



PROPERTY INFORMATION PACKAGE #25-2176

Mortgagee's Foreclosure AUCTION

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

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

Friday, December 12 at 2:00 pm 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 2:00 p.m. on the 12th day of December, 2025, 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 Westminster Street, Suite 1100
Providence, RI 02903
(401) 861-8254
dburgoyne@psh.com

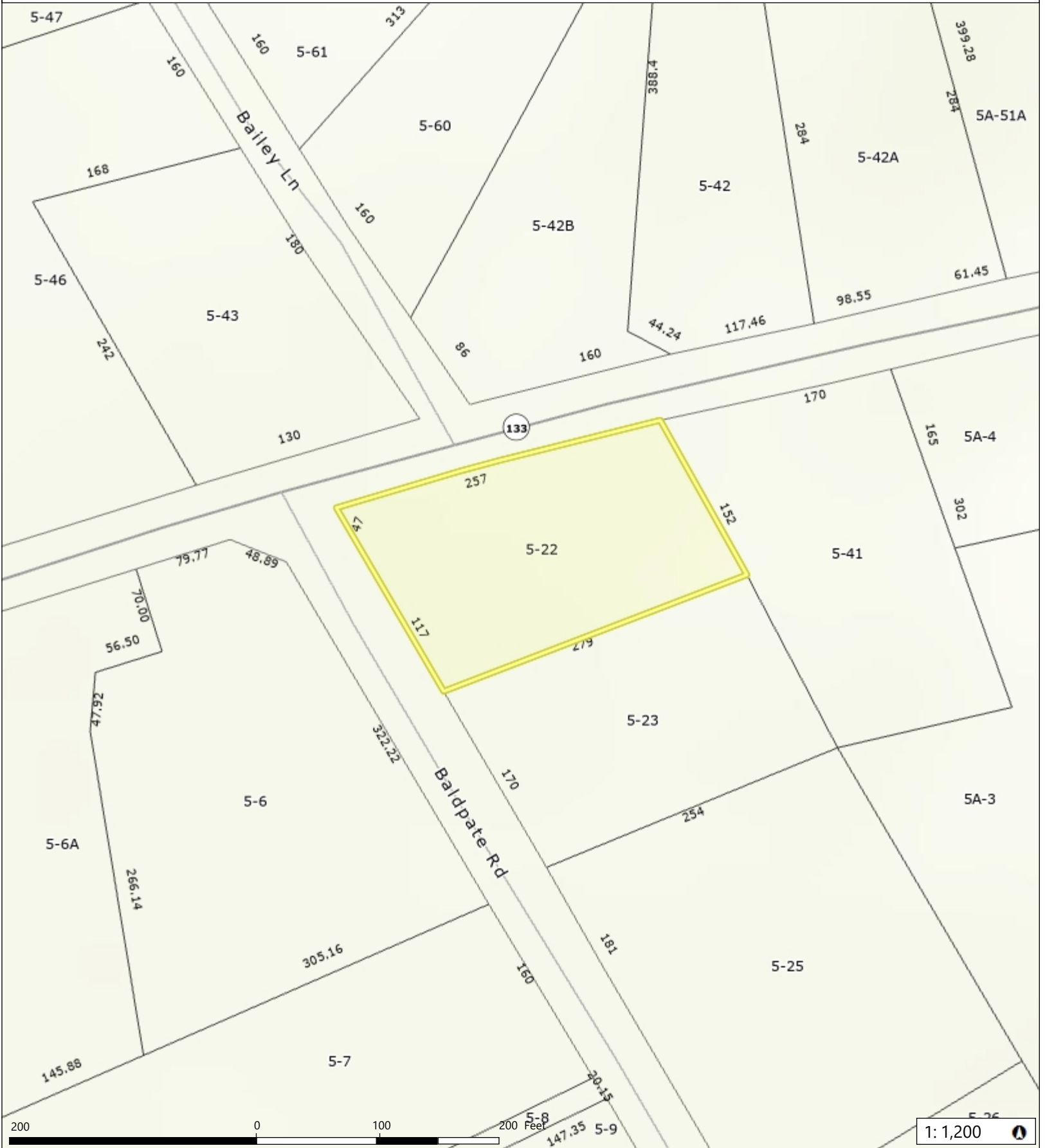
Publish in The Eagle-Tribune
November 20, 27, and December 4, 2025

