

REAL ESTATE AUCTION

3,373+/- SF 2-FAMILY HOME W/ ACCESSORY BUILDING & DETACHED WORSHOP In *Prospect Hill* Next to Park & Community Garden Close to Union Square, MBTA Stations, Schools & More

28 VINAL AVE., SOMERVILLE, MA

Friday, August 22 at 11am On-site

Open House: Thursday, August 14 (11am-1pm)

MA Auc. Lic. #111









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TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



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.







July 23, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer 28 Vinal Avenue, Somerville, MA in the Prospect Hill Neighborhood. This 2-family home with accessory building and a detached workshop offers potential for many uses in terms of income and owner occupation. The property is set on a one-way street running from Highland Avenue to Summer Steet, just a lot away from the community garden growing center park. Close to Union Square, City Hall, schools and Nunziato Park & Field. It's convenient to public transportation including multiple bus routes, under .3+/- miles to 2 green line stations and within a mile of both Orange & Red line stations. This property represents a tremendous opportunity. Please take time to review the rest of this information package.

The owners have chosen auction, the accelerated method of marketing, for the sale of this high-potential property. Their decision allows you to set the market price for this home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. This is a special opportunity in a much sought after neighborhood.

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Tour. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, August 22 at 11:00 a.m. on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jimanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



TERMS & CONDITIONS

REAL ESTATE AUCTION

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28 VINAL AVE., SOMERVILLE, MA

Friday, August 22 at 11am On-site

Open House: Thursday, August 14 (11am-1pm)

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<u>Terms of Sale:</u> 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Monday, August 25, 2025. Balance in 30 days.

Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

- <u>B.</u> Closing will take place on or before Monday, September 22, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to enter protective bids on behalf of Seller.
- <u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- H. Other terms, if any, to be announced at the auction sale.



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 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

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

Buver's	Initials:
Duyci	muais.

AUCTION PURCHASE AND SALE AGREEMENT (MA Auctioneer Lic# 111)

This 22nd day of August 2025

1. PARTIES AND MAILING ADDRESSES

Ronald Bonney, Jr. hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 28 Vinal Ave., Somerville, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICI	6.	PU	JRO	CHA	ASE	PR.	ICE
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The agreed pu	rchase price for said p	premises isdollars, of wh	nich
	\$	have been paid as a deposit this day and	
	\$	are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Monday, August 25, 2025 as the additional deposit	
	\$	are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)	
	\$	TOTAL	

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Monday, September 22, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. If applicable, selling subject to the 30-day tenant-at-will on the second floor.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

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agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

Buyer's In	nitials:
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19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials ations. If not understood, consult an attorney.
BUYER
BUYER
Buyer's Attorney (Name)
Buyer's Attorney (Firm)
Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Attorney's Address (City, State & Zip Code)
Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

2-Family Home in Prospect Hill Neighborhood 28 Vinal Ave, Somerville, MA

With Accessory Building & Detached Workshop Near Community Garden, Nunziato Park & Bus Routes



AUCTION: Friday, August 22 at 11am On-site

RE Tax Assessment: \$1,495,000

Site: .15± acre (6,516± sf), partly fenced with natio

Frontage: 60± ft

Parking: Paved drive for 4± cars, additional

on-street

Gross Building Area: 6,015± sf Gross Living Area: 3,373± sf

Design: Circa 1900 2-family conversion with

masonry foundation & vinyl siding

Bedrooms: 8 per Assessor

(2) 1st floor, (3) 2nd floor, (1) basement, (2) attic* *Currently no exterior egress, in use as extra

storage for owner only

Baths: 3 per Assessor, 4 existing (1 each 1st floor,

2nd floor, basement, accessory bldg) Unit 1: 3 BR (2) 1st floor. (1) basement: 2 BA (1) 1st floor, (1) basement Unit 2: 3 BR, 1 BA all on 2nd floor

Basement: 1,209± sf full, partially finished Accessory Bldg: 625± sf semi-detached 1-story with BA abuts main house with separate access only, included as part of 1st floor area

Heat: Gas-fired steam

Utilities: City water & sewer, electric, gas Workshop: 560± sf detached at back fence Legal Ref: Middlesex S County 68974/515

Parcel ID: 62-C-44 Zoning: NR

Highland Ave to Summer St, just a lot away from community garden growing center park. Close to Union Square, City Hall, schools, Nunziato Park & Field. Convenient to public transportation.

