

# Mortgagee's Foreclosure AUCTION 2,059+/- SF 2-FAMILY HOME 149-151 BUSSEY ST., DEDHAM, MA Tuesday, December 2 at 11:00 am On-site

MA Auc. Lic. #111





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**

#### 149-151 Bussey Street, Dedham, Massachusetts 02026

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 149-151 Bussey St LLC to RF Boston, LLC dated January 11, 2023 and recorded with the Norfolk County Registry of Deeds, Book 41014, Page 279, as assigned to Raymond Loughlin, Trustee of the Celtic Funding Trust via instrument recorded in said registry in Book 41043, Page 314, and thereafter assigned to RF Boston, LLC via instrument recorded in said registry in Book 42649, Page 62, 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 11:00 a.m. on the 2nd day of December, 2025 on the premises, all and singular the land described in said mortgage,

To wit:

The land in Dedham, Norfolk County, Massachusetts, with all the buildings and improvements thereon, being Lot 2 on a "Plan of land of Antonio Montesano," dated July 31, 1920, By E. Worthington, Engineer, recorded in the Norfolk County Registry of Deeds in Book 1472, Page 366, bounded and described as follows:

EASTERLY by Bussey Street, as shown on said plan, 50.31 feet;

SOUTHERLY by Lot No. 1, as shown on said plan,74.04 feet;

NORTHWESTERLY by Lot No. 3 as shown on said plan, 68.14 feet; and

NORTHEASTERLY by land now or formerly of Michael A. Farris, 45.07 feet.

Containing 3,356 square feet of land.

Meaning and intending to describe the same premises conveyed to the mortgagor by deed recorded in Book 40236, Page 335.

For Reference Only: Dedham Assessors Map 96, Lot 79

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:

Twenty Thousand Dollars (\$20,000.00) 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. Balance of purchase price payable

within thirty (30) days of auction date. 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.

RF BOSTON, LLC, holder of said mortgage,

By Its Attorneys,

Daniel E. Burgoyne, Esq.

PARTRIDGE SNOW & HAHN, LLP

40 Westminster Street, Suite 1100

Providence, RI 02903

Tel: (401) 861-8254

dburgoyne@psh.com

Publish in: Boston Herald

November 10, 17, 24, 2025

4915-6115-7493

- 2 -

#### 149 BUSSEY ST

Location 149 BUSSEY ST Mblu 96/79///

Acct# Owner S/O 149-151 BUSSEY ST LLC

**Assessment** \$583,400 **PID** 3068

**Building Count** 1

#### **Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$338,900	\$244,500	\$583,400

#### **Owner of Record**

**Owner** S/O 149-151 BUSSEY ST LLC **Sale Price** \$10

Co-Owner Certificate

 Address
 7 ROCKINGHAM AVENUE
 Book & Page
 40236/335

 WEST ROXBURY, MA 02132
 Sale Date
 01/11/2022

Instrument 1F

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
S/O 149-151 BUSSEY ST LLC	\$10		40236/335	1F	01/11/2022
STIVALETTA GLEN	\$140,000		26022/0415	1H	09/04/2008
WALTON HAROLD E	\$0		03910/0155		07/10/1961

#### **Building Information**

#### **Building 1 : Section 1**

Year Built: 1920 Living Area: 2,059 Replacement Cost: \$457,961 Building Percent Good: 74

Replacement Cost

Less Depreciation: \$338,900

Building Attributes		
Field	Description	

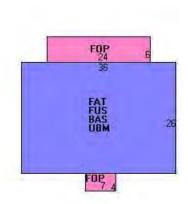
Style:	Family Duplex
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior FIr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Average

#### **Building Photo**



(https://images.vgsi.com/photos/DedhamMAPhotos/\00\05\03\04.jpg)

#### **Building Layout**



(https://images.vgsi.com/photos/DedhamMAPhotos//Sketches/3068\_3145.)

