

PROPERTY NFORMATION PACKAGE #25-2130

Mortgagee's Foreclosure AUCTION

2 OCEANFRONT MARINA/BOAT SHOP BUILDINGS .5+/- ac. w/ Pier & Beach at End of Private Drive k/a "Howard Boats"

164 BEALE RD., BARNSTABLE (CAPE COD), MA Tuesday, June 3 at 11:00 am 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.

MORTGAGEE'S SALE OF REAL ESTATE (164 Beale Way, Barnstable, MA)

By virtue and execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by HBS Holdings, LLC, a Massachusetts limited liability company, to Cape Cod Cooperative Bank d/b/a The Cooperative Bank of Cape Cod dated October 22, 2019 recorded with Barnstable County Registry of Deeds at Book 32399, Page 180 of which Mortgage the undersigned is the present holder (" the Mortgagee"), for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction (" the Sale") at 10:00 AM on June 3, 2025 on the premises at 164 Beale Way, Barnstable, Barnstable County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

The land and the buildings thereon located in Barnstable, Barnstable County, Massachusetts, together with the buildings and a pier thereon, shown on Land Court Plan 14554-A as owned by Lucretia S. Howard, more particularly bounded and described as follows:

Southerly	by other land shown on Land Court Plan 14554-A, now or formerly owned by Judith E. Kaess, a distance of forty-nine and 39/100 (49.39) feet;
Easterly	by other land shown on Land Court Plan 14554-A, now or formerly owned by Judith E. Kaess;
Northerly	by the mean low water mark on Barnstable Harbour; and
Westerly	by land formerly owned by James Fiske Mabbett, now owned by Barnstable Yacht Club, Inc.

The above described premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record, insofar as the same are in force and applicable.

Meaning and intending to convey all of the premises and subject to all matters set forth in Deed recorded with the Barnstable County Registry of Deeds in Book 11436, Page 35.

The above-described premises (" the Premises") shall be sold subject to and with the benefit of all easements, restrictions, municipal or other public taxes, assessments, condominium fees pursuant to M.G.L. ch. 183A, as amended, the rights of tenants and parties in possession, outstanding tax titles, existing encumbrances, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, orders of conditions and all other claims in the nature of liens, now existing or hereafter arising, having priority over said Mortgage, if there be any. The Premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit (the "Deposit") of Twenty Thousand Dollars (\$20,000.00) will be required to be made at the time and place of the Sale. The Deposit shall be paid to the auctioneer, JJ Manning Co. Inc., by bank cashier's check or certified funds (cash shall NOT be

accepted). The balance of the purchase price is to be paid within thirty (30) days from the date of the Sale and shall be paid to the Mortgagee by federal funds wire transfer of immediately available funds. The successful bidder shall be required to sign at the time and place of the sale a Memorandum of Sale in form to be prepared by Mortgagee containing the above terms and any other terms announced at the time and place of the Sale. TIME SHALL EXPRESSLY BE OF THE ESSENCE.

In the event that the successful bidder at the Sale shall default in purchasing the Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the Sale, the Mortgagee reserves the right to sell the Premises to the second highest bidder provided that the second highest bidder shall deposit with counsel to the Mortgagee, the amount of the required deposit as set forth herein within five (5) business days after written notice of default of the previous highest bidder and title shall be conveyed by Foreclosure Deed to said second highest bidder within thirty (30) days of said written notice. If the second highest bidder declines to purchase the Premises, the Mortgagee, at the amount bid by the second highest bidder.

From and after the conclusion of the Sale, all risk of loss or damage to the Premises shall pass to, and be borne by, the highest bidder.

The Mortgagee reserves the right to continue the Sale from time to time by public announcement at the time and date of the original or any continued Sale.

In the event of an error in this publication, the description of the Premises contained in the Mortgage shall control.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

Cape Cod Cooperative Bank Present Holder of Said Mortgage By its Attorneys, Alex M. Rodolakis Fletcher Tilton PC 1597 Falmouth Road Centerville, MA 02632 Tel: 508-778-1100

JJ Manning Co. Inc www.JJManning.com Tel: 800-521-0111 Auctioneer

164 Beale Rd, Barnstable, MA Barnstable Harbor Next to Yacht Club 2 Oceanfront Marina/Boat Shop Buildings Private 10± Slip Dock

Panoramic Views of Cape Cod Bay & Sandy Neck Lighthouse



AUCTION: Tuesday, June 3 at 10am On-site

Zoning: RF-1 **Dockage:** Dock with 10± slips per

Assessor

Access: Right-of-way over Beale Rd Site: $.5\pm$ acre with $2,839\pm$ sf of structures including $392\pm$ sf of boat shop construction in 2012 & gravel lot

Structure 1: 1,288± sf GLA 1.75-story boathouse primarily built in 1930 with 512± sf unfinished .75-story, 2 rooms, heat, plumbing & 839± sf wood deck

Structure 2: 1,551± sf GLA 1.75-story boathouse built in 1930 with 136± sf wood deck

Structure 3: 80± ft shed Parcel ID: 280/004 Spectacular location in an area of high-end residences. Convenient to shopping, restaurants & attractions. 5± miles to airport, transportation center, and island ferries.