On one-way street running from

Property Tour: Thursday, August 14 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, August 25, 2025. Balance in 30 days. 10% 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 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.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.



Property Info., Photos, Broker Registration & Full Terms at:

JJManning.com 800.521.0111

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







MA AUC LIC 111 • MA BROKER LIC 5850 Brochure 1845 · Ref 25-2153

28 VINAL AVE

Location 28 VINAL AVE Mblu 62/ C/ 44/ /

Acct# 04186110 Owner BONNEY JR RONALD

Assessment \$1,495,000 **PID** 10559

Building Count 1

Current Value

Assessment					
Valuation Year	Improvements	Land	Total		
2025	\$777,700	\$717,300	\$1,495,000		

Owner of Record

OwnerBONNEY JR RONALDSale Price\$1

Co-Owner Certificate

 Address
 28 VINAL AVE
 Book & Page
 68974/0515

SOMERVILLE, MA 02143 Sale Date 03/06/2017

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BONNEY JR RONALD	\$1		68974/0515	1F	03/06/2017
BONNEY JR RONALD TRUSTEE	\$0		54210/0519	1F	01/27/2010
TRUST THE BONNEY FAMILY	\$100		27069/0591	1F	02/18/1997
BONNEY RAE LOUISE & RONALD	\$115,000		22306/0148	А	08/18/1992
RAE LOUISE BONNEY	\$0		/0		

Building Information

Building 1 : Section 1

 Year Built:
 1900

 Living Area:
 3,373

 Replacement Cost:
 \$1,039,555

Building Percent Good: 74

Replacement Cost

Less Depreciation: \$769,300

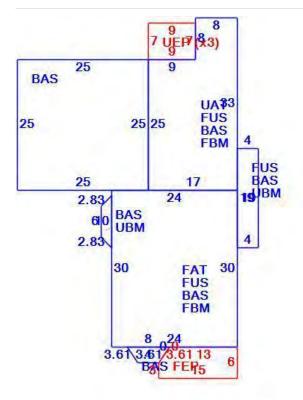
Building Attributes			
Field	Description		
STYLE:	2 Fam Conv		
Model	Residential		
Grade:	Average		
Stories:	2.3		
Occupancy	1		
Exterior Wall 1	Vinyl Siding		
Exterior Wall 2			
Roof Structure:	Gable/Hip		
Roof Cover	Asph/F Gls/Cmp		
Interior Wall 1	Plastered		
Interior Wall 2			
Interior Flr 1	Hardwood		
Interior FIr 2	Carpet		
Heat Fuel	Gas		
Heat Type:	Steam		
AC Type:	None		
Total Bedrooms:	8 Bedrooms		
Total Bthrms:	3		
Total Half Baths:	0		
Total Xtra Fixtrs:			
Total Rooms:	16		
Bath Style:	Modern		
Kitchen Style:	Semi-Modern		
Num Kitchens	01		
Cndtn			
Num Park			
Fireplaces			
Extra Kitch'			
Fndtn Cndtn			
Basement			
Usrfld 706			

Building Photo



(https://images.vgsi.com/photos/SomervilleMAPhotos/\01\03\79\51.jpg)

Building Layout



(ParcelSketch.ashx?pid=10559&bid=10836)

	Building Sub-Areas (sq ft)		Legend
Code	Description Gross Area		Living Area
BAS	First Floor	1,944	1,944
FUS	Upper Story, Finished	1,285	1,285
FAT	Attic, Finished	720	144
FBM	Basement, Finished	1,209	0
FEP	Porch, Enclosed, Finished	87	0
UAT	Attic, Unfinished	489	0
UBM	Basement, Unfinished	92	0

UEP	Porch, Enclosed, Unfinished	189	0
		6,015	3,373

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	0.15
Description	TWO FAMILY	Frontage	0
Zone	NR	Depth	0
Neighborhood	8001	Assessed Value	\$717,300
Alt Land Appr	No		
Category			

Outbuildings

	Outbuildings <u>Leger</u>					
Code	Description	Sub Code	Sub Description	Size	Value	Bldg#
SHP1 WORK SHOP AVE				560.00 S.F.	\$8,400	1

Valuation History

Assessment							
Valuation Year	Improvements	Land	Total				
2025	\$777,700	\$717,300	\$1,495,000				
2024	\$733,500	\$717,300	\$1,450,800				
2023	\$720,900	\$717,300	\$1,438,200				

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2.



