

PROPERTY INFORMATION PACKAGE #25-2131

Mortgagee's Foreclosure AUCTION

3,899+/- SF, 4-BEDROOM, 2.5-BATH NEWLY BUILT COLONIAL ON 1+/- ACRE Wrap-around Porch w/ Views of Pond, Private Chefs Kitchen, White Oak Hardwood Floors, Hardie Siding, Composite Trim & Decking In Marshfield Hills

485 PLEASANT ST., MARSHFIELD, MA

Friday, May 23 at 11:00 am On-site

MA Auc. Lic. #111



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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

485 Pleasant Street, Marshfield, MA 02050

By virtue and execution of the Power of Sale contained in a certain mortgage given by Douglas Sheerin dated July 14, 2023 and recorded with the Plymouth County Registry of Deeds, Book 58908 Page 31 dated July 14, 2023 and amended pursuant to Amendment to Mortgage dated July 2, 2024 and recorded with the Plymouth County Registry of Deeds, Book 59050 page 191 of which the undersigned is the present mortgage 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 23rd day of May, 2025, on the mortgaged premises at 485 Pleasant Street, Marshfield, Massachusetts hereinafter described all and singular the premises described in said mortgage,

To wit:

The land and buildings thereon situated on the Westerly side of Pleasant Street in Marshfield, Plymouth County, Massachusetts, at Blaires Brook, containing 43,000 square feet, and bounded and described as follows:

Beginning at the end of the stone wall, said wall being the division wall between land now or formerly of W. A. Rogers and land now or formerly of Susan Tilden;

Thence by said wall and said land now or formerly of Rogers S 84° W, one hundred forty-one and one/half (141 $\frac{1}{2}$) feet to a mark in the wall;

Thence by land now or formerly of Susa Tilden N 15° 49'W, one hundred sixty-give and 8/10 (165.8) feet to the Southeasterly corner of land now or formerly of George McLean;

Thence by land now or formerly of said McLean Northeasterly, two hundred twenty-four (224) feet to said Pleasant Street;

Thence Southeasterly by said Pleasant Street, three hundred nine (309) feet to the point of beginning.

Said land is also shown as E16-03-02 on a plan of land entitled "PLAN OF LAND 485 PLEASANT STREET (ASSESSOR'S PRACELL: E16-03-02) MARSHFIELD MASSACHUSETTS 02050", dated July 12, 2018, prepared for Stephen Bjorklund by Morse Engineering Co., Inc., Scituate, MA 02066 and recorded with the Plymouth County Registry of Deeds as Plan No. 353 of 2018 in Plan Book 62 Page 641.

Subject to and together with all matters of record insofar as the same are now in force and applicable.

Said premises will be sold subject to any and 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:

Twenty-five Thousand Dollars (\$25,00.00) 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 mortgage'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.

Douglas Sheerin, By his attorney,

<u>Michael J. Sacchitella</u> Michael J. Sacchitella (#437070) Tufankjian, McDonald, Doton & Sacchitella 25 Crescent Street Brockton, MA 02301 <u>sach@tmdslaw.com</u>

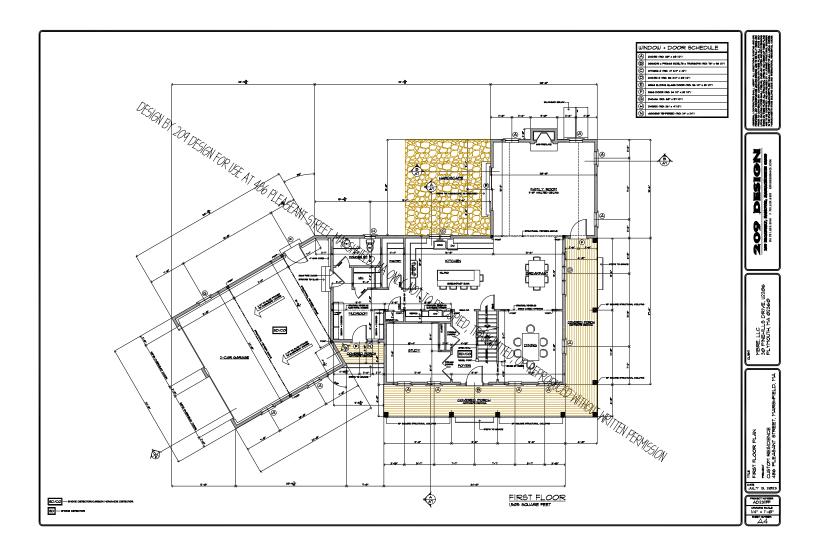
		General Property Data	а	
Parcel ID E16-03-02		Account Number		
Prior Parcel ID				
Property Owner MBRE LLC		Property Location 485 PLEASANT STREET MARSHFIELD		
		Property Use ONE FAM		
Mailing Address 30 PINEHILLS DRIVE UNIT 2206		Most Recent Sale Date 7/14/2023		
		Legal Reference 58098-8		
City PLYMOUTI	4	Grantor SNOW JOHN L & KIRSTEN A		
Mailing State MA	Zip 02360	Sale Price 365,000		
ParcelZoning R-1		Land Area 0.987 acres		
	Curi	ent Property Assess	ment	
Card 1 Value Building Value 677,70	0 Xtra Featur	es Value 0	Land Value 319,800	Total Value 997,500
		Building Description	1	
		Foundation Type CONCRETE		Flooring Type CONCRETE
Building Style COLONIAL				
# of Living Units 1		Frame Type WOOD		Basement Floor CONCRETE
				• •
# of Living Units 1		Frame Type WOOD		Basement Floor CONCRETE
# of Living Units 1 Year Built 2024		Frame Type WOOD Roof Structure GABLE		Basement Floor CONCRETE Heating Type FORCED H/A
# of Living Units 1 Year Built 2024 Building Grade GOOD (+)		Frame Type WOOD Roof Structure GABLE Roof Cover WOODSHINGL		Basement Floor CONCRETE Heating Type FORCED H/A Heating Fuel GAS
# of Living Units 1 Year Built 2024 Building Grade GOOD (+) Building Condition N/A		Frame Type WOOD Roof Structure GABLE Roof Cover WOODSHINGL Siding WOOD SHING		Basement Floor CONCRETE Heating Type FORCED H/A Heating Fuel GAS Air Conditioning 100%