Terms of Sale:

\$20,000 deposit in certified or bank check at this Mortgagee's Foreclosure auction. 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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	1496	Account #					# 2	Bldg Name Sec # 1 of 1	Card # 2 of 2	State Use 384L Print Date 12/20/2024 6:14:33 P
		CTION DETAIL				TAIL (CON				
Element	Cd	Description	Elen	nent	Cd	Desc	cription		38	
Style	74	Boathouse						6		
Model	95	SvcGar/Gar/JS						V		
Grade	C	Average						4		
Stories	1									
Occupancy	1.00				MIXÈL	USE			12.00	
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Exterior Wall 2	1	l'i coa ermigio	384L	YACHT	CLUB M96		100	14		
Roof Structure	03	Gable/Hip		_			0	14		
Roof Cover	03	Asph/F Gls/Cmp					0			
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	101	Minimum							34	
Interior Wall 2			RCN			83,024		· · · · · · · · · · · · · · · · · · ·	15	16
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Interior Floor 2									4	and the second sec
Heating Fuel	01	None	Vee De 1			1000				WDK 10
Heating Type	01	None	Year Bui			1930			6	
AC Type	01	None		Year Built		1986				12
Size Adj Tbl	384L	YACHT CLUB M96		tion Code		A				12
Total Rooms			Remodel							
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Full Bathrooms			Deprecia			30		20.07	TQS 31.06	
	1'		Function			0			BAS	
Bath Split			External	Obsol		0				
Rms/Partitions	02	AVERAGE	Trend Fa			1				
Heat/AC	00	NONE	Condition							
Frame Type	02	WOOD FRAME	Condition							
Baths/Plumbing	02	AVERAGE	Percent			70				
Ceiling/Wall	00	NONE	RCNLD	0000		58,100				
Common Wall	00	0%	Dep % C).		100,100			5.3	
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1st Floor Use:	384L		Misc Imp	Comment						
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	'			Ovr Com	ment					1 And
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Code						Unit Cost	Undeprec Value			
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I	т.	I Gross Liv / Lease Area	1,551	1,732	1,536		83,024			CONTRACTOR AND AND A DOCTOR
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BK11436 PG035 35203 05-18-1998 @ 03:46

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM)

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			А	И									А	IN				

R. Clark Marshalltof Tarpon Springs, Florida and W. Herbert Marshall of Barnstable, Barnstable County, Massachusetts, as trustees of the Marshall Realty Trust U/D/T dated May 31_N1989_T said trust recorded in the Barnstable County Registry of Deeds, Book 6757, page 949, and married, for consideration paid, and in full consideration of pighty is thousand seven hundred fifty (\$861750.00) dollars grant to HBS Holdings, LLG_Y a Massachusetts Limited Lipbility Corporation of <u>C. Sey 125</u>, <u>Barnstable</u>, <u>Massachusetts Limited Lipbility</u>, o2630, with quitclaim covenants

the land in Barnstable, Barnstable County, Massachusetts, together with the buildings and pier thereon, shown on Land Court Plan 14554-A as owned by Lucretia S. Howard, more particularly bounded and described as follows:

- SOUTHERLY by other land shown on Land Court Plan 14554-A, now or formerly owned by Judith E. Kaess, a distance of forty-nine and 39/100 (49.39) feet;
- EASTERLY by other land shown on Land Court Plan 14554-A, now or formerly owned by Judith E. Kaess;
- NORTHERLY by the mean low water mark on Barnstable Harbor; and
- WESTERLY by land formerly owned by James Fiske Mabbett, now owned by Barnstable Yacht Club, Inc.

The above described premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record, insofar as the same are in force and applicable.

For our title see deed to us from John G. Hunder, Sr. recorded in the Barnstable County Registry of Deeds in Book 6757 Page 55.