QUITCLAIM DEED

 Ronald Bonney Jr, as Sole Surviving Trustee of the Bonney Family Trust U/D/T dated 1/30/1992 recorded in Book 21823, page 334 of the Middlesex County Registry of Deeds of 28 Vinal Avenue, Somerville MA 02143-1801 for consideration paid, and in full consideration of ONE Dollars (U.S. \$1.00) grant to, Ronald Bonney Jr. Individually, with quitclaim covenants the following property in MIDDLESEX County, Massachusetts.

The land in Somerville, Middlesex County, Massachusetts with the buildings thereon, being the lot numbered 81 on a Plan of Building Lots in Somerville belonging to the Heirs of Robert Vinal, made by A.F.\$1 N. N. Sargent, Surveyors, dated May 1, 1869, and recorded with Middlesex South District Deeds in Book of Plans #16(B), Plan #67, being bounded and described as follows:

SOUTHEASTERLY: by Vinal Avenue, 60 fest;

SOUTHWESTERLY: by lot numbered 80 on said plan, 110.72 feet; NORTHWESTERLY: by land formerly of Johnson, 60.08 feet; and NORTHEASTERLY: by lot numbered 82 on said plan, 106.48 feet.

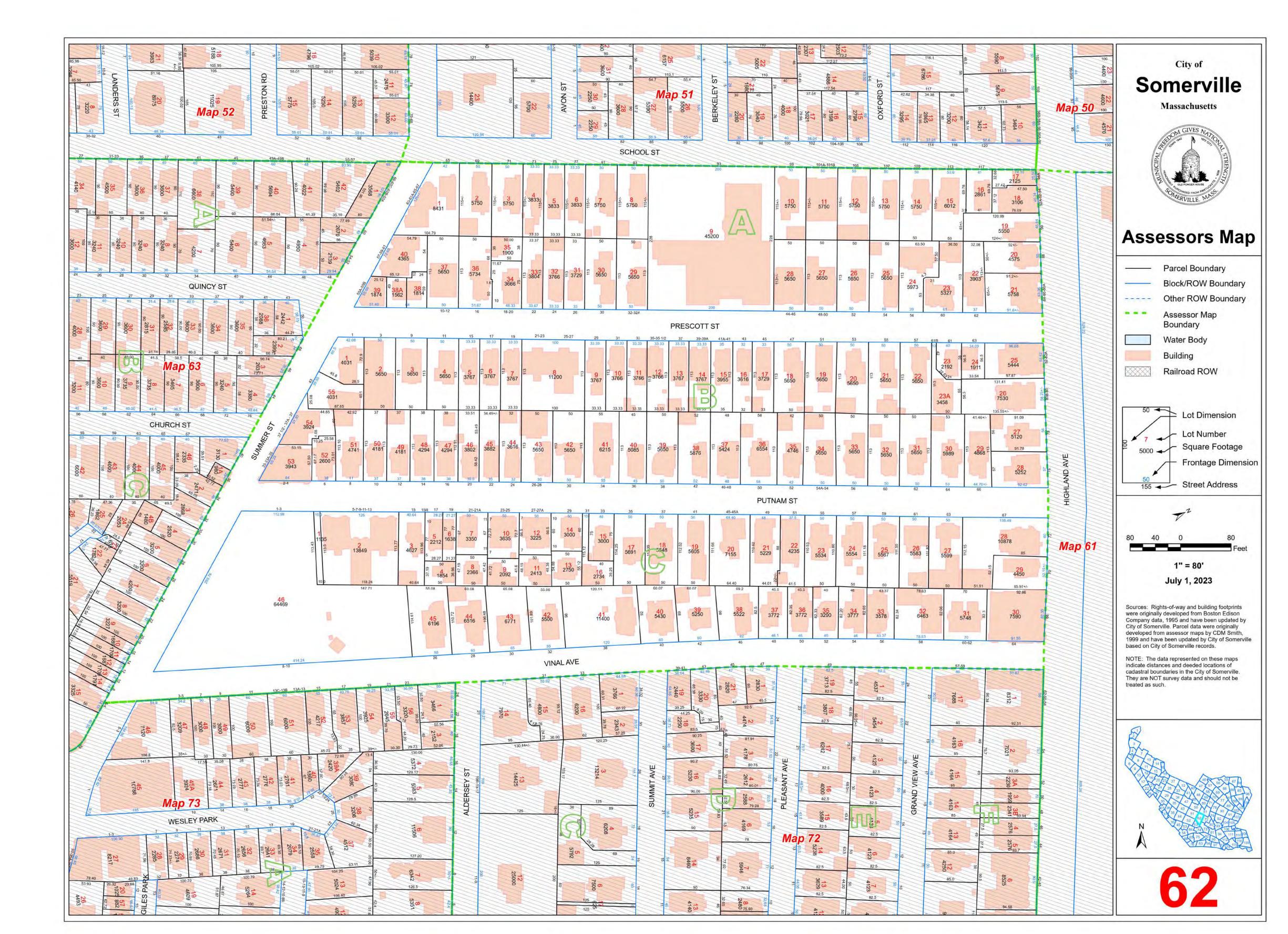
Containing 6,516 square feet of land according to said plan. Be all of said measurements more or less.