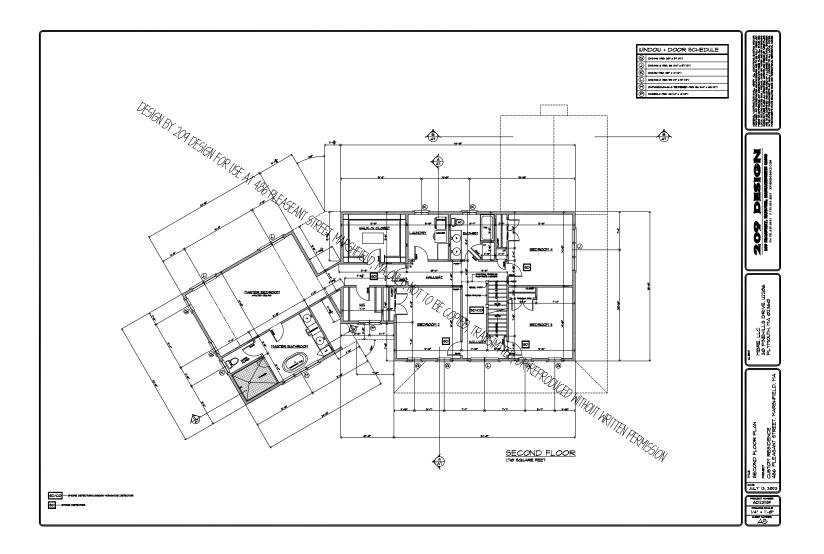
Legal Description

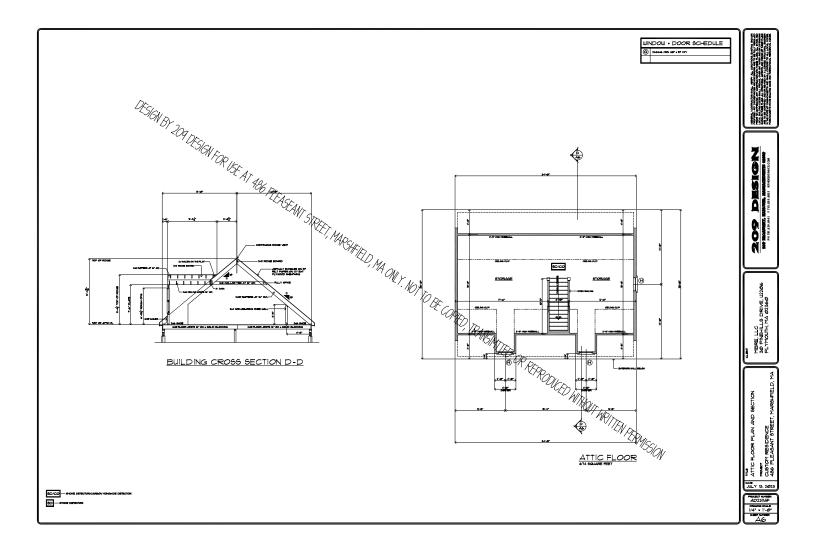
This property contains 0.987 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 2024, having WOOD SHING exterior and WOODSHINGL roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.