Witness our hands and seals this <u>24</u> day of April, 1998

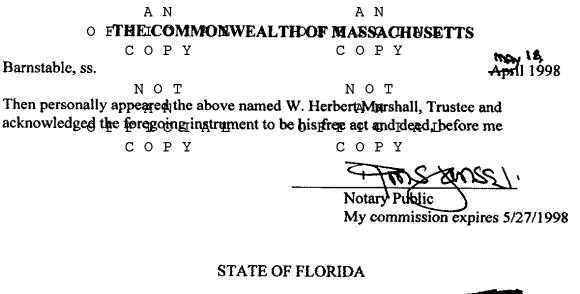
R. Clark Marshall R. Clark Marshall, Trustee 4/24/98

Ta. Hely U. <u>(5/18/98</u>

W. Herbert Marshall. Trustee



Beale Way, Bunntable

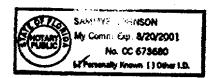


NOT

Pinellas (ouriy, ss.

Ani 24, 1998

Then personally appeared the above named R. Clark Marshall and acknowledged the foregoing instrument to be his free act and deed, before me.



ΝΟΤ

Somme risen

Notary Public My commission expires: \$/20/2001





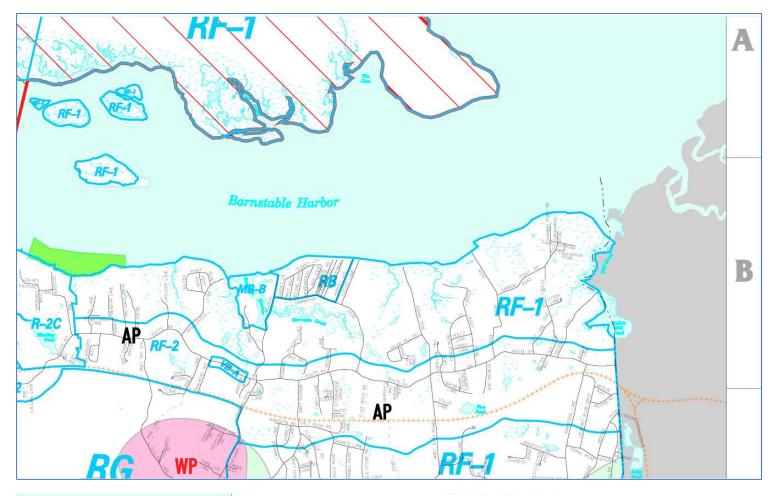
$\begin{array}{c} \hline & & \\ 0 & 167 & 333 \\ \hline & \\ Approx. Scale: 1 inch = 167 \quad feet \\ \hline \end{array}$

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

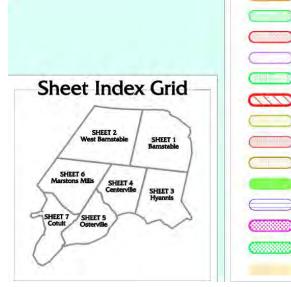
Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit 367 Main Street, Hyannis, MA 02601 508-862-4624 gis@town.barnstable.ma.us



Map Legend



		0
	Zoning District	
	Wellhead Protection Overlay District	
3	Groundwater Protection Overlay District	
	Aquifer Protection Overlay District All other areas not identified as Wellback or Groundwater Protection Overlay Districts	6
	Adult Use Overlay District	
	Dock and Pier Overlay District	
D	Former Grade 5 School Planned Unit Development Overlay District	
)	Medical Services Overlay District	
D	Mixed-Use Sub Zone of the Medical Services Overlay District	
2	Resource Protection Overlay District	
)	Shopping Center Redevelopment Overlay District	
	Drive Through Restaurant Sub Zone of the Shopping Center Redevelopment Overlay I	Dist.
	Senior Continuing Care Retirement Community - SCCRCOD 2008-1	
	Recreational Shellfish Area and Shellfish Relay Area Dock & Pier Overlay District	S
\ni	Ground Mounted Solar Photovoltaic Overlay District	W
0	Medical Marijuana Overlay District	to
0	Registered Recreational Marijuana Cultivators, Research Facilities, and	W

HA

AP

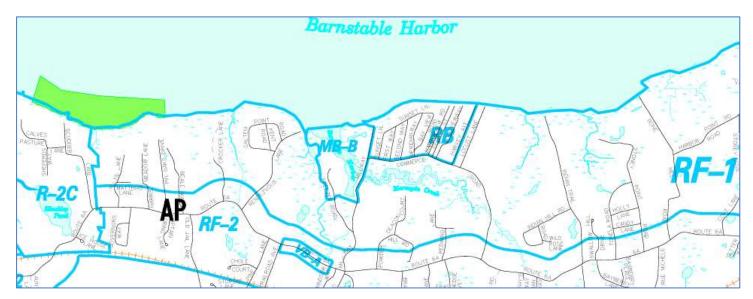
Cultivators, Research Facilities, and Testing Laboratories Overlay Craigville Village Neighborhood Overlay