Building Sub-Areas (sq ft) <u>Le</u>			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	936	936
FUS	Upper Story, Finished	936	936
FAT	Attic, Finished	936	187
FOP	Porch, Open, Finished	172	0
UBM	Basement, Unfinished	936	0
		3,916	2,059

#### **Extra Features**

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

#### Land

#### Land Use

Land Line Valuation

Use Code

1040

Description

Two Family

Zone

В

Neighborhood 0040 Alt Land Appr No

Category

 Size (Sqr Feet)
 3356

 Frontage
 0

 Depth
 0

Assessed Value \$244,500

#### Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

#### **Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$338,900	\$244,500	\$583,400
2024	\$326,400	\$231,500	\$557,900
2023	\$302,900	\$205,500	\$508,400

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

NOT NOT
AN AN
OFFICIAL OFFICIAL
COPY COPY

#### **QUITCLAIM DEED**

I, GLEN STIVALETTA, individually of 7 Rockingham Avenue, West Roxbury, MA for consideration paid of TEN and 00/100 (\$10.00) DOLLARS grant **149-151 BUSSEY ST LLC**, a Massachusetts limited liability company having a principal place of business located at 7 Rockingham Avenue, West Roxbury, MA 02132

With **QUITCLAIM COVENANTS** the following described premises:

The land in Dedham with the buildings thereon, being Lot 2 on a "Plan of land of Antonio Montesano", dated July 31, 1920, By E. Worthington, Engineer, recorded in the Norfolk County Registry of Deeds in book 1472, Page 366, bounded and described as follows:

EASTERLY by Bussey Street, as shown on said plan, 50.31 feet;

SOUTHERLY by Lot No. 1, as shown on said plan, 74.04 feet;

NORTHWESTERLY by Lot No. 3 as shown on said plan, 68.14 feet; and

NORTHEASTERLY by land now or formerly of Michael A. Farris, 45.07 feet.

Containing 3,356 square feet of land.

For grantor's title see Deed dated September 3, 2008 and recorded with the Norfolk County Registry of Deeds in Book 26022, Page 415.

I, Glen Stivaletta, hereby release and terminate any and all estates of homestead pursuant to M.G.L. Chapter 188 in and to the premises conveyed.

[Remainder of Page Intentionally Left Blank]
[Signature Pages Follow]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-11-2022 @ 01:22pm
Ctl#: 582 Doc#: 3159

Fee: \$.00 Cons: \$10.00

N C	) Ţ <i>j</i>	N O T
Witness my hand and seal this	N//	A N
witness my hand and sear this	set /I A day of January 4	<sup>20</sup> 4 ICIAL
CO	PY	CQPY
	01	$Ck \cdot l_0 l_0$
	1) lm	DT WILLTH
	Glen Stiv	aletta

#### **COMMONWEALTH OF MASSACHUSETTS**

Nortoly County, ss. January 1 2022

On this \_\_\_\_\_ day of January 2022 personally appeared Glen Stivaletta and proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

> Notary Public, Commonwealth of Massachusetts May 13, 2022

Cody A. Zane

My commission expires 5/13/2027

# 2,059± sf 6-BR Duplex on .08± Acres 149-151 Bussey St, Dedham, MA



# **AUCTION:** Tuesday, December 2 at 11am On-site

Centrally located between Rt 138 & I-95, near the intersection with Colburn St. Close to schools, Mill Pond Park, 7.4± acre Condon Park with playground & sports field. 1± mile to Dedham Mall, 3± miles to Dedham Corporate Center MBTA commuter rail station.

**Gross Building Area:** 3,916± sf Gross Living Area: 2,059± sf

Design: 2-Story residential duplex built

in 1920

Bedrooms: 6 Baths: 2

1st & 2nd Floors: 936± sf each Attic: 936± sf with 187± sf finished Basement: 936± sf full, unfinished

Back Porch: 144± sf

Heat: Gas-fired hot water per Assessor

**Parcel ID: 96-79** 

Site Area: .08± acre (3,356± sf)

