

# Mortgagee's Foreclosure AUCTION 3,023+/- SF HOME ON 8.5+/- ACRES k/a "THE CONJURING HOUSE"

# 1677 ROUND TOP RD., BURRILLVILLE, RI Friday, October 31 at 11:00 am On-site

RI. Lic. #REB.0018924











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.

#### MEMORANDUM OF SALE

# "The Conjuring House" 1677 Round Top Road, Burrillville, Rhode Island (Assessors Plat 21, Lot 18)

In consideration	on of the acc	eptance of	f my b	id by Jus	stin Maı	nning of JJMann	ing Auction	neers
("Auctioneer"), I	hereby	agree	to	pay	the	nonrefundabl	e sum	of
(		Dollar	rs) (\$_			.00) for the real	estate desci	ribed
in the Notice of Sale	attached her	eto, purch	nased 1	by me <u>tł</u>	nis 31 <sup>st</sup>	day of October,	2025, at P	ublic
Auction, of which su	m TWENT	Y-FIVE T	HOUS	SAND I	OOLLA	RS (\$25,000.00	) has been	paid
this day. I further aga	ree to compl	y with the	Term	s and Co	ondition	ns of Sale set for	th below as	nd in
the Notice of Sale atta	ached hereto	. I hereby	ackn	owledge	receipt	of a copy of thi	s Memoran	dum
of Sale, Terms and Co	onditions of	Sale, Noti	ce of S	Sale, and	l Payme	ent Instructions.		
AUCTIONEER			_					
PURCHASER:				IN THE	PRESI	ENCE OF:		
		(print nam	ne)				(print nam	<u>e)</u>
		(addres	ss)					
		(phon	ne)					
		(ema	il)					

Burrillville, Rhode Island

October 31, 2025

#### TERMS AND CONDITIONS OF SALE

MORTGAGEE: Needham Bank

MORTGAGOR: Bale Fire, LLC

LOCATION: 1677 Round Top Road, Burrillville, Rhode Island

DATE/TIME: October 31, 2025 at 11:00 a.m. local time

#### TERMS OF SALE:

1. All the right, title and interest conveyed by the Mortgage Deed 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.

- 2. Upon acceptance of the prevailing bid, the successful bidder (hereinafter the "Purchaser") shall be required to execute a Memorandum of Sale which incorporates said terms and conditions of sale and to immediately pay to the Auctioneer an initial deposit of **Twenty-Five Thousand Dollars (\$25,000.00)** in cash, certified check or bank check.
- 3. Thereafter, Purchaser must increase its deposit to **ten percent (10%) of purchase price** within two business days of auction date that is, no later than Tuesday, November 4, 2025 at 4:00 p.m. local time.
- 4. The balance of the purchase price shall be paid in cash, by certified or bank check, or by wire transfer no later than thirty (30) days from the date of sale that is, no later than December 1, 2025 at 4:00 p.m. local time.
- 5. After the initial deposit, further payments made pursuant to this Memorandum of Sale may be made by cash, certified check, bank check, or by wire transfer according to the Payment Instructions attached hereto. Time is of the essence with respect to all payments provided in this Memorandum of Sale.

