

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #25-2176

Mortgagee's Foreclosure AUCTION

.92+/- Acre Residential Lot on Rt. 133

204 ANDOVER ST. (RT. 133), GEORGETOWN, MA

Tuesday, April 21 at 11am On-site

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
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

204 Andover Street, Georgetown, Massachusetts 01833

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Three Brothers Realty Management LLC to RFB F4 NB, LLC dated June 18, 2025 and recorded with the Southern Essex District Registry of Deeds, Book 42782, Page 148, 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 21st day of April, 2026, at the premises, all and singular the land described in said mortgage,

To wit:

That certain parcel of land in Georgetown, Essex County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

Lot 12 on Sheet 1 of 2 on a Plan (the "Plan") entitled "Plan of Land in Georgetown, Mass", as Surveyed for Marion C. Bartlett, having a Scale 1 Inch = 50 Feet, Dated: Jan. 1961, Drawn by Chas. H. Morse & Son, Eng's, Haverhill, Mass, said Lot 12 containing 40,000 S.F. of land according to said Plan. The Plan is recorded in the Southern Essex District Registry of Deeds as Plan No. 166 of 1962 (Record Book 4896, Page 1).

Together with the benefit of and subject to rights and easements of record insofar as now in force and applicable.

Meaning and intending to describe the same premises conveyed to Three Brothers Realty Management LLC by Quitclaim Deed recorded in Southern Essex District Registry of Deeds, Book 42782, Page 146.

FOR REFERENCE ONLY: ASSESSORS MAP 5, LOT 22

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) 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.

RFB F4 NB LLC, present holder of said mortgage,
By its Attorneys,
Daniel E. Burgoyne, Esq.
PARTRIDGE SNOW & HAHN, LLP
40 Westminister Street, Suite 1100
Providence, RI 02903
(401) 861-8254
dburgoyne@psh.com

Publish in The Eagle-Tribune
March 30, 2026, April 6 and 13, 2026

4896-3360-6554.1/032211-0009



Town of Georgetown
 1 Library Street
 Georgetown, MA 01833
 (978) 352-5723

FY 2025 Tax Rate: 11.06
 Q1 Due: 08/01 Q2 Due: 11/04
 Q3 Due: 02/03 Q4 Due: 05/01

Municipal Lien Certificate

Certificate Number	20260123
Book/Page	4278/146
Land Value	223,700
Building Value	0
Land Use	0
Exemptions	0
Taxable Value	223,700

REQUESTER	ISSUANCE DATE	INTEREST DATE
PARTRIDGE SNOW & HAHN LLP 40 WESTMINSTER STREET, SUITE 1100 PROVIDENCE, RI 02903	03/24/2026	03/24/2026

OWNER
THREE BROTHERS RLTY MGMT LLC 240 HUNTINGTON AVE HYDE PARK, MA 02136

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/23/2026 are listed below.

DEED DATE	LOCATION	LAND AREA	PARCEL ID	TOTAL PER DIEM	TOTAL DUE
06/18/2025	204 ANDOVER ST	40,000 SF	00005-00022	\$0.51	\$1,353.29

YEAR 2026 CHARGES	BILL DATE	AMOUNT BILLED	BALANCE DUE
COMM PRES ACT SURCHARGE	07/01/2025	\$239.24	\$0.00
RESIDENTIAL REAL ESTATE TAX	10/01/2025	\$239.23	\$2.39
	01/01/2026	\$1,325.35	\$1,325.35
	04/01/2026	\$1,325.35	\$0.00
		CHARGES/FEEES	\$0.00
		ABATEMENTS/EXEMPTIONS	\$0.00
		PAYMENTS/CREDITS	\$476.08
		INTEREST	\$25.55
TOTAL BILLED		TOTAL BALANCE DUE:	\$2,678.64

YEAR 2025 CHARGES	BILL DATE	AMOUNT BILLED	BALANCE DUE
RESIDENTIAL REAL ESTATE TAX	07/01/2024	\$151.23	\$0.00
	10/01/2024	\$151.23	\$0.00
	01/01/2025	\$235.32	\$0.00
	04/01/2025	\$245.31	\$0.00
		CHARGES/FEEES	\$10.00
		ABATEMENTS/EXEMPTIONS	\$0.00
		PAYMENTS/CREDITS	\$783.09
		INTEREST	\$0.00
TOTAL BILLED		TOTAL BALANCE DUE:	\$0.00

YEAR 2024 CHARGES	BILL DATE	AMOUNT BILLED	BALANCE DUE
RESIDENTIAL REAL ESTATE TAX	07/01/2023	\$181.41	\$0.00
	10/01/2023	\$156.41	\$0.00
	01/01/2024	\$146.05	\$0.00
	04/01/2024	\$156.04	\$0.00
		CHARGES/FEEES	\$35.00
		ABATEMENTS/EXEMPTIONS	\$0.00
		PAYMENTS/CREDITS	\$639.91
		INTEREST	\$0.00
TOTAL BILLED		TOTAL BALANCE DUE:	\$0.00

Yenise Rozon
 Yenise Rozon Treasurer/Collector

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
THREE BROTHERS RLTY MGMT LLC 240 HUNTINGTON AVE HYDE PARK MA 02136								Description	Code	Appraised	Assessed
								RES LAND	1310	223,700	223,700
SUPPLEMENTAL DATA											
Alt Prcl ID 00005 00000 00022				New lot							
Sub-Div				In Law							
Abate				Tax Title							
Use chang				UC Notes							
Sale											
Lot splt											
GIS ID M_240427_941173				Assoc Pid#							
								Total	223,700	223,700	