Frontage: 50± ft

Plan Ref: Norfolk County plan 1472/366

Lot 2

Zoning: Single Residence B

# Property Information & Full Terms at:

**JJManning.com** 800.521.0111

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







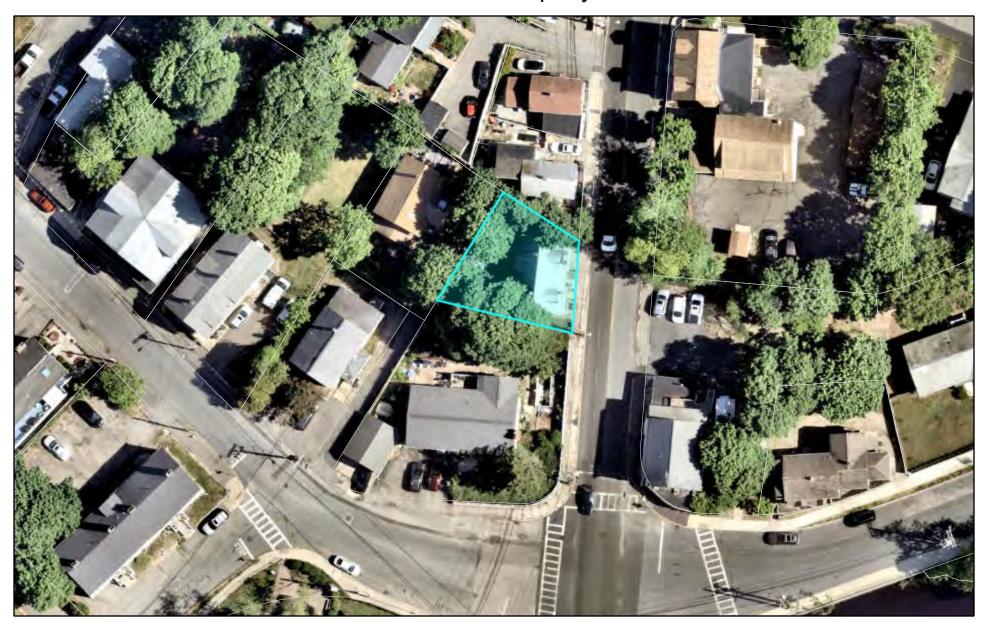


#### Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder within 2 business days. Balance in 30 days. 5% 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.