Updated: 9/8/2025

- 6. Upon receipt of the full amount of the purchase price, a Foreclosure Deed, in the usual form, without covenants or warranties, will be delivered to the Purchaser. All deposits under this Memorandum of Sale shall be held by Partridge Snow & Hahn, LLP, counsel to the Mortgagee, pending delivery of the deed.
- 7. If at any time after the property is sold, the Purchaser shall refuse to execute the Memorandum of Sale or if, after signing, the Purchaser fails to perform its obligations under the Memorandum of Sale, then in the discretion of the Auctioneer and Mortgagee, the property may be immediately resold, upon the terms and conditions, to the next highest bidder at the sale which shall agree to comply with the terms of sale. Such resale may be without further notice to the Purchaser and without previously tendering a deed to the Purchaser. However, such resale shall not release the defaulting Purchaser from liability for breach of contract.
- 8. In the case of such Purchaser default, all deposits made under this Memorandum of Sale shall be forfeited to the mortgagee which shall have the right—whether or not the property is resold—to retain said deposit either as liquidated damages or as security for the payment by the Purchaser of additional damages to which the holder may be entitled by reason of Purchaser's default, as the mortgagee may elect. Retention of the deposit shall be without prejudice to any other legal or equitable right or remedy that is available to the Mortgagee under applicable law due to Purchaser's default including the right to pursue additional damages.
- 9. The risk of loss shall pass to the Purchaser upon acceptance of its deposit and, therefore, it is the Purchaser's obligation to obtain fire and casualty insurance on the property effective as of the time of the acceptance of said 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.
- 10. 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 titles, municipal liens, water and sewer use charges, betterments and assessments, occupants or leases, etc., if any there be.
- 11. The property is sold AS IS. The sale is made without any representations, warranties or guaranties, express or implied, of any kind. In particular, no representations, warranties, or guaranties are made as to the following matters for which the Purchaser assumes all responsibility and associated costs:
  - a. The condition of the property or any improvements thereon, including its relationship or proximity to any flood plains, the existence or absence of any hazardous materials, mold, lead paint, asbestos, or other hazards in or on the property, the status of utilities, or any other physical attribute of the premises.
  - Matters of title including the existence of liens, encumbrances,
     attachments, levies, mortgages, easements, rights of way, occupancies,
     leases, or other defects concerning said title.
  - c. Compliance with any applicable federal, state, or local laws, ordinances, or codes relating to property ownership, including but not limited to environmental matters, land use and zoning, laws relating to smoke detectors, or other matters contained in building, fire, or sanitary codes.

- d. Matters relating to the current occupancy of the property, existence or status of leases or other tenancies on the property, any liabilities for security deposits, or existence or amount of any rental income associated with the premises.
- e. The existence or non-existence of any ghosts, apparitions, or other hauntings in or appurtenant to the premises, or any other matters of an occult, supernatural, paranormal, metaphysical, transcendental, mystical, psychical, or otherworldly nature in or arising from the premises or its current or former occupants.
- 12. Any information relating to the property, including information described in the previous paragraph, that the Auctioneer or Mortgagee have provided to the Purchaser or which they have caused to be posted on the internet or published in newspaper advertisements or brochures in connection with the auction sale, have been provided or published as a matter of convenience only. While such information was derived from reliable sources and is believed to be correct, neither Auctioneer, Mortgagee, or the Mortgagee's counsel make any representations or warranties, express or implied, as to the accuracy or completeness of such information. The Purchaser acknowledges and agrees that it has sole responsibility for conducting such due diligence as it considers appropriate prior to bidding at the auction sale and executing the Memorandum of Sale.
- 13. The Purchaser shall be responsible for the cost of all documentary deed stamps which are required to be affixed to the deed and for all other costs associated with recording the deed and related documents.

14. No personal property of any nature is included in this sale. Any unclaimed personal property on the premises is the responsibility of the Purchaser.

#### **MORTGAGEE'S SALE OF REAL ESTATE**

# 1677 Round Top Road, Burrillville, Rhode Island (Assessors Plat 21, Lot 18)

Will be sold at public auction on Friday, October 31, 2025 at 11:00 'clock A.M. local time on the premises by virtue of the power of sale contained in a certain mortgage given by Bale Fire LLC to Needham Bank dated May 25, 2022 and recorded in Book 1261, Page 20 of the land evidence records of the Town of Burrillville, State of Rhode Island, the conditions of said mortgage having been broken.

The above premises will be sold subject to any and all valid superior or prior liens, restrictions, or encumbrances, if any there be, and to all taxes, tax liens, municipal betterments, and assessments, if any.

TERMS: TWENTY-FIVE THOUSAND Dollars (\$25,000.00) down payment in cash, certified check, or bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within two (2) business days of auction date. 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. Other terms to be announced at the sale. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the terms of the auction sale.