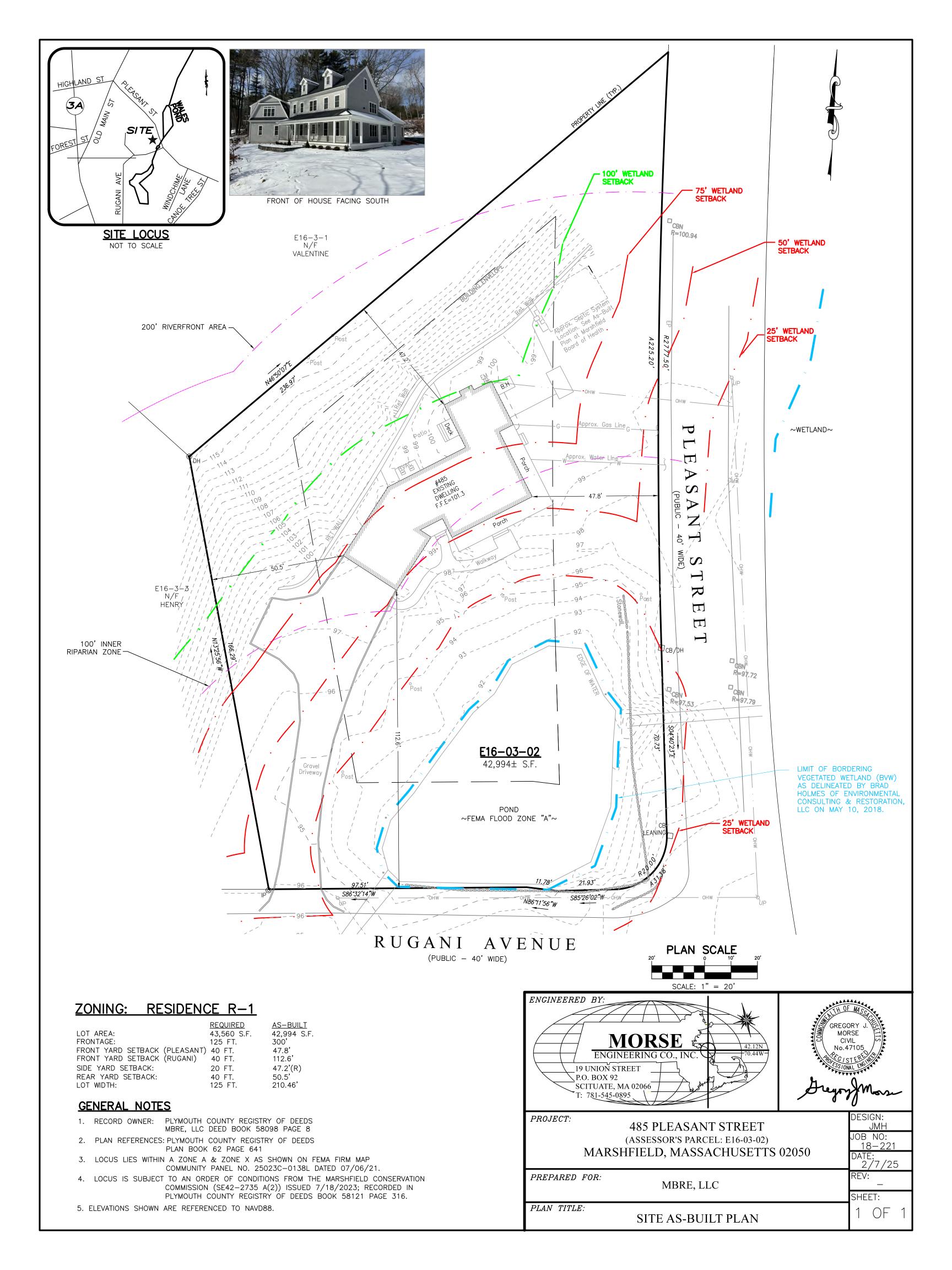
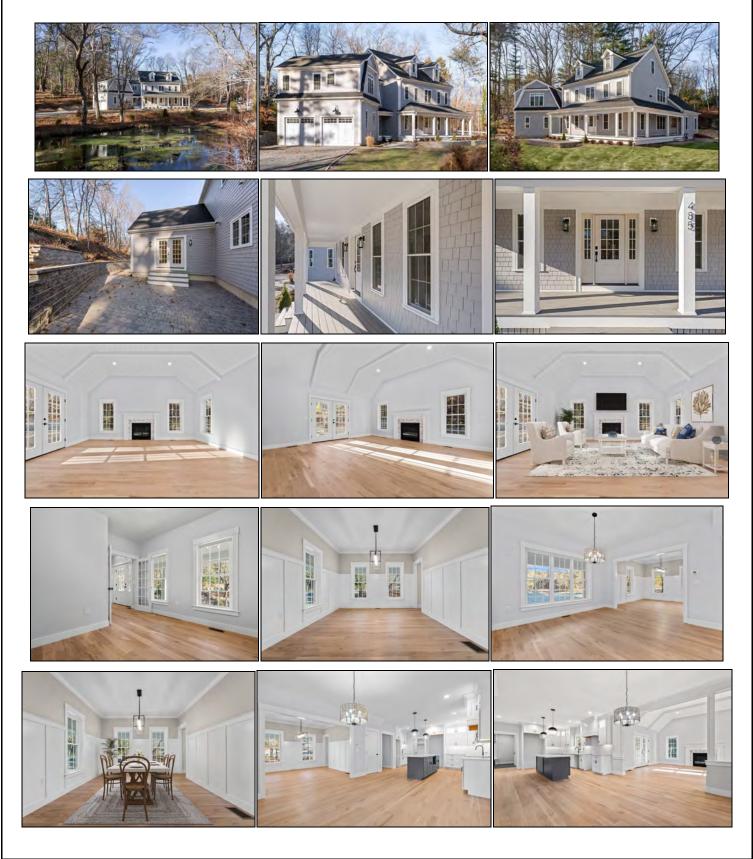
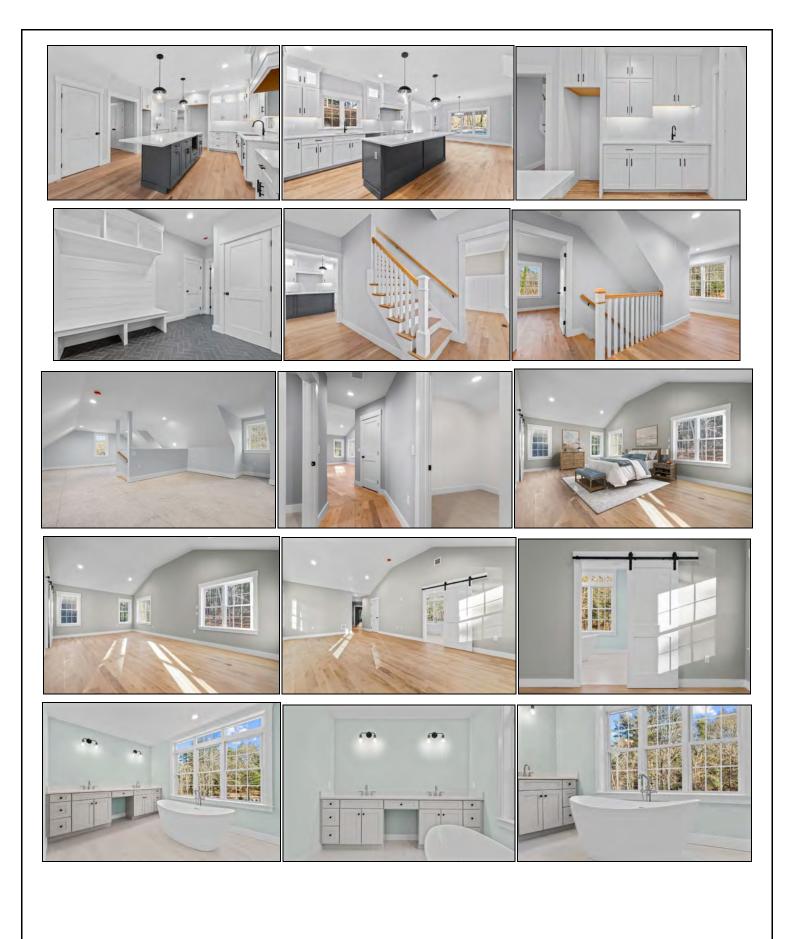


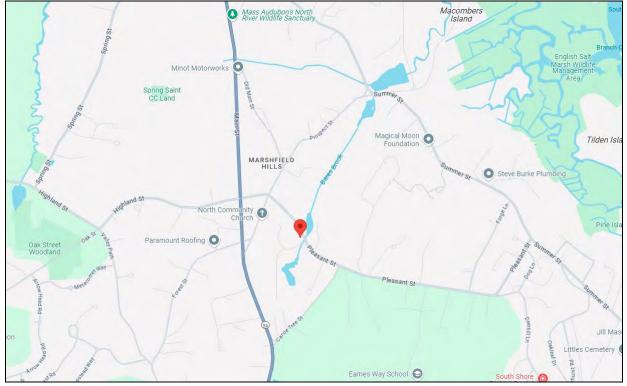
PHOTO GALLERY <u>485 Pleasant St., Marshfield, Ma</u>













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.



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