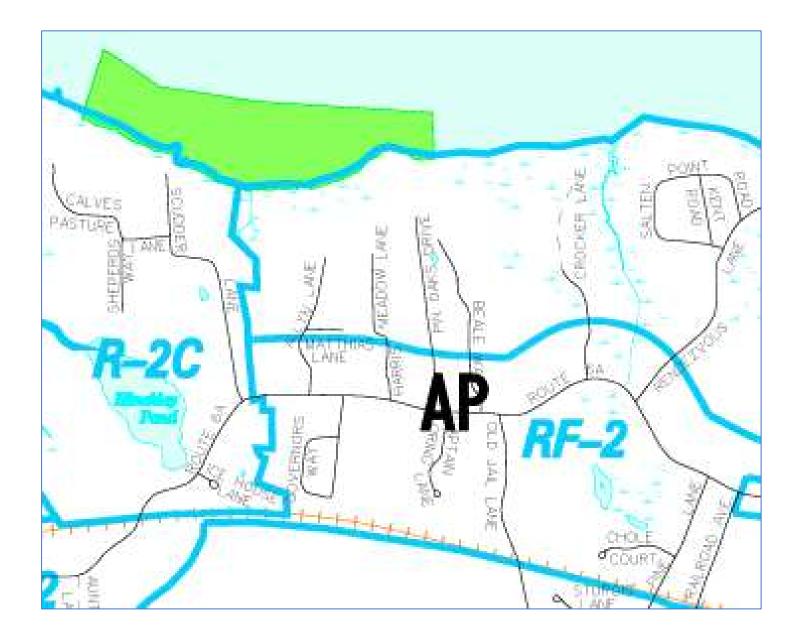
	Long / Short Beach Neighborhood Overlay
	Craigville Beach Neighborhood Overlay
	Centerville River North Bank Neighborhood Overlay
C-0 #12	Existing Public Well Site
C-0 #18	Proven Future Public Well Site
N C-C (FRI	Proposed Future Public Well Site
	Paved Road
	Unimproved Road
0-0-1-1	Railroad Track
	Town Boundary Line
	Marsh Area
	Stream / Edge of Water

SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON BULK REGULATIONS.

Where a zoning district boundary is located at the edge of a water body, that zone that applies to the land shall apply to structures and uses such as pilers and commercial boating operations to the extent of the territorial jurisdiction of the town.

Where zoning district boundaries are located along the edge of a roadway and a distance is shown from such point to another zoning boundary, such distance and points shall be from the edge of the road layout. The utilitate location of such point shall be determined by survey as the line shown on this map is considered an approximation. Re: 164 Beale Rd., Barnstable, MA





TOWN OF BARNSTABLE PROPERTY MAPS



 State Road
 Road Status Designations Other (DRAFT)
 Town or County Road
 Private or Ancient Road
 GP - Groundwater Protection
 WP - Well Protection
 FEMA 2014 CBRS & OPAs
 COASTAL BARRIER RESOURCES SYSTEM
 OTHERWISE PROTECTED AREA
 9-11-2023 Flood Zone
 VE - Velocity Zone

Road Status Designations

- Town or County Road

Private or Ancient Road

AE - 100 Year Flood

- 📕 AO 100 Year Flood
- 0.2% Annual Chance FloodOpen Water

Marsh

Legend

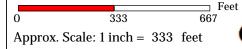
(DRAFT)

Road Names



Town of Barnstable GIS Unit 367 Main Street, Hyannis, MA 02601 508-862-4624 gis@town.barnstable.ma.us

Map printed on: 4/1/2025



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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164 Beale Way, West Barnstable, MA 02668

Loan Number	164 Beale Way, We 09/18/2019 TBD HBS Holdings LLC	st Barnstable, MA 02668	Date of Report APN	09/30/2019 M280 L004	Effective Date	09/18/2019
Tracking IDs						
Order Tracking I	D		Tracking ID 1			
Tracking ID 2			Tracking ID 3			

Subject Photo





Subject Satellite View

No Aerial Imagery Available

I. Property Overview

Property Type	Commercial-Other	Gross Building Area (GBA)	2,868 SF
Current Use	Other: Marina / Industrial	Property Condition	Good
Projected Use	Other: Marina / Industrial	Estimated Exterior Repair Cost	\$0
Occupancy	Owner Occupied	Estimated Interior Repair Cost	\$0
# of Buildings / Units	2/1	Total Estimated Repair	\$0
Average Unit Size		Extent of Inspection	Exterior Only
Year Built	1930		

Condition/Property Comments Exterior appeared to be in working order. The building had signs indicating it is a boat manufacturing property and the public records has the property listed as a marina. The property is in good condition.