By order of the holder of the mortgage which gives notice of its intention to bid at sale or any adjournment thereof.

Updated: 9/8/2025

NEEDHAM BANK, By Its Attorneys,

Daniel E. Burgoyne, Esq.
PARTRIDGE SNOW & HAHN LLP
40 Westminster Street, Suite 1100
Providence, RI 02903
(401) 861-8200
(401) 861-8210 FAX
dburgoyne@psh.com

4931-8261-1559

Updated: 9/8/2025

#### PAYMENT INSTRUCTIONS

After the initial deposit, payments made pursuant to this Memorandum of Sale may be made by cash, certified check, bank check, or wire transfer payable to "Partridge Snow & Hahn LLP" and delivered to the offices of Partridge Snow & Hahn LLP, 40 Westminster St., Suite 1100, Providence, RI 02903, ATTN: Daniel E. Burgoyne, Esq.

To pay via wire transfer, use the following information:



[Wire information to be provided at auction]

For questions regarding payment, contact the Partridge Snow & Hahn LLP Accounting

Department at <a href="mailto:accounting@psh.com">accounting@psh.com</a> and (401) 861-8200 x7005, or contact Attorney Daniel

Burgoyne directly at <a href="mailto:dburgoyne@psh.com">dburgoyne@psh.com</a> or (401) 861-8254.

4914-4954-2755.1/032798-0002

#### Burrillville

(Summary Data - may not be Complete Representation of Property)

Parcel: 021/018Location: 1677 ROUND TOP RDOwner: BALE FIRE LLC

**Account:** 141 **User Acct:** 16-0001-07

LUC: 01 - Single Fam

**1/2 Baths:** 0

Zoning: F5

Parcel Values

Sales Information

Book and PageInstrument TypeDatePriceGrantor1261-16WARRANTY05/19/2022\$1,525,000HEINZEN CORY M1099-84TRUSTEE'S06/21/2019\$439,000SUTCLIFFE NORMA TRUSTEE

Building Type: Cape Cod Year Built: 1836 Grade: 1.10 Cond

# of Bedrooms: 3

Building Type: Cape CodYear Built: 1836Grade: 1.10Condition: GDHeat Fuel: OilHeat Type: W Air% Air Conditioned: 0.00Fireplaces: 4Exterior Wall: Wd Sgl/ClapBsmnt Garage: 0Roof Cover: Mix# of Units: 1

# of Rooms: 10
Yard Item(s)

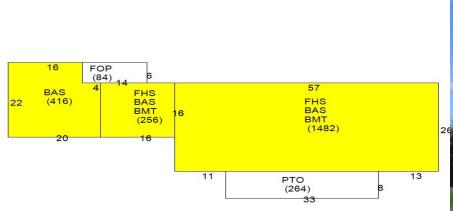
1414 10011(0)						
Description	Quantity	Size	Year	Condition	Quality	Value
Shed	1	120	1995	AV	10	\$500.00
Shed	1	128	1995	AV	10	\$500.00
Shed	1	320	2023	AV	13	\$3,200.00
Barn w/Loft	1	1260	1900	GD	17	\$14,100.00

Full Bath: 2

**Building Areas** 

Area Net Area **Finished Area** Basement 1,738 SF 0 SF Finished First Floor 2,154 SF 2,154 SF Finished Half Story 869 SF 869 SF 0 SF Patio 264 SF Porch, Frame Open 84 SF 0 SF

Disclaimer: This information is for tax assessing purposes and is not warranted





#### **GENERAL INFORMATION**

Property Name The Conjuring House

Property Type Special Purpose - Other Special Purpose

Address 1677 Round Top Road

TownBurrillvilleStateRhode IslandZip Code02830CountyProvidence

Core Based Statistical Area (CBSA) Providence-Warwick, RI-MA

Market Providence
Submarket Burrillville/Glocester

**Latitude** 42.009261 **Longitude** -71.709164

Number Of Parcels 1

Assessor Parcel 021/018
Census Tract Number 0130.01

#### SITE INFORMATION

Land Area	Acres	Square Feet
Usable	8.50	370,260
Unusable	0.00	0
Excess	0.00	0
<u>Surplus</u>	<u>0.00</u>	0
Total	8.50	370,260

