

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #26-2180**

**Mortgagee's Foreclosure AUCTION**  
**AUTO REPAIR SHOP ON .07+/- ac.**

**9 TOBEY ST., METHUEN, MA**

**Thursday, January 29 at 12:00 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

By virtue and in execution of the Power of Sale contained in that certain Commercial Real Estate Mortgage dated December 28, 2021 (the "Mortgage") given by Celest Investments LLC (the "Mortgagor") to Lowell Five Cents Savings Bank (the "Mortgagee") and recorded with the Essex North County Registry of Deeds ("Registry") in Book 17292, Page 6 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 12:00 PM on the 29th day of January, 2026 at 9 Tobey Street, Methuen, Massachusetts, being more particularly in said mortgage, to wit:

The land with the buildings thereon situated in Lawrence and Methuen, Massachusetts, shown as lot numbered 34 on a plan designated as "Jackson Street Terrace" dated May 1910, Thayer and Mowry, C.E., recorded with North District Essex Registry of Deeds in Plan Book 2, Plan 65; bounded and described as follows:

Northerly                      Seventy-five (75) feet by lot numbered 33 on said plan;  
Easterly                        Forty (40) feet by Tobey Street on said plan;  
Southerly                      Seventy-five (75) feet by lot numbered 35 on said plan; and  
Westerly                        Forty (40) feet by lot numbered 43 on said plan.

For Mortgagor's title see deed dated December 28, 2021, and recorded with the Essex County North Registry of Deeds at Book 17292, Page 3.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Ten Thousand Dollars (\$10,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an

amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within five (5) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Justin J. Manning at [justin@jjmanning.com](mailto:justin@jjmanning.com).

Lowell Five Cents Savings Bank,  
present holder of the Mortgage,

By its attorney,  
Lauren A. Solar, Esq.  
Hackett Feinberg P.C.  
155 Federal Street, 9<sup>th</sup> Floor  
Boston, MA 02110

# Unofficial Property Record Card - Methuen, MA

## General Property Data

Parcel ID **914-97-31B**  
Prior Parcel ID **--**  
Property Owner **CELEST INVESTMENTS LLC**  
Mailing Address **82 OSGOOD ST**  
City **LAWRENCE**  
Mailing State **MA** Zip **01843**  
ParcelZoning **BH**

Account Number **16389**  
Property Location **9 TOBEY ST**  
Property Use **Auto Repair**  
Most Recent Sale Date **12/28/2021**  
Legal Reference **17292-3**  
Grantor **NESTICO MARIA TERESA,**  
Sale Price **128,000**  
Land Area **0.069 acres**

## Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **7,300** Land Value **72,000** Total Value **79,300**

## Building Description

Building Style  
# of Living Units **0**  
Year Built **N/A**  
Building Grade  
Building Condition **N/A**  
Finished Area (SF) **N/A**  
Number Rooms **0**  
# of 3/4 Baths **0**

Foundation Type  
Frame Type  
Roof Structure  
Roof Cover  
Siding  
Interior Walls **N/A**  
# of Bedrooms **0**  
# of 1/2 Baths **0**

Flooring Type **N/A**  
Basement Floor **N/A**  
Heating Type **N/A**  
Heating Fuel **N/A**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **0**  
# of Other Fixtures **0**

## Legal Description

Lot 34 Plan Bk 2 Plan 65

## Narrative Description of Property

This property contains 0.069 acres of land mainly classified as Auto Repair with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Comments**

**LT 34 ON THE JACKSON ST TERR PL. #65. PT LAWRENCE PT METHUEN, WE ARE ASSESSING ENTIRE 3000 SF.  
JACKS MOTORCYCLE REPAIR SHOP IN GARAGE.**

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Property Address: 9 Tobey Street, Methuen, MA 01844

### QUITCLAIM DEED

**Maria Teresa Nestico**, an unmarried person residing at 26 East Street Lawrence MA, (the "Grantor") for consideration paid, and in full consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$128,000.00), do hereby grant to