4901-7587-4424.1/032211-0009

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								GEORGETOWN , MA VISION 8	
BARTLETT REALTY TRUST C/O WILLIAM D BARTLETT P O BOX 100 EAST KINGSTO NH 03827											Description		Code	Appraised		Assessed					
											RES LAND		1320	69,900		69,900					
				SUPPLEMENTAL DATA																	
				Alt Prcl ID 00005 00000 00022				New lot In Law Tax Title UC Notes													
				Sub-Div																	
				Abate																	
				Use chang																	
				Sale																	
				Lot splt																	
				GIS ID M_240427_941173				Assoc Pid#				Total		69,900		69,900					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BARTLETT REALTY TRUST				5751	0026	03-01-1971	U	V		0		AHDA	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
												2024	1320	48,200	2023	1320	48,200	2022	1320	41,900	
												Total		48,200		Total		48,200		Total	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int									
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001																					
NOTES																					
UBUILDABLE PER BOARD OF HEALTH CHECKED AGAIN W/BOH 4/13/10														Appraised Bldg. Value (Card) 0							
														Appraised Xf (B) Value (Bldg) 0							
														Appraised Ob (B) Value (Bldg) 0							
														Appraised Land Value (Bldg) 69,900							
														Special Land Value 0							
														Total Appraised Parcel Value 69,900							
														Valuation Method C							
														Total Appraised Parcel Value 69,900							
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	1320	RES ACLNUD	RC		40,000	SF	6.99	1.000000	5	0.25			1.000	BOH=UNBLD			1.0000	1.75	69,900		
Total Card Land Units					40,000	SF	Parcel Total Land Area					1	Total Land Value 69,900								

Town of Georgetown

11/07/2025



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Georgetown & MassIT/MassGIS.

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

Town of Georgetown

11/07/2025



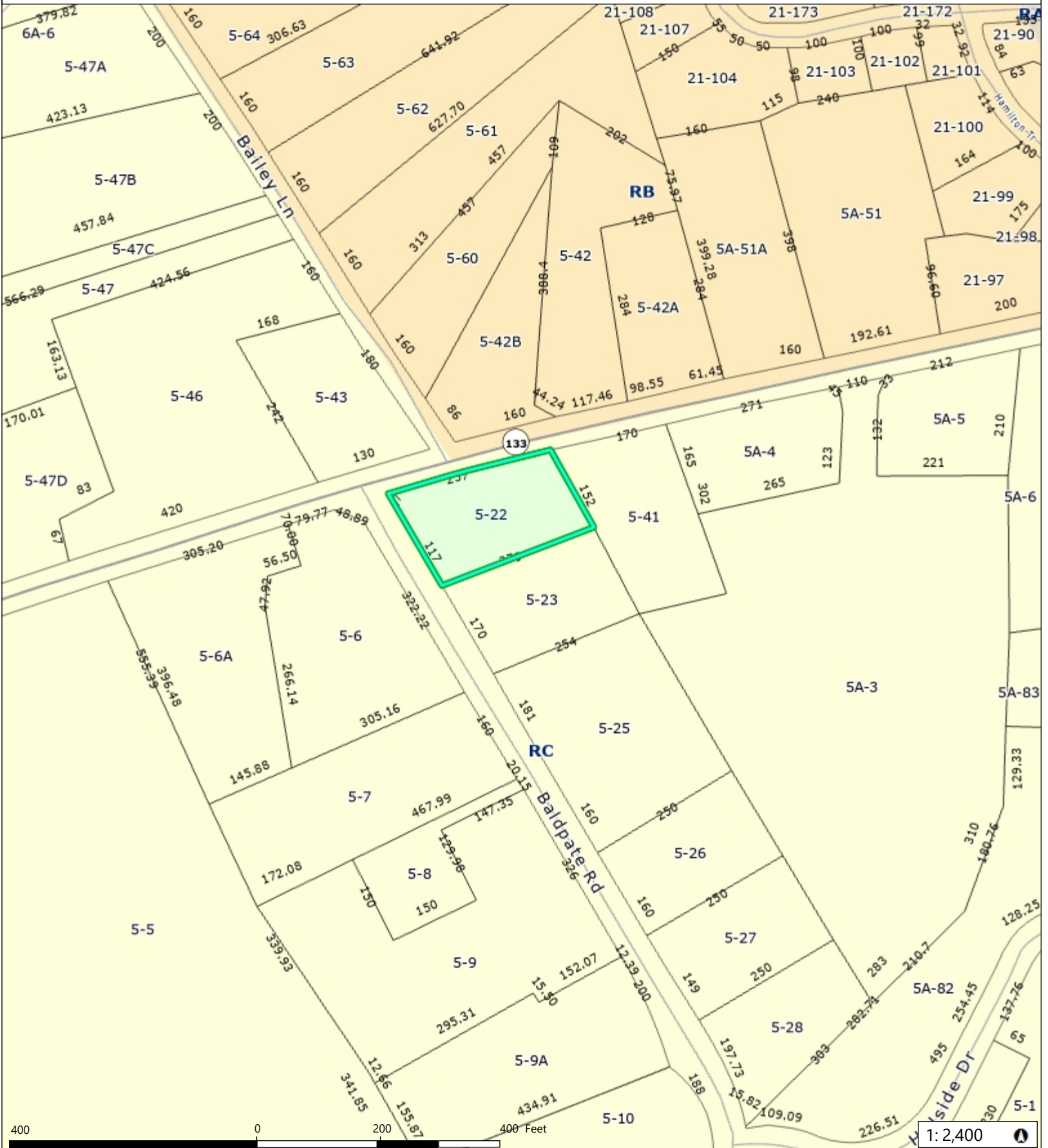
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 Municipal Boundary Hydrographic Features	- Roads Streams	Legend Interstate Major Road Local Road Parcels
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Zoning - Town of Georgetown

11/07/2025





**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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President**

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