**Topography** Level at street grade

ShapeIrregularAccessAverageExposureAverage

Current ZoningFarming/Residential District (F5)Flood ZoneZone X (Unshaded) & Zone A

Seismic Zone Medium Risk

#### IMPROVEMENT INFORMATION

Gross Building Area SF (GBA)3,023 SFTotal Number Of Stories2Year Built1836QualityAverageConditionAverageType Of ConstructionWood frameSite Coverage Ratio0.6%

#### IMPROVEMENT DESCRIPTION

**Property Type** Special Purpose - Other Special Purpose

Number of Buildings 1
Number of Stories 2

Net Rentable Area (NRA) 3,023 SF
Gross Building Area (GBA) 3,023 SF
Site Coverage Ratio 0.6%
Land to Building Ratio 122.5 : 1
Ye 1836

QualityAverageConditionAverage

Basic Construction Wood frame

Foundation Stone

Framing Wood post and beam

Exterior Walls Wood Siding

Roof Shingle

**Insulation** Assumed to be standard and to code for both walls and ceilings

**Heating** Steam heat

Air Conditioning None

**Lighting** Fluorescent and Incandescent

Interior Walls Drywall, wood, stone

**Electrical** Assumed adequate and to-code.

Ceilings Drywall, wood

Windows Standard windows

**Doors** Wooden

Flooring Wood flooring

#### **General Description**

The subject site consists of 1 parcel. As noted below, the subject site has 370,260 SF (8.50 AC) of land area. The area is estimated based on the assessor's parcel map, and may change if a professional survey determines more precise measurements.

Assessor Parcel 021/018

Number Of Parcels 1

Land Area	Acres	Square Feet	
Primary Parcel	8.50	370,260	
Unusable Land	0.00	0	
Excess Land	0.00	0	
Surplus Land	0.00	0	
Total Land Area	8.50	370.260	

Shape Irregular - See Plat Map For Exact Shape

**Topography** Level at street grade

**Drainage** Assumed Adequate

**Utilities** All available to the site

Street Improvements Street Direction No. Lanes Street Type

Round Top Road Secondary Stree two-way two-lane minor arterial

**Frontage** The subject has 450 feet of frontage on Round Top Road.

Accessibility Average - The subject is located within seven miles of State Route 146. Access to

the subject is offered through a full-access driveway on Round Top Road.

**Exposure** Average - The subject has adequate exposure on a minor arterial.

**Seismic** The subject is in a medium risk zone.

Flood Zone Zone X (Unshaded). This is referenced by Community Number 440013, Panel

Number 44007C0040G, dated March 02, 2009. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.

#### **INTRODUCTION**

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking, and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

	ZONING SUMMARY				
Municipality Governing Zoning Current Zoning Permitted Uses	Town of Burrillville Planning & Zoning Department Farming/Residential District (F5) Commercial nurseries with retail outlets, the storage of equipments and materials used in and for the agricultural uses, conservation areas, wineries, farmer breweries, detached single-family dwellings, group homes, riding stables, health clinics, and professional offices.				
Prohibited Uses Current Use Is Current Use Legally Permitted? Zoning Change	Any other use not listed above Residence/Event Yes Not Likely				
ZONING REQUIREMENTS					
Conforming Use	The existing improvements represent a pre-existing non- conforming use within this zone				
Minimum Lot Size (Acres)	5				
Minimum Lot Frontage (Feet)	450				
Minimum Yard Setbacks					
Front (Feet)	40				
Rear (Feet)	40				
Each Side (Feet)	15				
Maximum Building Coverage	20%				
Maximum Building Height (Feet)	50				

Source: Town of Burrillville Planning & Zoning Department

#### **ZONING CONCLUSIONS**

Based on the interpretation of the zoning ordinance, the subject property is an outright permitted use that could be rebuilt if unintentionally destroyed. The subject's use predates the current zoning of the site and is considered a pre-existing non-conforming use. The current use is permitted for ongoing use, but is subject for review upon proposed major renovation and/or full redevelopment of the site.