**Celest Investments LLC**, having its principal place of business at 82 Osgood Street, Lawrence, MA 01843 (the "Grantee")

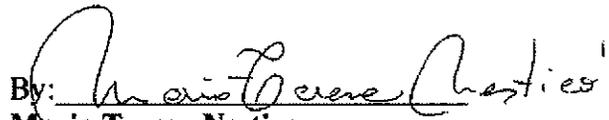
with QUITCLAIM COVENANTS

the land with the buildings and improvements thereon, situated in Lawrence and Methuen, Essex, Massachusetts and bounded and described as follows:

See Exhibit A attached.

Upon recording of this deed, the Grantor hereby waives any and all rights of Homestead in the property herein conveyed and warrants that there are no other persons or entities entitled to any Homestead rights in the property pursuant to M.G.L. c. 188.

Witness my hand and seal and signed under the pains and penalties of perjury this 21st day of December, 2021.

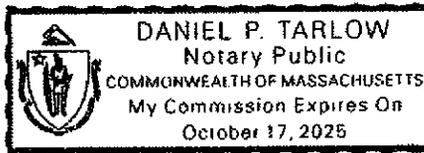
By:   
Maria Teresa Nestico

**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss.

On this 21st day of December, 2021, before me, the undersigned notary public, personally appeared **Maria Teresa Nestico**, proved to me through satisfactory evidence of identification, which was MPA Arts Center, to be the company whose name is signed on the preceding or attached document, and acknowledged to me that **Maria Teresa Nestico** it was signed voluntarily for its stated purpose.

  
Notary Public: Daniel P. Tarlow  
My Commission Expires:



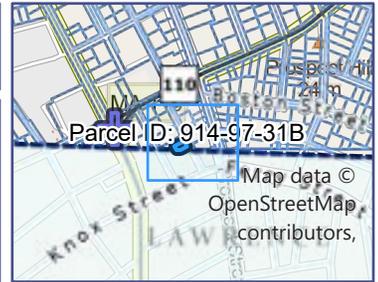
**EXHIBIT A**

The land with the buildings thereon situated in Lawrence and Methuen, Massachusetts, shown as lot numbered 34 on a plan designated as "Jackson Street Terrace" dated May 1910, Thayer and Mowry, C.E., recorded with North District Essex Registry of Deeds in Plan Book 2, Plan 65; bounded and described as follows:

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Westerly                Forty (40) feet by lot numbered 43 on said plan.

Being the same premises granted to the grantor by deed dated July 22<sup>nd</sup> 2020, and recorded with the Essex County North Registry of deeds at Book 16426 Page 270.