**GEORGETOWN
 , MA
 VISION 8**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
THREE BROTHERS RLTY MGMT LLC BARTLETT REALTY TRUST				42782	146	06-18-2025	U	V	220,000	10	AHDA	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				5751	0026	03-01-1971	U	V	0				2025	1320	69,900	2024	1320	48,200	2023
											Total	69,900	Total	48,200	Total	48,200	Total	48,200	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	223,700
Special Land Value	0
Total Appraised Parcel Value	223,700
Valuation Method	C
Total Appraised Parcel Value	223,700

NOTES							
UBUILDABLE PER BOARD OF HEALTH CHECKED AGAIN W/BOH 4/13/10							

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										02-08-2022	TB			00	Measure+Listed
										11-13-2013	JF			00	Measure+Listed
										04-12-2010	JF			00	Measure+Listed
										12-31-2003	DC			57	Review
										02-07-1979	00			75	

LAND LINE VALUATION SECTION																
B#	Use	Description	Zone	Type	LAND.LND_U	Unit Price	Site Adj	Site In	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1310	RES ACLNPO	RC		40,000 SF	6.99	1.000000	5	0.80		1.000	BOH=PASSED PERC		1.0000	5.59	223,700
Total Card Land Units					40,000 SF	Parcel Total Land Area					1	Total Land Value				223,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			0		
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



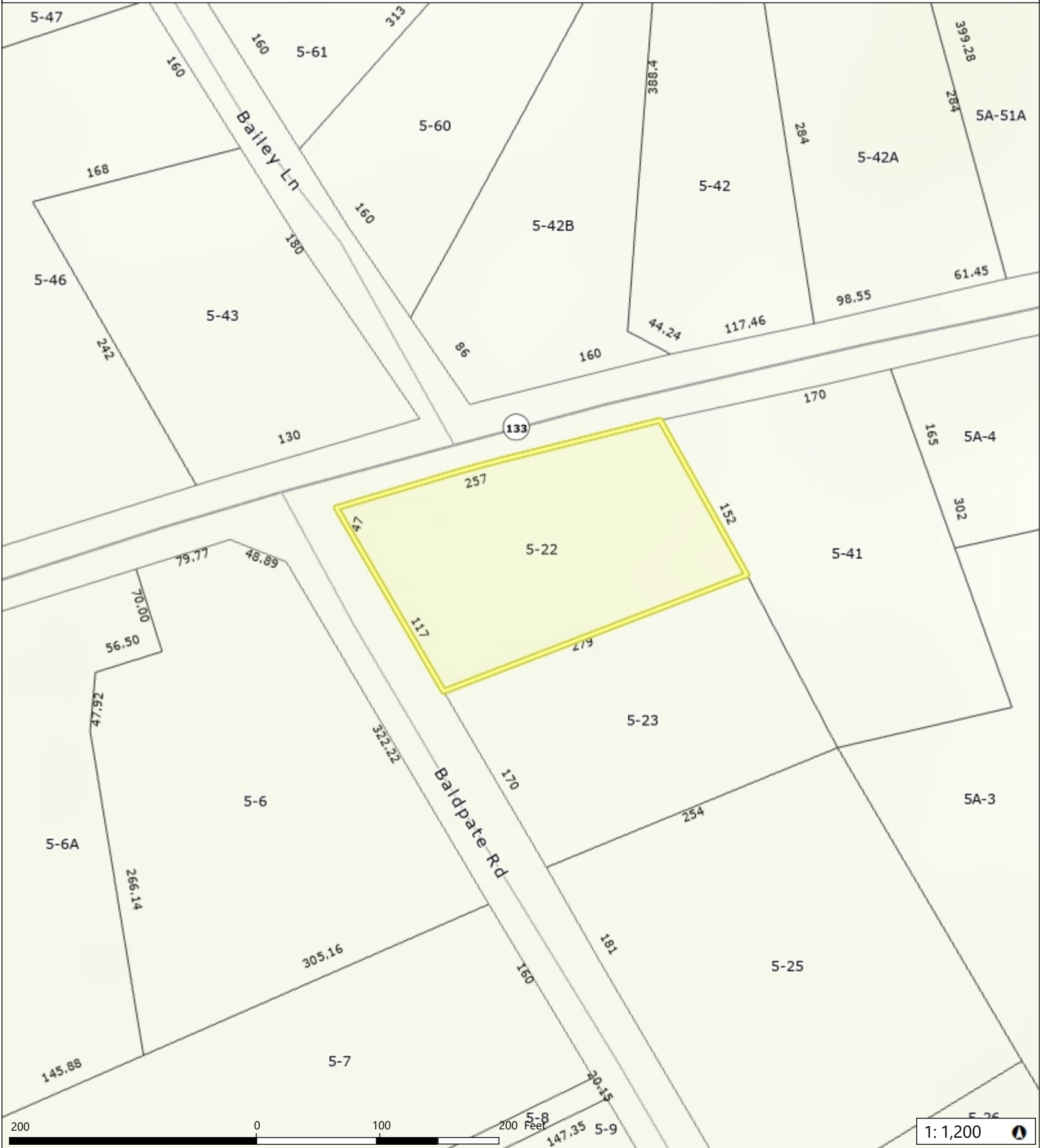
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
Ttl Gross Liv / Lease Area		0	0	0			0



Town of Georgetown

11/07/2025



1:1,200

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Georgetown & MassIT/MassGIS. MVPC AND THE TOWN OF BGEORGETOWN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF GEORGETOWN AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend

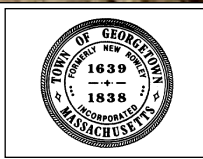
Municipal Boundary	Roads	Interstate	Major Road	Local Road	Parcels
Hydrographic Features	Streams				

Town of Georgetown

11/07/2025



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Legend

Municipal Boundary	Roads	Interstate	Major Road	Local Road	Parcels
Hydrographic Features	Streams				



**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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