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# SUBJECT PROPERTY PHOTOGRAPHS



**EXTERIOR** 



**EXTERIOR** 



**DINING AREA** 



**KITCHEN** 



**BATHROOM** 



**READING AREA** 

CONTINUED



**LIVING ROOM** 



**BEDROOM** 



**BEDROOM** 



**BASEMENT** 



**BASEMENT** 



**BARN EXTERIOR** 

CONTINUED



**BARN INTERIOR** 



**ANIMAL SHED** 



**BACKYARD FACING HOME** 

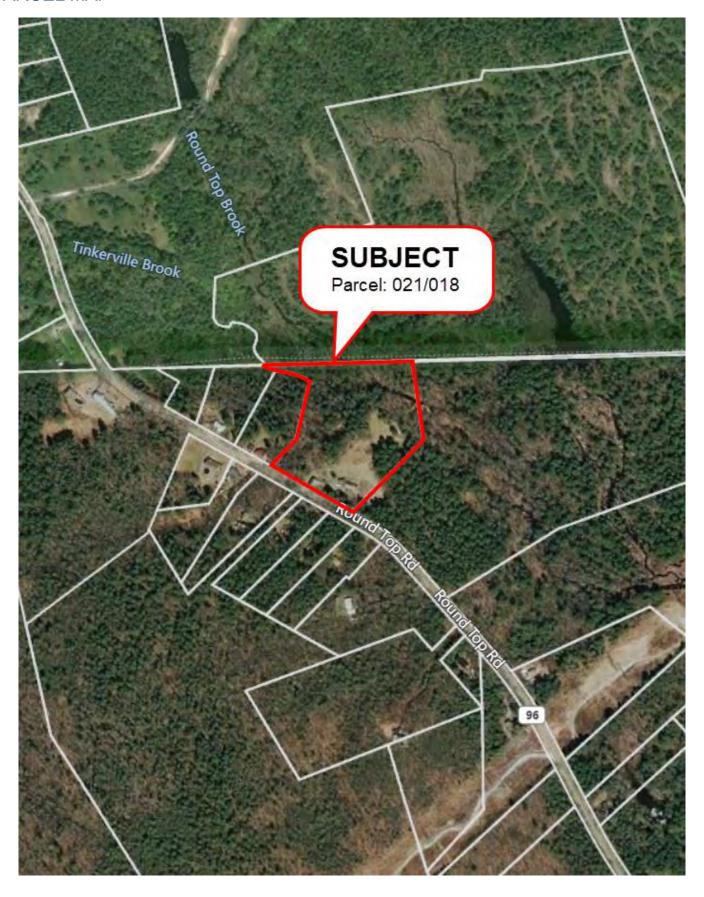


**SOUTHWEST ON ROUND TOP ROAD** 

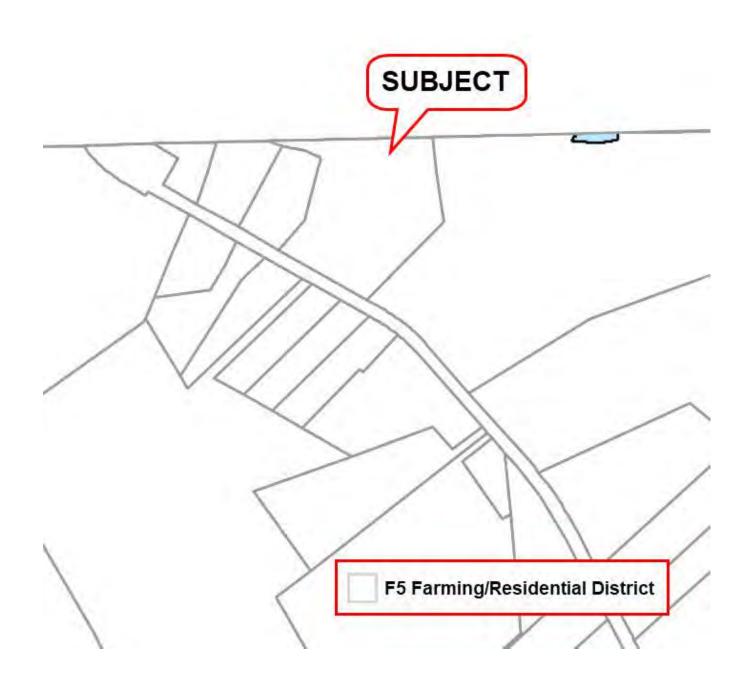