# City of Methuen

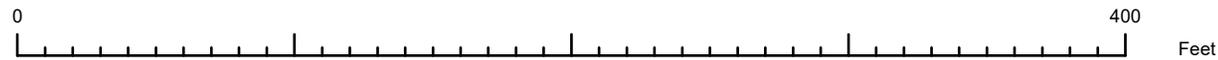


## Legend

GIS Layers

Municipality

-  Bordering Communities
-  Methuen
-  Parcels
-  Local Road
-  Local Road



Scale 1 : 1124

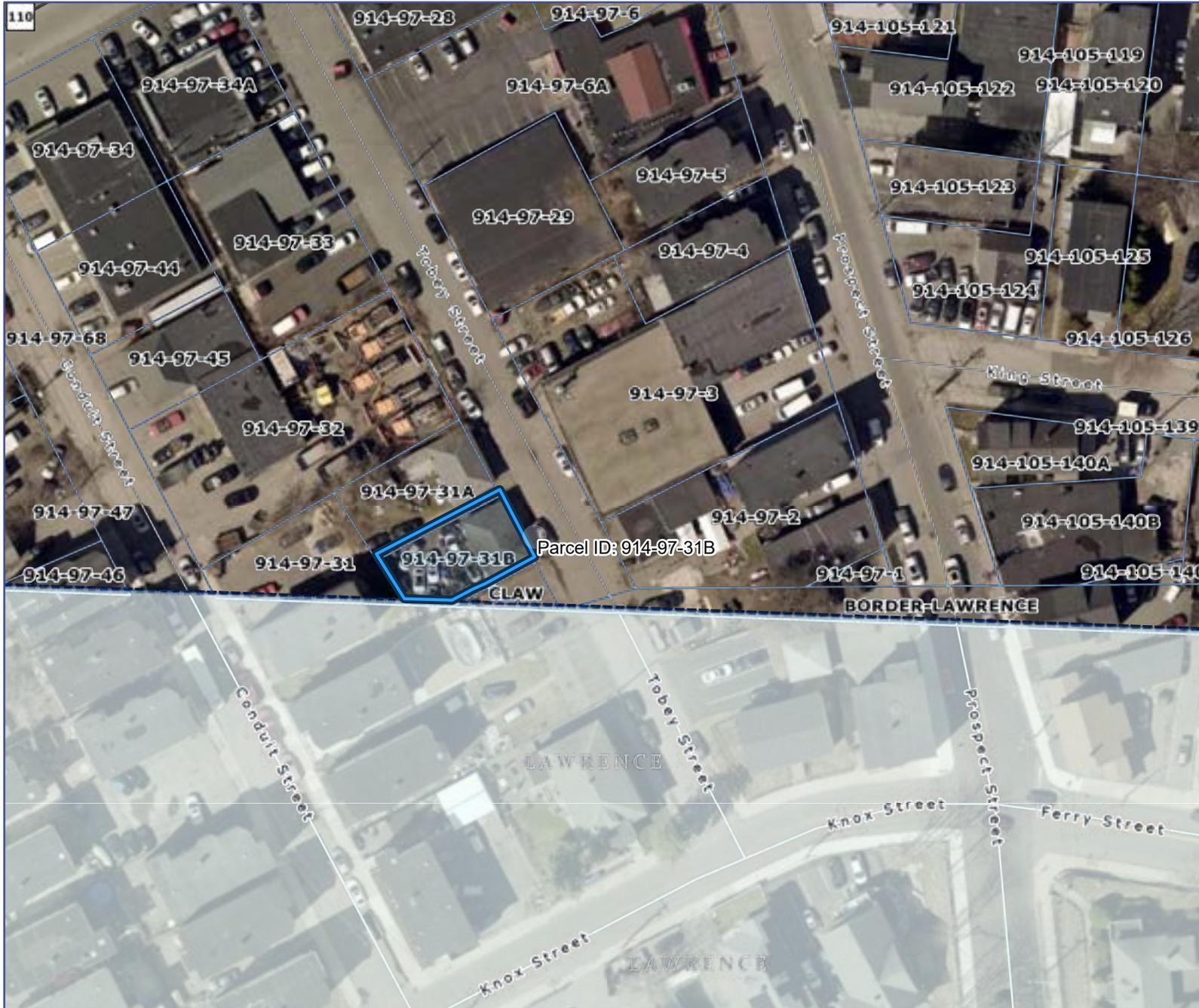
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Community Maps contributors, Map layer by Esri

