

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #25-2100

Mortgagee's Foreclosure AUCTION

6,014+/- SF MIXED-USE BUILDING ON .2+/- AC.

1 Commercial Unit & 4 Residential Units

273-275 RIVET ST. & NS RIVET ST.

NEW BEDFORD, MA

Friday, February 28 at 3:00 pm On-site

MA Auc. Lic. #111



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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.

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AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 3% added to the high bid. The total of the high bid plus the 3% 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*.

MORTGAGEE'S SALE OF REAL ESTATE

273-275 Rivet Street, New Bedford, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 273-275 Rivet Street, LLC dated April 28, 2023 and recorded with the Southern Bristol Registry of Deeds, Book 14672, Page 201 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 3:00 o'clock P.M. on the 28th day of February, 2025, on the mortgaged premises at 273-275 Rivet Street, New Bedford, MA hereinafter described all and singular the premises described in said mortgage,

To wit:

The land in New Bedford, County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Parcel One

BEGINNING at a point in the northerly line of Rivet Street distant forty (40) feet westerly from the easterly line of Crapo Street; thence WESTERLY in a northerly line of Rivet Street, thirty-eight (38) feet to land now or formerly of Raymond and Loretta La Bonte; thence NORTHERLY in line of last named land, ninety (90) feet; thence EASTERLY in the southerly line of land now or formerly of Carl DaPonte, et all, thirty-eight (38) feet; thence

SOUTHERLY in the westerly line of land now or formerly of Joseph W. Perry ninety (90) feet to the point of beginning.

Containing three thousand four hundred nineteen square feet, more or less.

Being lot #98 on plan of land made by Albert B. Drake, dated October 20, 1897 and recorded in the Bristol County (S.D.) Registry of Deeds at Plan Book 1, Page 97.

Parcel Two:

Beginning at the southeast corner of said lot at the intersection of the west line of Crapo Street with the north line of River Street; thence

WESTERLY in the north line of River Street forty (40) feet; thence

NORTHERLY ninety (90) feet; thence

EASTERLY forty-eight and 65/100 (48.65) feet to the west line of Crapo Street; thence SOUTHERLY in said west line of Crapo Street ninety and 41/100 (90.41) feet to the place of beginning.

Being lot #97 on plan of land made by Albert B Drake dated October 20, 1897 and recorded in

the Bristol County (S.D.) Registry of Deeds at Plan Book 1, Page 97.

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:

An initial down payment of Twenty Thousand Dollars (\$20,000) in the form of a certified check, or bank check is due at time and place of sale with an amount equal to 10% of the purchase price due within two (2) business days of the 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

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



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

Property Card: 273 275 RIVET ST

City of New Bedford, MA



Parcel Information

Location: 273 275 RIVET ST Parcel ID: 030 0294 Condo Complex: Owner: 273-275 RIVET STREET LLC Co-Owner: Mailing Address: 11 Robert Toner BLVD North Attleboro, MA 02763-1174 Patriot Account #: 28601	Land Use Code: Mix Res-Com Zone: MUB Acres: 0.106 Total Gross Building Area: 8,256 sq. ft. Total Finished Building Area: 6,014 sq. ft.
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Sale History / Assessed Value

Sale Date: 5/3/2023 Book & Page: 14672-197 Sale Price: \$511,133 Sale Description: MLTP PCLS Seller: DEMELO LIBERIO	Land: 87,400 Yard: 0 Building: 323,700 Total: \$411,100
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Total Tax

Fiscal Year	Total Valuation	Total Taxes
2024	\$411,100	\$6,798.01
2023	\$388,100	\$7,663.62
2022	\$321,000	\$7,007.27

Building Details: Building # 1

Building Type: 031 - Mixed Use Year Built: 1913 Quality: C - Average Residential Units: 4 Stories: 3 - 3 Kitchens: 4 No. Full Baths: 4 Add'l Full Baths: 0 3/4 Baths: 0 Half Bath: 1 Add'l Half Bath: 0 Other Fixtures: 0 WS Flues: 0	Int Wall Desc 1: 2 - Plaster Int Wall Desc 2: 0 Ext Wall Desc 1: 12 - Vinyl Ext Wall Desc 2: Floor Cover 1: 09 - Pine/Soft Wd Floor Cover 2: 15 - Carpet Roof Cover: 10 - Rolled Roof Structure: 4 - Flat Foundation: 10 - Granite Frame: 1 - Wood Heat : 15 - Radiators Heat Fuel: 2 - Oil % Air Conditioned: 0
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www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Card: NS RIVET ST
 City of New Bedford, MA