NORTHWEST ON ROUND TOP ROAD

### PARCEL MAP



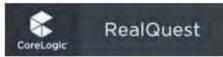
# **ZONING MAP**



#### FLOOD MAPS

#### Flood Map Report

For Property Located At



#### 1677 ROUND TOP RD, BURRILLVILLE, RI 02830-1012

Report Date: 03/03/2022 County: PROVIDENCE, RI

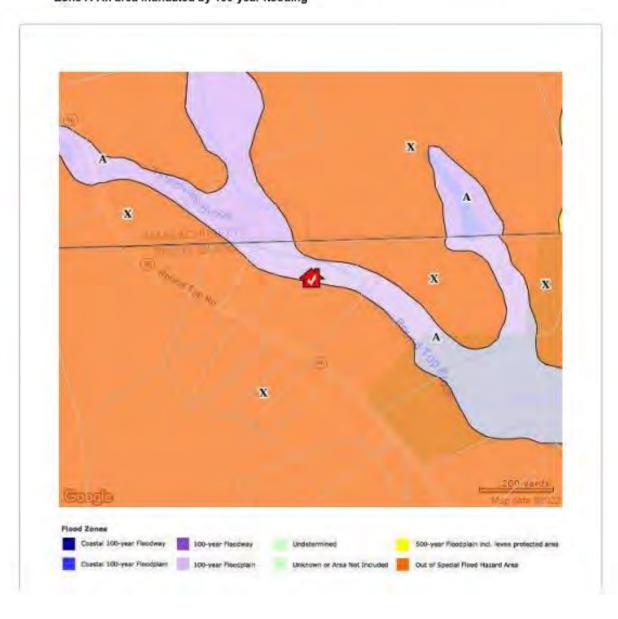
Flood Zone Code Flood Zone Panel Panel Date

A 440013 - 44007C0040G 03/02/2009

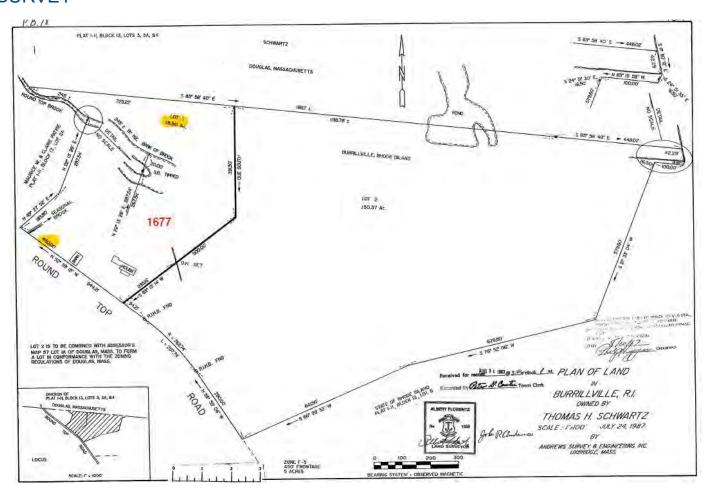
Special Flood Hazard Area (SFHA) Within 250 ft. of multiple flood zones? Community Name