# City of Methuen



## Legend

GIS Layers

Municipality

 Bordering Communities

 Methuen

 Parcels

 Local Road

 Major Road

 Local Road

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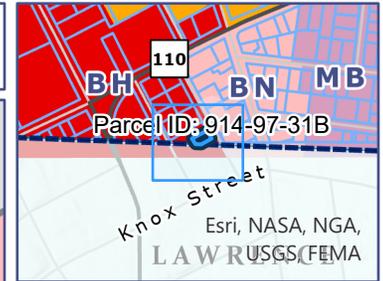
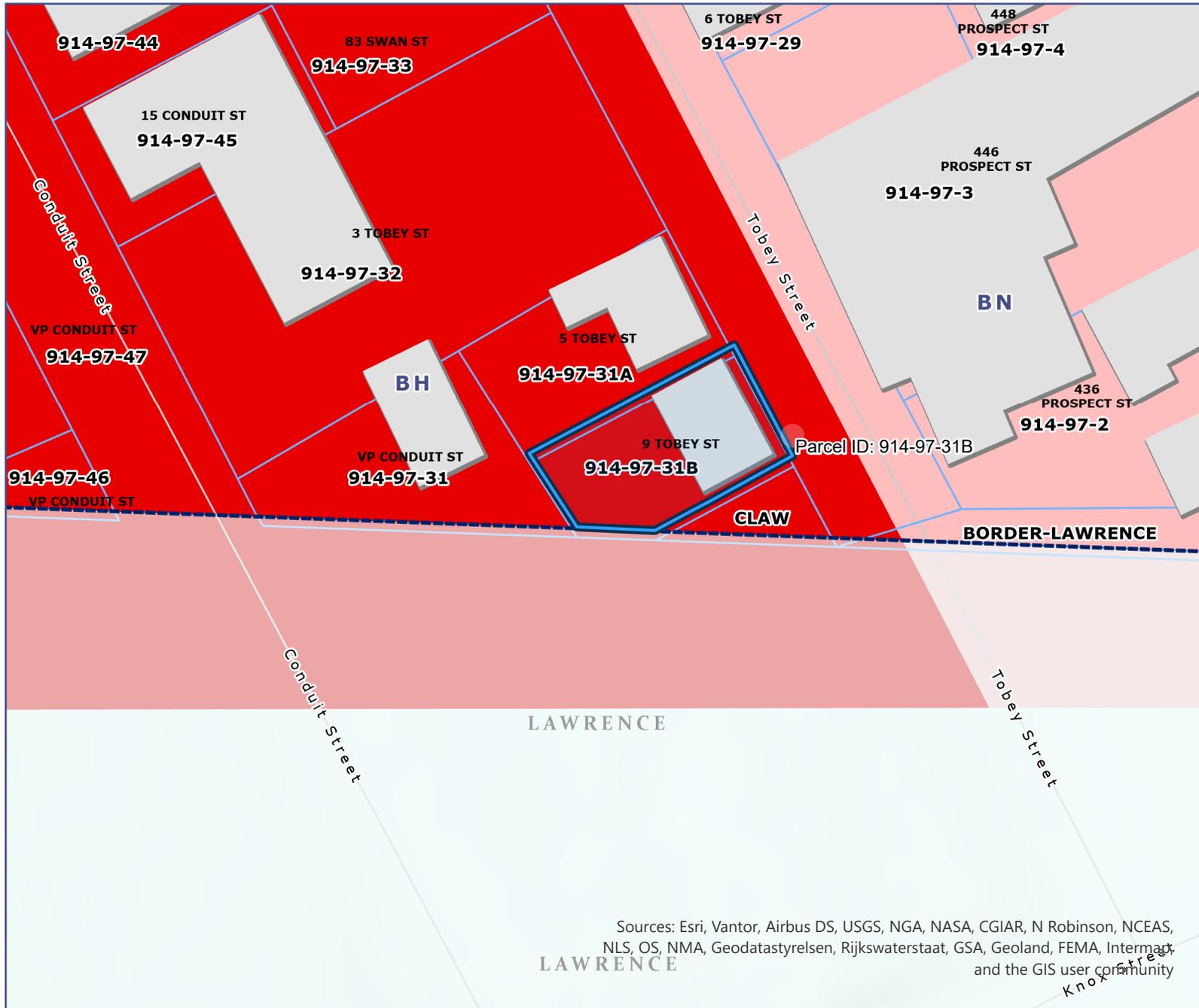
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Feet

Scale 1 : 1208

# City of Methuen



## Legend

GIS Layers

Municipality

- Bordering Communities
- Methuen
- Building Footprints
- Address Labels
- Parcels
- Local Road
- Local Road
- BN - Neighborhood
- BH - Highway Business

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

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Scale 1 : 725



**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](http://JJManning.com)  
[auctions@JJManning.com](mailto:auctions@JJManning.com)**

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