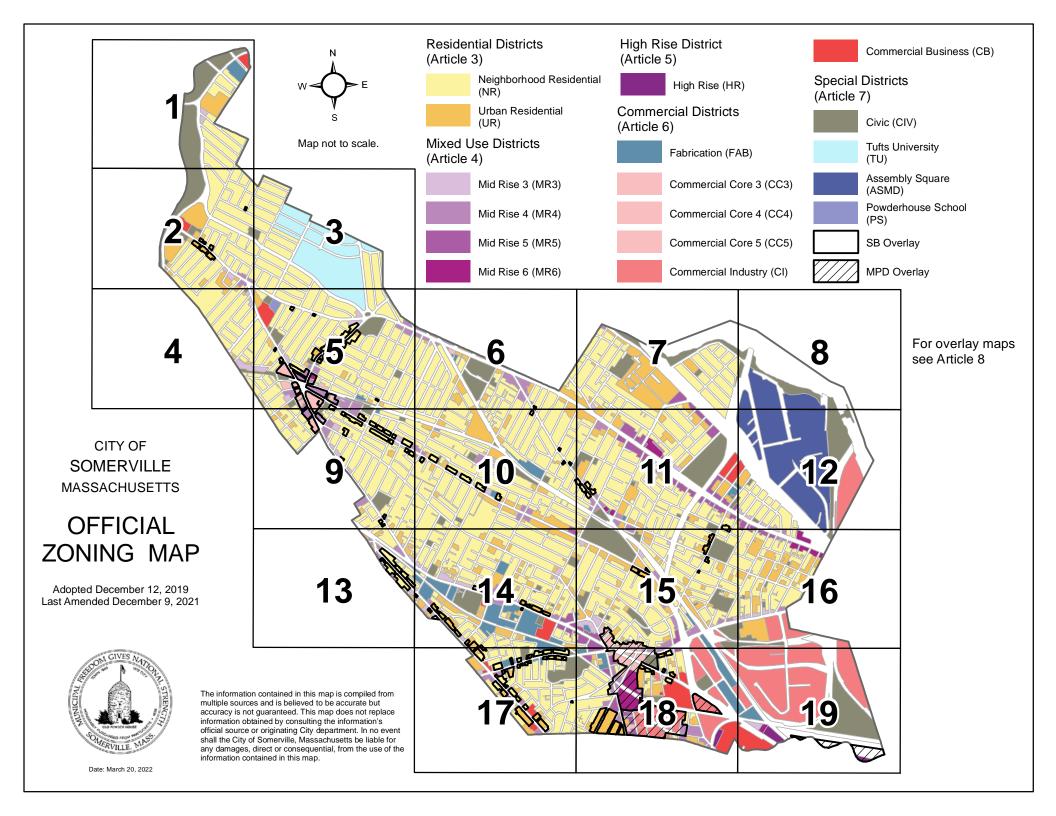
Meaning and intending to describe the same premises conveyed by deed dated February 11, 1997 and recorded February 18, 1997 with Middlesex South County Registry of Deeds in Book 27069, Page 591; See also Death Cert of Ronal Bonney Sr. recorded in Book 54210, page 519