In Yes (A,X) BURRILLVILLE

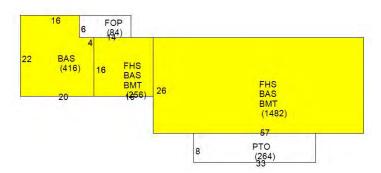
Flood Zone Description: Zone A-An area inundated by 100-year flooding

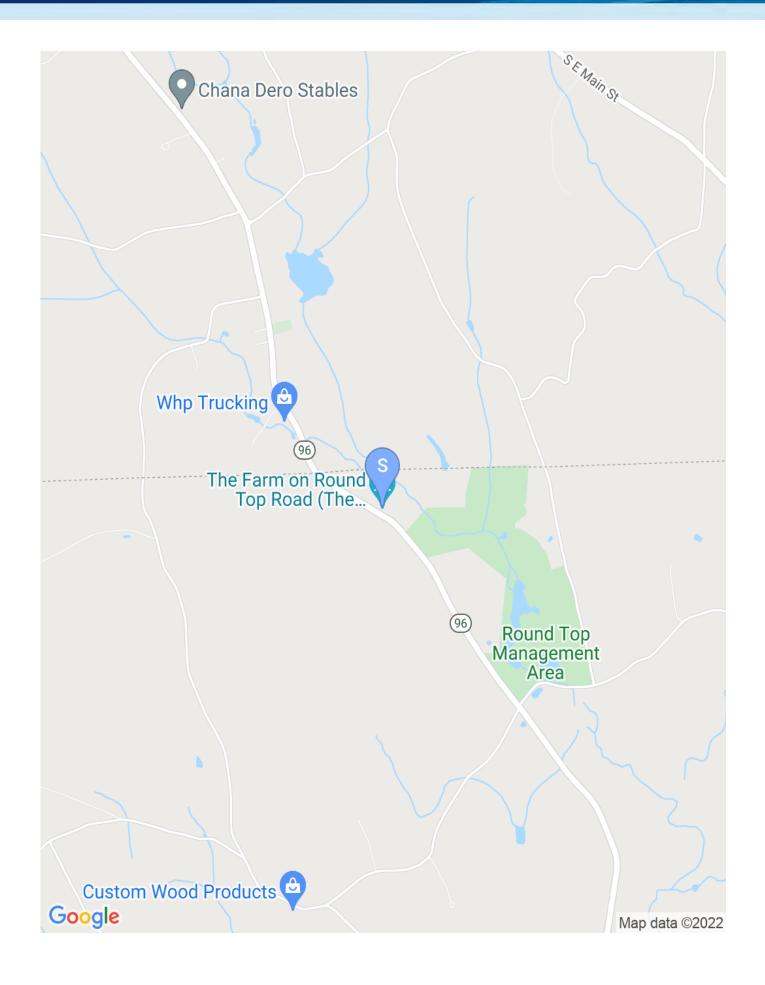


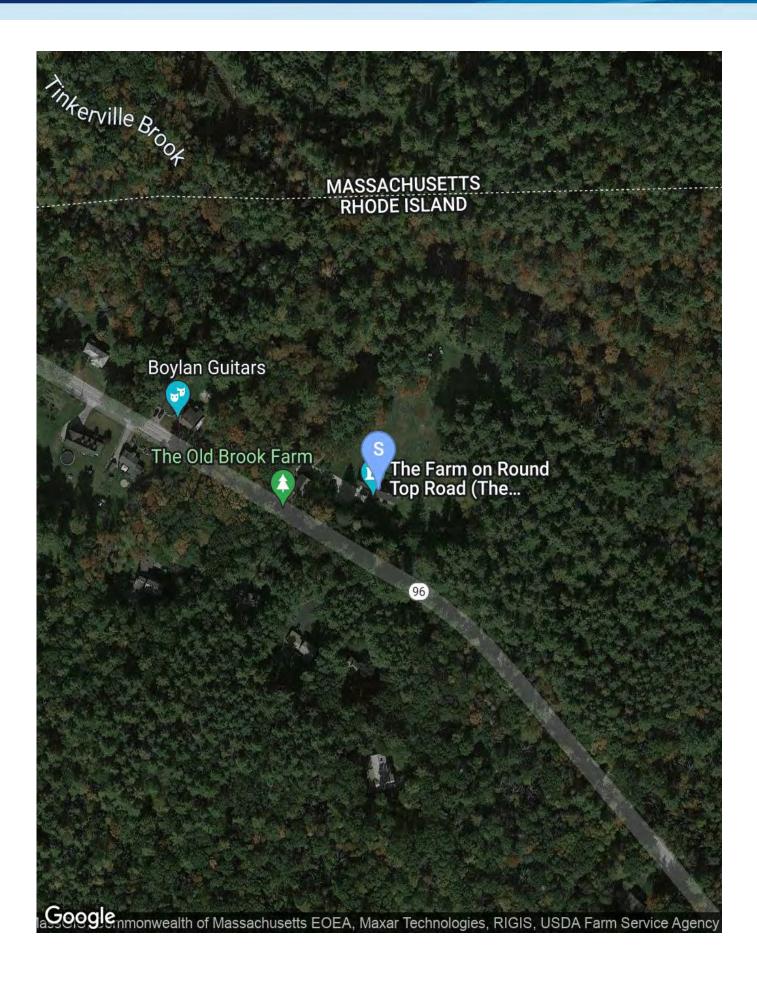