MA Auc Lic 111 Brochure 1860 · Ref 25-2169



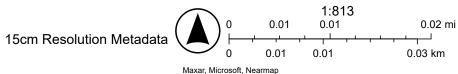
10/15/2025, 11:52:13 AM

Parcels

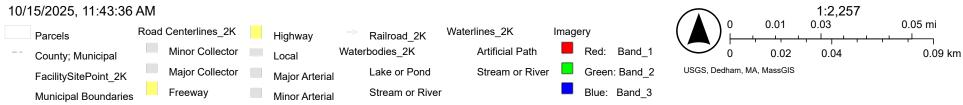
World Imagery

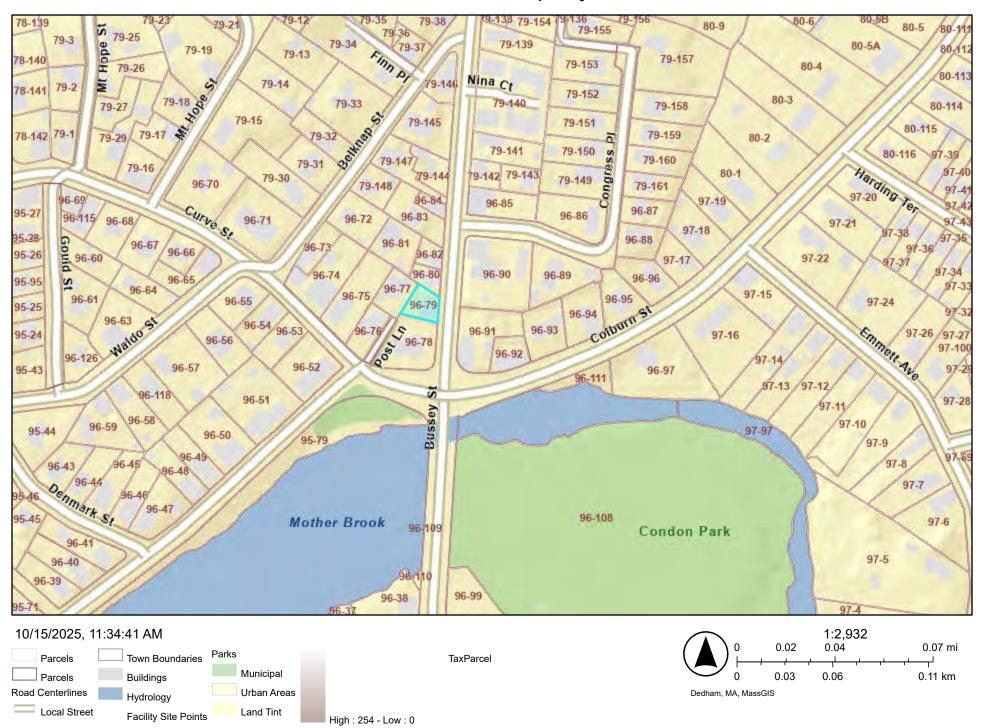
Low Resolution 15m Imagery

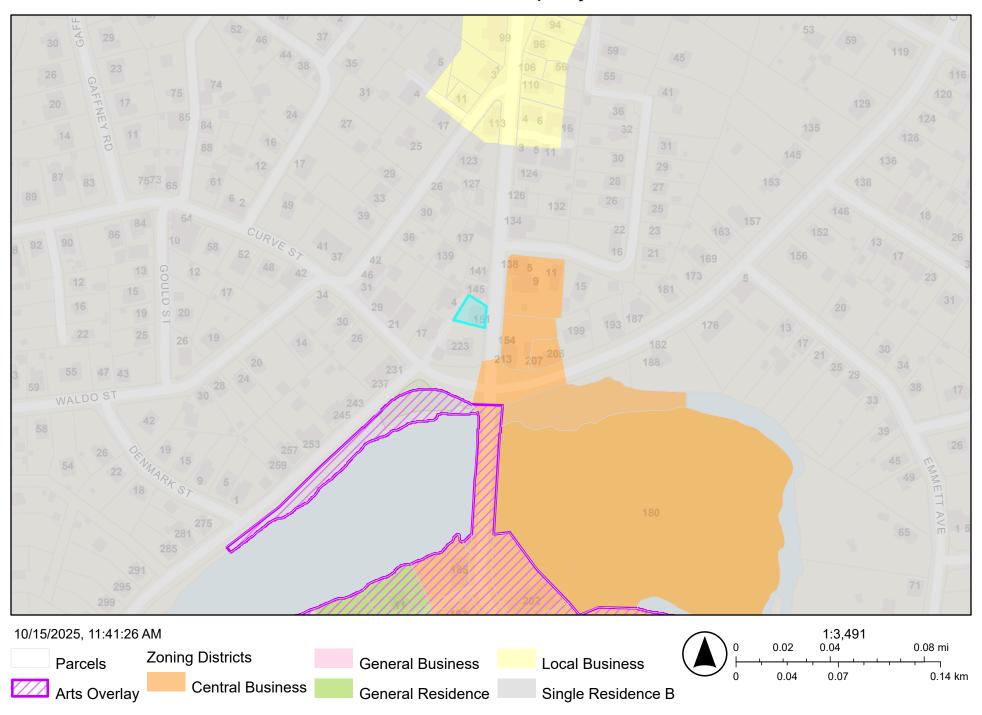
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations











# LEAD PAINT PROPERTY TRANSFER NOTIFICATION TO BE SIGNED BY PROSPECTIVE PURCHASER PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

	the prospective	nusetts Department of Public Health's Notification was provided to we purchaser. The prospective purchaser has read the Notification read to him/her.
	mortgagee hat the prospective dangerous leve	eer and/or the mortgagee and/or the attorney representing as represented to the prospective purchaser that he/she has provided we purchaser with verbal information on the possible presence of wels of lead paint, plaster, soil or other materials and the provisions aw and Regulations.
obtain a lead inspe Memorandum of I "Closing Date" ref purchaser was also Auction Sale Agre the availability or the	by means of a foreclos extion either prior to externs and Conditions ferred to in the Memor overbally informed the ement and Memorand results of a lead inspect	
1,		have been so informed and notified.
Date:	<del></del>	Purchaser
	Address:	
Date:	<del></del>	Attorney
		Auctioneer



# 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!