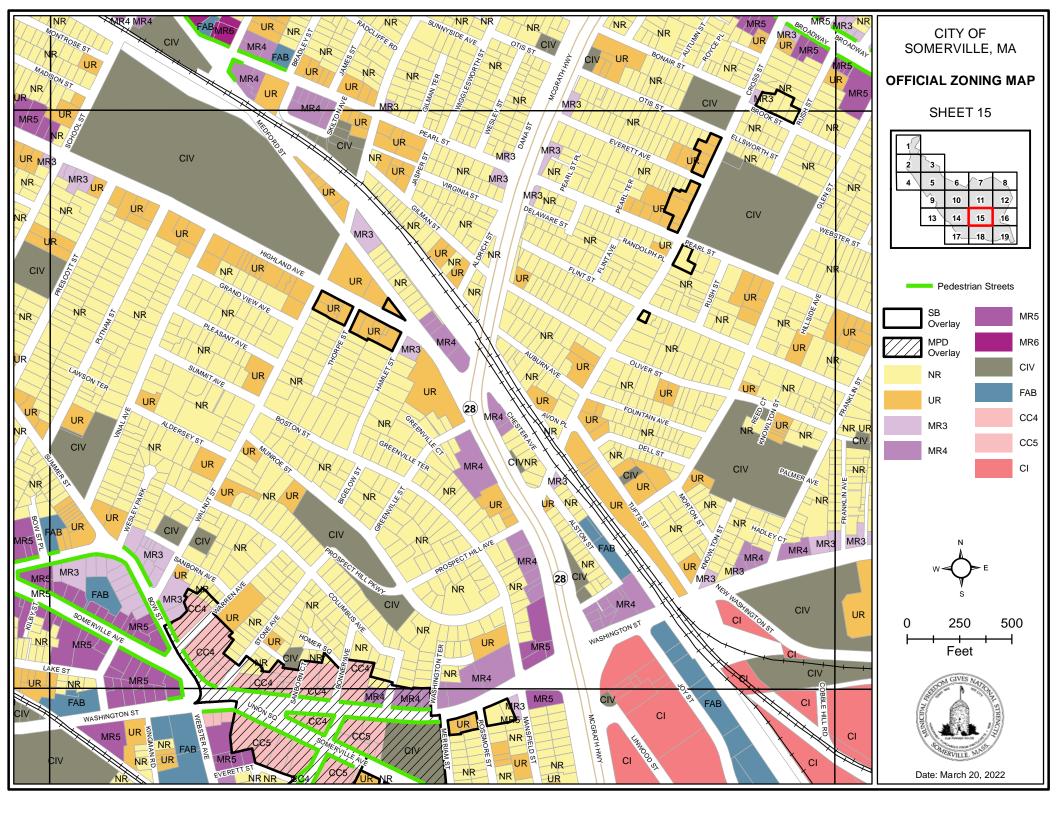
Scott D. Kriss LLC 15 Crawford St. Noothurs, MA 02454

