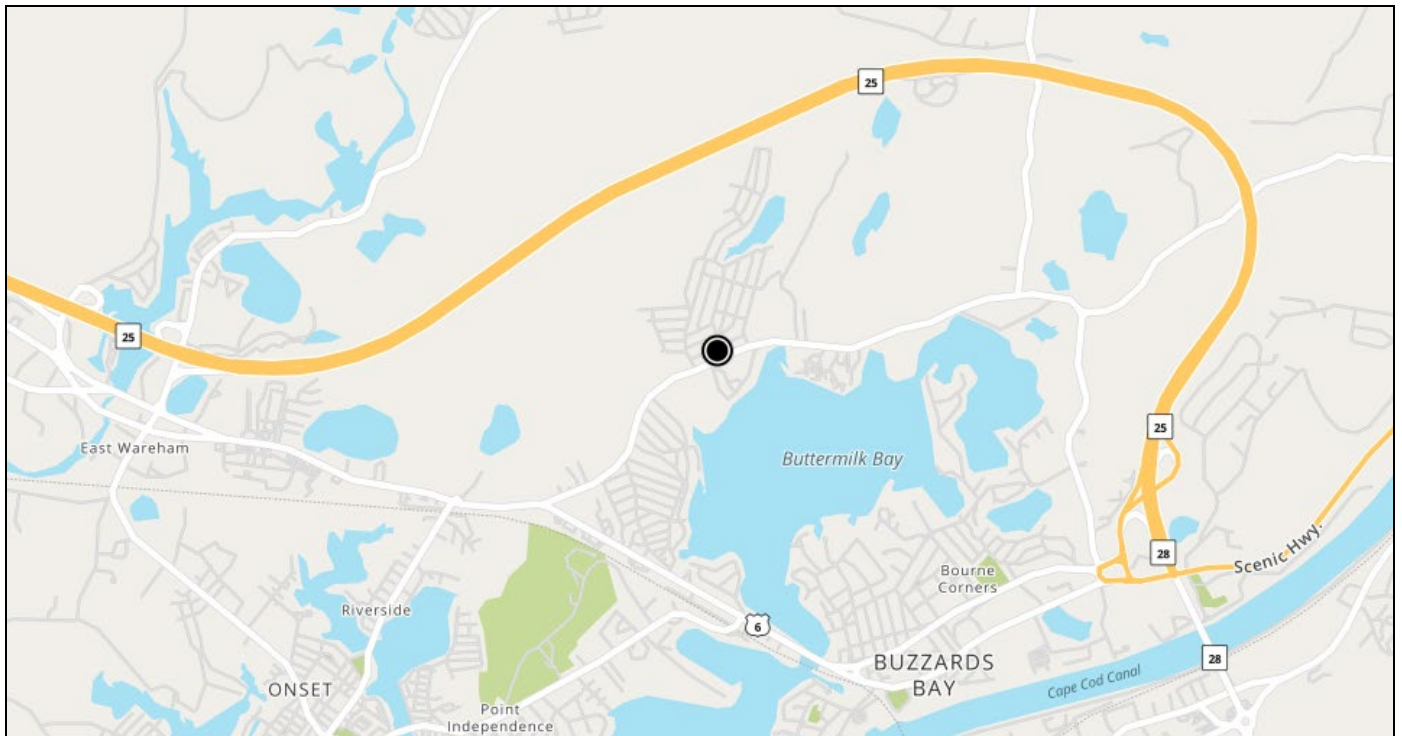
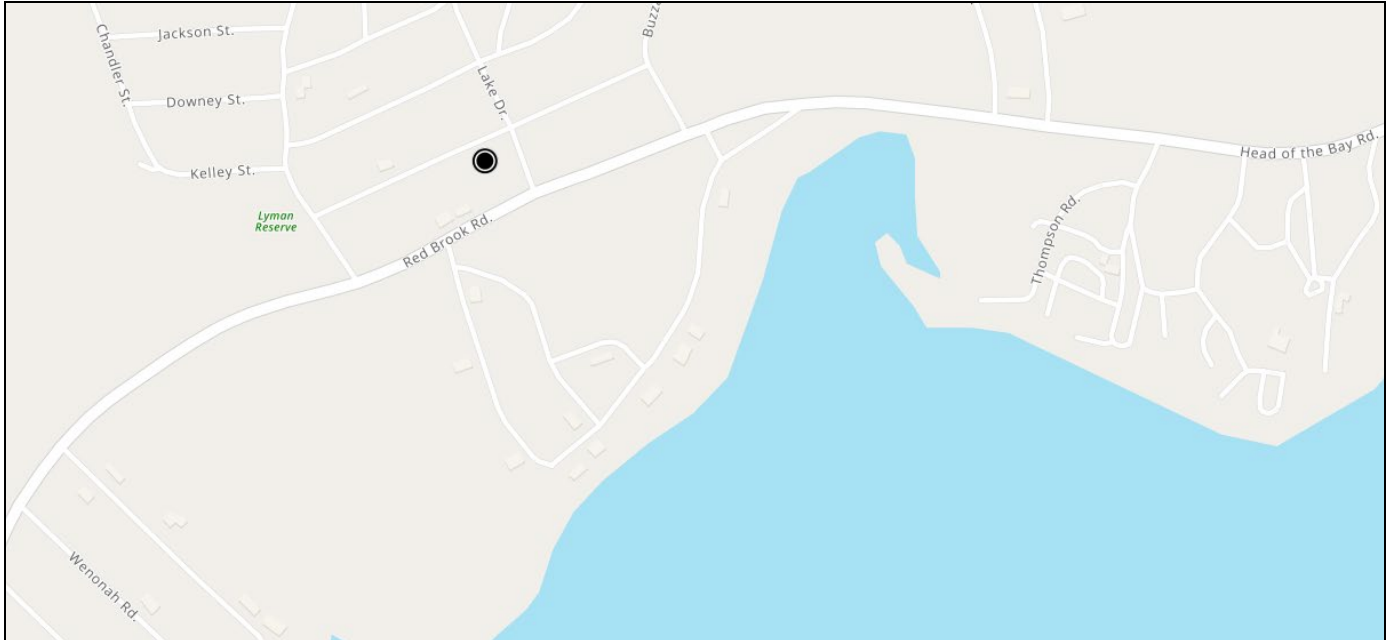


25 Buttonwood Ln., Plymouth, MA – GIS Maps



MAP

25 BUTTONWOOD LN., PLYMOUTH, MA





**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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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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