Parcel Information

Location: NS RIVET ST Parcel ID: 030 0287 Condo Complex: Owner: 273-275 RIVET STREET LLC Co-Owner: Mailing Address: 11 ROBERT TONER BLVD, Unit STE 5-176 NORTH ATTLEBORO, 02736 Patriot Account #: 3558	Land Use Code: LAND-C Zone: MUB Acres: 0.0916 Total Gross Building Area: sq. ft. Total Finished Building Area: sq. ft.
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Sale History	Assessed Value
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Sale Date: 5/3/2023 Book & Page: 14672-197 Sale Price: \$511,133 Sale Description: MLTP PCLS Seller: DEMELO LIBERIO	Land: 91,100 Yard: 1,600 Building: 0 Total: \$92,700
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Total Tax

Fiscal Year	Total Valuation	Total Taxes
2024	\$92,700	\$2,313.79
2023	\$77,500	\$2,315.70
2022	\$73,700	\$2,469.69

Building Details: Building # 1

Building Type: - Year Built: Quality: - Residential Units: 0 Stories: - Kitchens: 0 No. Full Baths: 0 Add'l Full Baths: 0 3/4 Baths: 0 Half Bath: 0 Add'l Half Bath: 0 Other Fixtures: 0 WS Flues: 0	Int Wall Desc 1: - Int Wall Desc 2: 0 Ext Wall Desc 1: - Ext Wall Desc 2: 0 Floor Cover 1: - Floor Cover 2: - Roof Cover: - Roof Structure: - Foundation: - Frame: - Heat : - Heat Fuel: - % Air Conditioned: 0
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This information is believed to be correct but is subject to change and is not warranted.



273 275 Rivet St NB 030-0294

City of New Bedford, MA

1 inch = 104 Feet



December 23, 2024

www.cai-tech.com

0 104 208 312



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

273-275 Rivet St., New Bedford, MA – GIS Maps





Zoning

City of New Bedford, MA

1 inch = 141 Feet

January 14, 2025



	Public Road		Zoning Symbols		Residential B
	Property Line		Buildings (MassGIS)		Residential C
	InActive		Right of Ways		Mixed Use Business
			Residential A		

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Zoning

City of New Bedford, MA

1 inch = 36 Feet

January 14, 2025



	Public Road		Zoning Symbols		Residential C
	Property Line		Buildings (MassGIS)		Mixed Use Business
	Right of Ways				

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PHOTO GALLERY
273-275 RIVET ST. & NS RIVET ST.
NEW BEDFORD, MA





Subject Front

273 Rivet St	
Sales Price	0
Gross Living Area	6,046
Total Rooms	18
Total Bedrooms	8
Total Bathrooms	4.1
Location	Average
View	Neighborhood
Site	7,108 sf
Quality	Average
Age	110