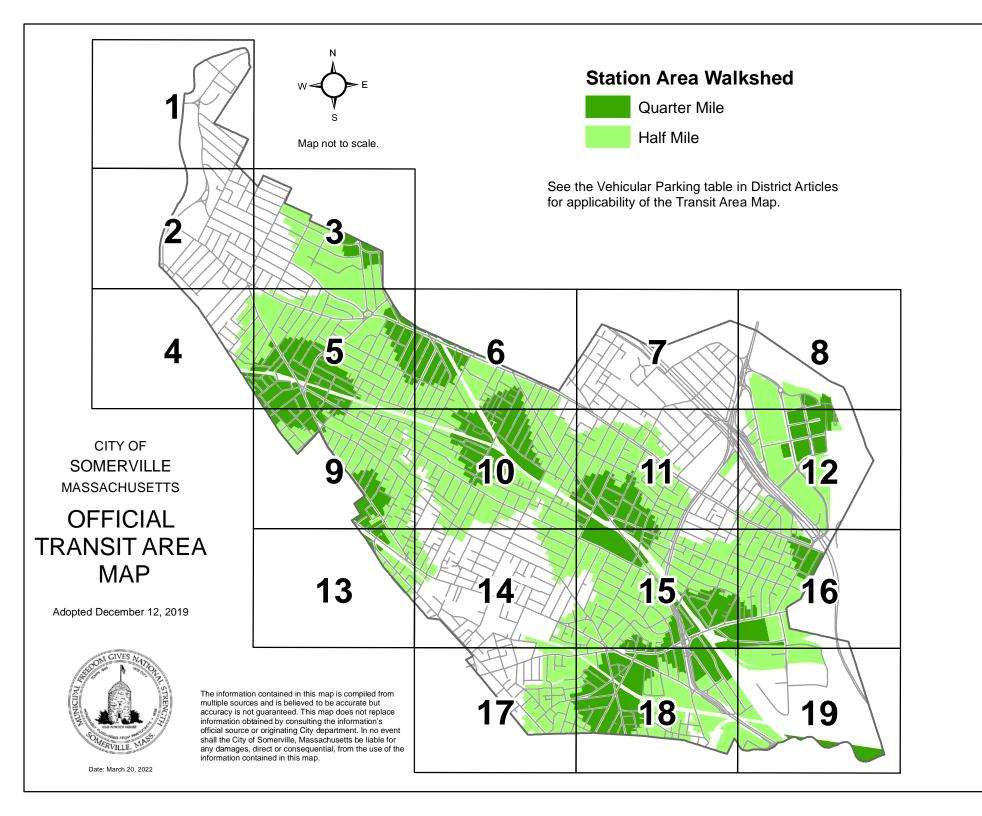
Bk: 68974 Pg: 516

Witness my/our hand(s) and seal(s) this	of telous, 2017.
	Ronald Bonney, Jr.
Co	wealth of Massachusetts
Commony	A STATE OF THE PARTY OF THE PAR
County: Middlesex	Date: 2/28/17
Bonney Family Trust u/d/t dated 01/30/ identification, which were \(\sqrt{1/3} \)	ove-named and Ronald Bonney Jr., as Trustees of The /1992, proved to me through satisfactory evidence of /1993 to use (source of
identification) to be the person whose nar acknowledged the foregoing instrument to	ne is signed on the preceding or attached document, and to be his/her free act and deed before me
Notary Public Commissioned of Massechusets	Notary Public: Uava Away My Commission expires: 9/51-5