II. Subject 3	Year Sales Hi	istory & Listir	ng Activity	
Current Listin	ng Status Subj	ect is not curren	ntly listed.	Source
Date Listed	Date Sold	List Price	Sale Price	Notes
	05/18/1998		\$86,750	Last record of sale in PR.

III. Assessed Value & Taxes	
Assessor's ID/Parcel Number	M280 L004
Data Source	Public Records
Land	\$718,300
Improvements	\$301,600
Total	\$1,019,900
Taxes	\$8,781
Special Assessments	\$0
Tax Year	2019

IV. Neighborhood & Market Data	
Location Type	Rural
Predominant Property Type in Area	Residential
Typical Property Condition in Area	Good
Predominant Occupancy	Owner
Occupancy Rate	Stable
Current Market Vacancy Rate	0-5%
Overall Real Estate Values	Stable
Market for this property type	Stable over the past 6 months

Neighborhood Comments

Neighborhood is on a private drive with residential properties. The road terminates at the subject property at the ocean inlet and has piers and a beach like area. The subject conforms well with the surrounding properties. It is a private setting with unique and scarce amenities.

V. Site Description	I			
Zoning	RF	Accessibility/Visibility Fair		
Data Source	Public Records	Parking	Sufficient	
Zoning Description	Residential	Subject Use	Legal	
Conclusion of Highest and Best Use				

Other: Marina / Industrial

Site Comments Subject use is good for the location. The subject consists of two buildings that are almost attached. The property has potential for many uses including residential.

VIII. Property Images

Address 1

164 Beale Way, West Barnstable, MA 02668



Subject 164 Beale Way

View Front

VIII. Property Images (continued)

Address 164 Beale Way, West Barnstable, MA 02668 Loan Number TBD



Subject 164 Beale Way

View Back



Subject 164 Beale Way

View Street

Address



Subject 164 Beale Way

View Street



Subject 164 Beale Way

View Street

Address



Subject 164 Beale Way

View Street



Subject 164 Beale Way

View Other

PHOTO GALLERY 164 BEALE WAY, BARNSTABLE, MA

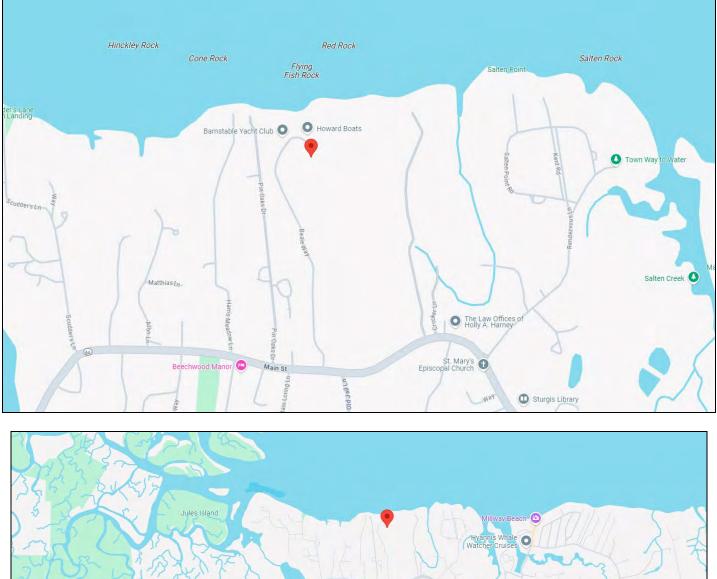


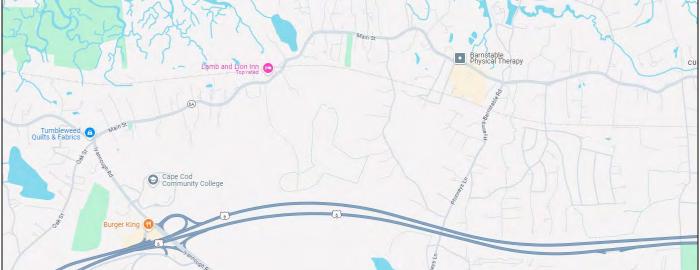






MAP <u>164 Beale Way, Barnstable, Ma</u>







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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