#### **SURVEY**

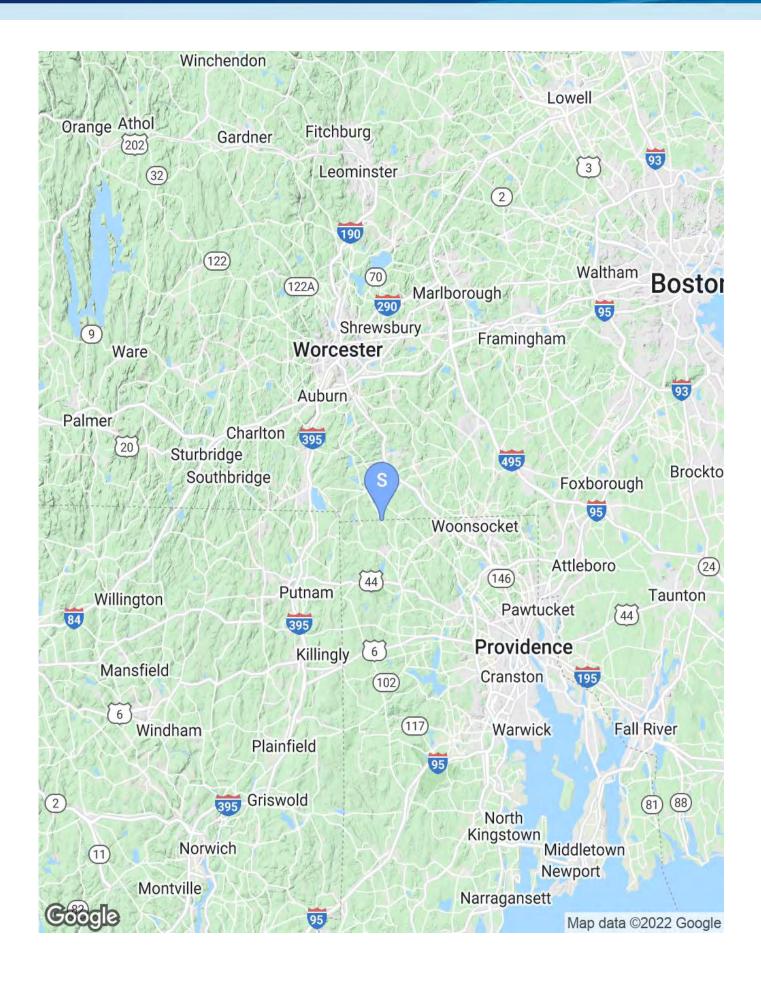


# **BUILDING PLAN**











# 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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