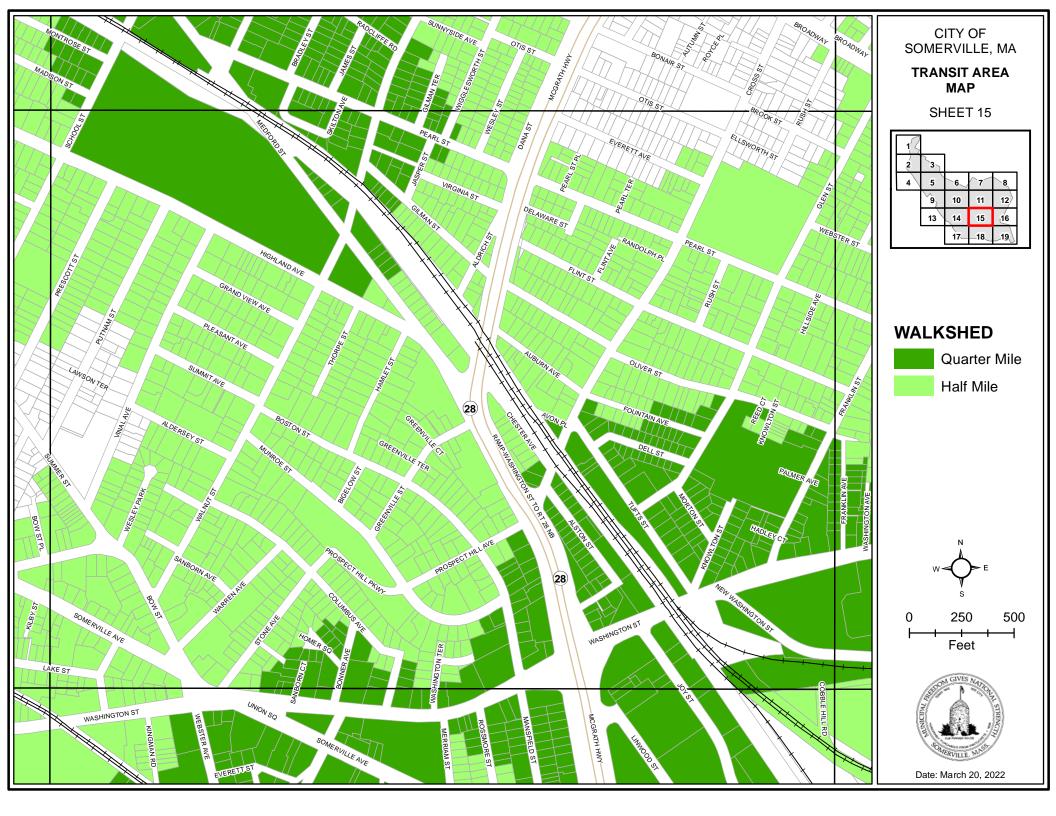


PHOTO GALLERY 28 VINAL AVE., SOMERVILLE, MA



























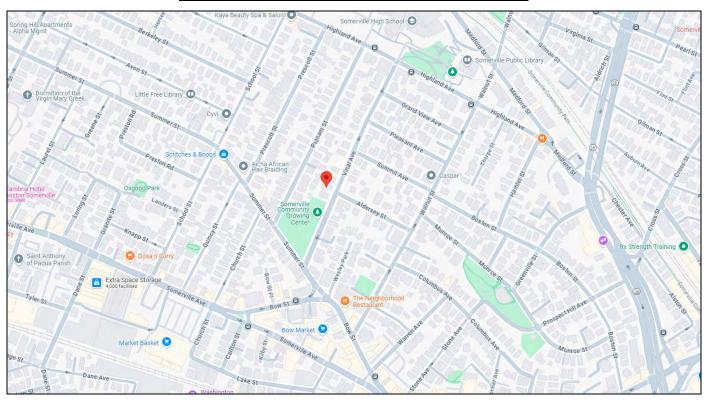


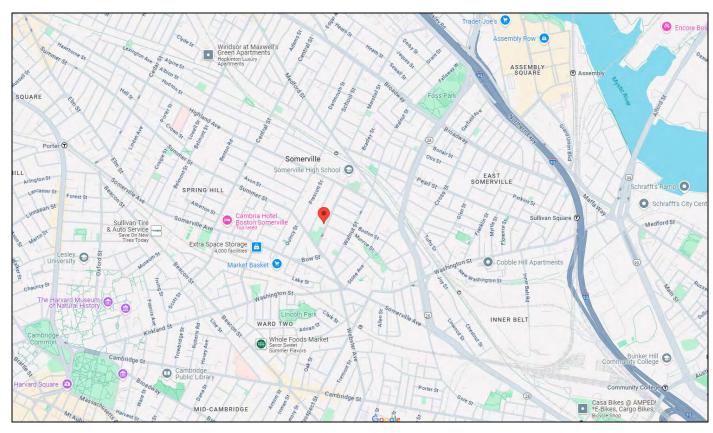






MAP 28 VINAL AVE., SOMERVILLE, MA







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

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.

Call or Visit **JJManning.com** for a Free Consultation!