Subject Rear



Rivet Street Looking East



Subject Side

273 Rivet St



Additional Lot #287



Additional Lot #308 with shed



Subject Five Mail Boxes
273 Rivet St

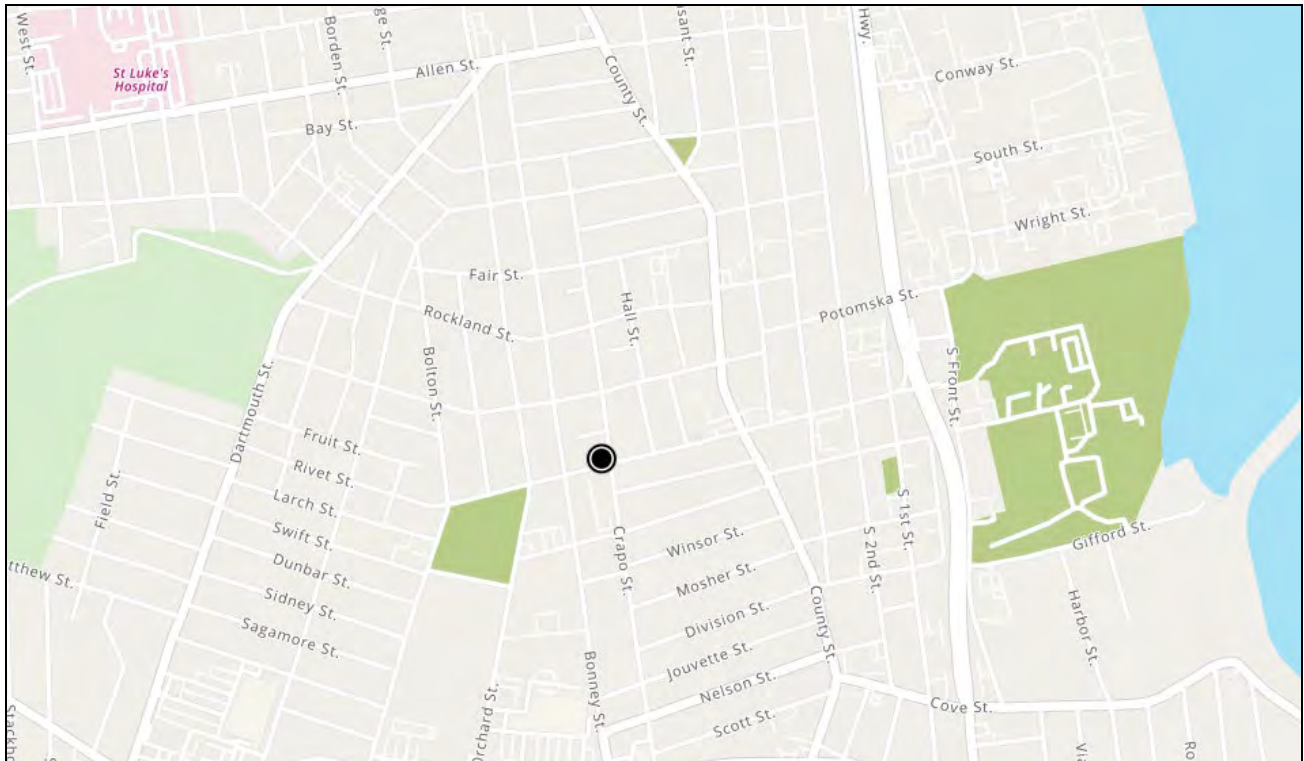
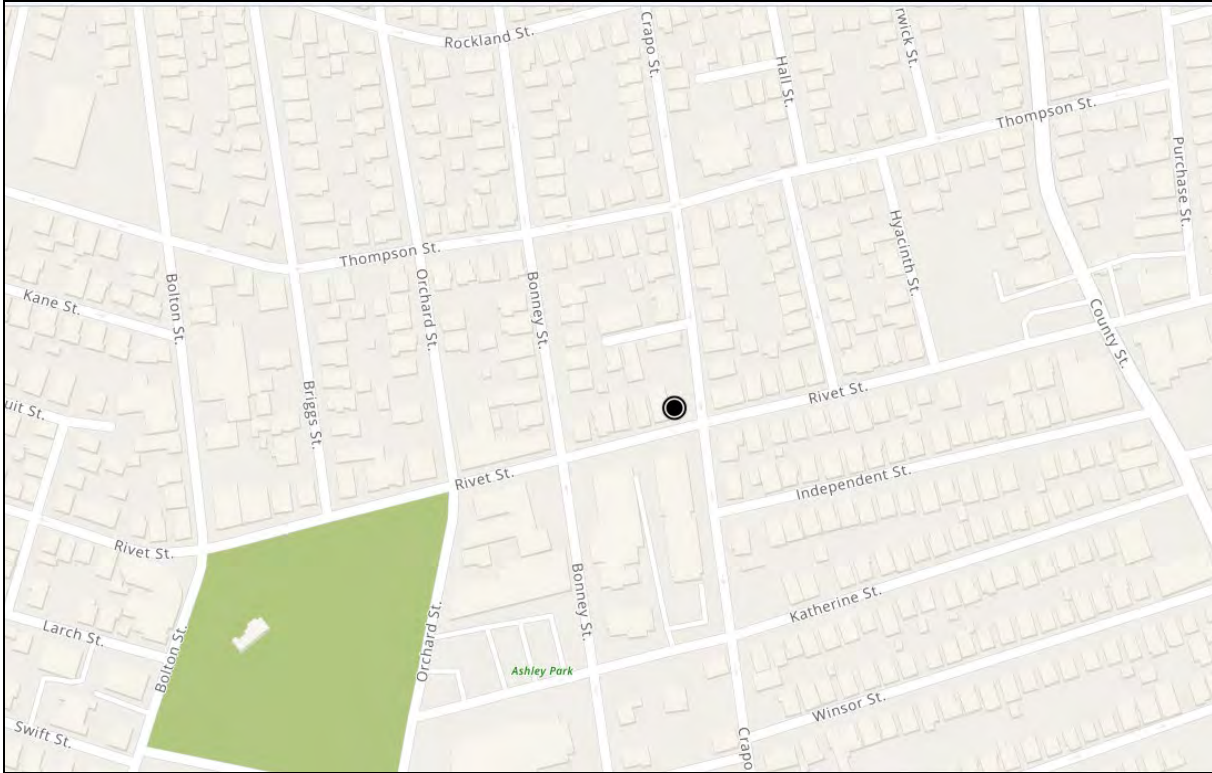


Crappo St. Looking North

MAP

273-275 RIVET ST. & NS RIVET ST.

NEW BEDFORD, 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**

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**JJManning.com
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Let JJManning Auction your Valuable Real Estate

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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